

**GOLDENDALE CITY COUNCIL
REGULAR MEETING
MARCH 20, 2023
6:00 PM**

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

- A. Call to Order
 - a. Pledge of Allegiance
- B. Roll Call
- C. Closed Public Comment (Agenda Business Only, comments limited to 3 minutes)
- D. Public Hearing
- E. Agenda
 - 1. Approval of Agenda
 - 2. Consent Agenda
 - a. Approval of Minutes
 - b. Claims
 - c. Payroll
 - d. Other
- F. Presentations
 - 1. Recovery Navigator Program by Recovery Café
- G. Department Reports
- H. Council Business
 - 1. Covenants & Development Standards
- I. Resolutions
 - 1. Resolution No 728 Amending Res No 673
- J. Ordinances
- K. Report of Officers - Council, Mayor
- L. Open Public Comment – 3 Minute Limit
- M. Executive Session
- N. Adjournment

NEXT REGULAR COUNCIL MEETING WILL BE ON APRIL 3, 2023, AT 6:00 PM.

AGENDA TITLE: CONSENT AGENDA

DATE: MARCH 20 2023

ACTION REQUIRED:

ORDINANCE_____	COUNCIL INFORMATION_____ X
RESOLUTION_____	OTHER_____
MOTION_____ X	

EXPLANATION:

The consent agenda includes the following:

Minutes of the March 6th regular council meeting, Minutes of the March 13, 2023 special council meeting, second pay period February checks #56706, 56721 – 56726, 901567 – 901568, direct deposit 3/7/2023 in the amount of \$92,795.22, 5/20/2023 claims checks #56707 – 56737, 901565 - 901566 in the amount of \$46,588.65.

FISCAL IMPACT:

Payroll checks in the amount of \$92,795.22, claims checks in the amount of \$46,588.65.

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
MARCH 6, 2023
6:00 PM**

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

ROLL CALL

Council Present: Mayor Michael A Canon (Not voting), Council Member Steve Johnston, Council Member Dave Jones, Council Member Loren Meagher, Council Member Ellie Casey, Council Member Filiberto Ontiveros, Council Member Miland Walling

Staff Present (Not Voting): City Administrator Pat Munyan, Clerk Treasurer Sandy Wells, Police Chief Jay Hunziker, Fire Chief Noah Halm

Motion: I move to excuse Council Member Andy Halm, **Action:** Motion, **Moved by** Council Member Miland Walling, **Seconded by** Council Member Loren Meagher
Motion Passed Unanimously

Council Member Filiberto arrived at 6:03 pm

**CLOSED PUBLIC COMMENT
No Comments**

AGENDA AND CONSENT AGENDA

Mayor Michael Canon would like to amend tonight's agenda and add under presentations add F1, Change H2 to I1 Resolutions and change H3 to H2 Council Business.

Motion: I move to amend tonight's agenda to add F1 Presentation, Change H2 to I1 Resolutions and change H3 to H2 Council Business and approve the agenda as amended and consent agenda, **Action:** Motion, **Moved by** Council Member Loren Meagher, **Seconded by** Council Member Steve Johnston.
Motion Passed Unanimously

PRESENTATIONS

Ensemble Solution Group by James Means and Chief Jay Hunziker gave a presentation for GETAC replacement computers for the Goldendale Police Department vehicle laptops in the amount of \$66,000.00.

Motion: I move to approve the agreement contract with Ensemble Solutions Group in the amount of \$66,000.00, **Action:** Motion, **Moved by** Council Member Loren Meagher, **Seconded by** Council Member Ellie Casey.
Motion Passed Unanimously

DEPARTMENT REPORT

City Administrator Pat Munyan, the packet I gave you is the example of the iWorQ systems work orders that the crew has done. It's still a work in progress but the program is working as expected.

Chief Jay Hunziker, we solved the Carquest burglary in just a few hours. I applied for the Legions Casino Grant again this year. Chief Hunziker gave the council an update on House Bill 1025.

Fire Chief Noah Halm, the Goldendale Sentinel contacted the Fire Department and wanted to know where the bell went that used to hang on the old fire hall. The bell was donated to the fire department in 1896. Right now, the bell is just in our parking lot. We would like to do something with the bell in the future. The Fire Department has applied for 3 different grants so far this year.

COUNCIL BUSINESS

Agreement for Janitorial Services by Pat Munyan, this agreement is an update for the Janitorial Services Agreement. We advertised for the position and received one bid from Krystal's Janitorial.

Motion: I move to approve the agreement for janitorial services with Krystal's Janitorial.

Action: Motion, **Moved by** Council Member Dave Jones, **Seconded by** Council Member Ellie Casey.

Motion Passed Unanimously

Authorization for industrial Park Parcels Listed Price by Pat Munyan, at the last council meeting you approve the contract with J & M Realty. The sheet included in your packet is a schedule price list for the lots at the industrial park. I need consensus from the council that this price list is an acceptable price list for the properties to be listed for sale.

Council gave consensus on the price list

RESOLUTIONS

Procurement Policies & Procedures by Pat Munyan, attached to your council packet is the current procurement policy & procedures document. Pat and the council had discussions about what is in the policy and the limits for approval.

Loren wanted to add new language that refers to the approval of funds as long as the contract is in the adopted budget on page 7 c & d.

Motion: I move to adopt a new procurement policies and procedures manual including language as long as the contract is in the adopted budget on page 7, 4.10(c)(d),

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

Motion Passed Unanimously

Motion: I move to adopt Resolution No 727 adopting a new procurement policies and procedures manual, **Action:** Motion, **Moved by** Council Member Loren Meagher, **Seconded by** Council Member Ellie.

Motion Passed Unanimously

ORDINANCES

Ord No 1525 Amending Ord No 1512 by Pat Munyan, the purpose of Ordinance No 1512 is to close out the 2022 Budget.

Motion: I move to approve Ordinance No 1525 amending the 2022 Budget for close out, **Action:** Motion, **Moved by** Council Member Miland Walling, **Seconded by** Council Member Ellie Casey.

Motion Passed Unanimously

REPORT OF OFFICERS

Council Member Steve Johnston, would like to see an update on the rate study. Steve would also like an update in the ARPA funds. I want to thank Miland with all his hard work working with the elected officials.

Council Member Miland Walling, gave an update on the funding for the Observatory ramp.

Council Member Filiberto Ontiveros, believes if you want changes you should get involved.

Mayor Mike Canon, set up a council workshop for a Robert Rules training on Monday March 13th, 2023 at 6:00.

PUBLIC COMMENT **NO PUBLIC COMMENT**

ADJOURNMENT

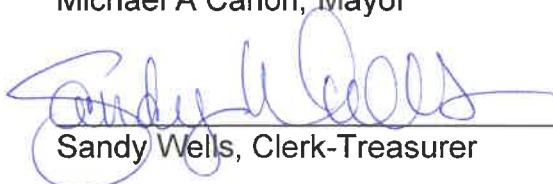
8:01 PM

Motion: I motion to Adjourn the meeting, **Action:** Motion, **Moved by** Council Member Ellie Casey, **Seconded by** Council Member Filiberto Ontiveros.

Motion passed unanimously.



Michael A Canon, Mayor



Sandy Wells, Clerk-Treasurer

**GOLDENDALE CITY COUNCIL
SPECIAL MEETING
March 13, 2023
4:00 PM**

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

ROLL CALL

Council Present: Mayor Michael A Canon (Not voting), Council Member Ellie Casey, Council Member Dave Jones, Council Member Steve Johnston, Council Member Andy Halm, Council Member Filiberto Ontiveros, Council Member Miland Walling

Staff Present (Not Voting): City Administrator Pat Munyan, Clerk Treasurer Sandy Wells

Motion: I move to excuse Council Member Loren Meagher **Action:** Motion, **Moved by** Council Member Andy Halm, **Seconded by** Council Member Filiberto Ontiveros
Motion Passed Unanimously

**CLOSED PUBLIC HEARING
NO COMMENT**

AGENDA

Mayor Mike Canon wants to amend the agenda to discuss H1 Incubator Business Facility Contract award before the training.

Motion: I move to approve the agenda with the amended change to discuss H1 before the presentation training (THERE IS NO CONSENT AGENDA), **Action:** Motion, **Moved by** Council Member Filiberto Ontiveros, **Seconded by** Council Member Ellie Casey.
Motion Passed Unanimously

PRESENTATIONS

Newly elected Survival Guide Video by Jurassic Parliament was shown to the council regarding Robert Rules of Order.

**DEPARTMENT REPORTS
No Department Reports**

COUNCIL BUSINESS

Incubator Business Facility Contract Award to Contract Facility by Pat Munyan, on March 10, 2023 at 200 pm the city conducted a bid opening for the construction of the incubator business facility. The city received one bid for Kaban Homes in the amount of \$743,833.89. Pat gave the council an update on the project on what kind of building will be built.

Motion: I move to authorize the mayor to award the contract to Kaban Homes in the amount of \$743,833.89, **Action:** Motion, **Moved by** Council Member Dave Jones, **Seconded by** Council Member Loren Meagher
Motion Passed Unanimously

REPORT OF OFFICERS

No report of Officers

OPEN PUBLIC COMMENT

NO COMMENT

ADJOURNMENT

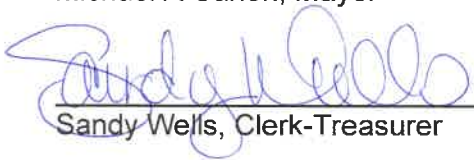
7:16 PM

Motion: I motion to Adjourn the meeting, Action: Motion, Moved by Council Member Filiberto Ontiveros, Seconded by Council Member Ellie Casey.

Motion passed unanimously.

A handwritten signature in black ink, appearing to read "Michael A. Canon", written over a horizontal line.

Michael A Canon, Mayor

A handwritten signature in blue ink, appearing to read "Sandy Wells", written over a horizontal line.

Sandy Wells, Clerk-Treasurer

Register

Fiscal: 2023
Deposit Period: 2023 - Mar 2023
Check Period: 2023 - Mar 2023 - 1st Council Mar 2023

Number	Name	Print Date	Clearing Date	Amount
1st Security Bank of Washington	20016310			
Check				
56707	Allens Building Center	3/13/2023		\$709.13
56708	Bishop Sanitation Inc	3/13/2023		\$129.00
56709	Clifford & Martin Inc	3/13/2023		\$67.26
56710	Fitzjarrald Law Office	3/13/2023		\$12,000.00
56711	Goldendale City of	3/13/2023		\$60.72
56712	Holcombs Market	3/13/2023		\$44.47
56713	Jane Granum	3/13/2023		\$35.00
56714	Klickitat Co Auditor	3/13/2023		\$226.50
56715	Klickitat CO Health Dept	3/13/2023		\$140.00
56716	Klickitat County PUD	3/13/2023		\$13,500.32
56717	Krystal L Smith	3/13/2023		\$1,575.00
56718	Les Schwab Tire Center	3/13/2023		\$335.74
56719	McCredy Company, The	3/13/2023		\$3.42
56720	Goldendale City of	3/13/2023		\$3,023.39
56721	Aramark Uniform Serv Inc	3/16/2023		\$538.70
56728	Menke Jackson Beyer LLP	3/16/2023		\$1,138.50
56729	Norco Inc	3/16/2023		\$46.96
56730	North Central Laboratories	3/16/2023		\$543.87
56731	Proforce Law Enforcement	3/16/2023		\$1,777.88
56732	Public Safety Testing Inc	3/16/2023		\$78.33
56733	Radcomp Technologies	3/16/2023		\$6,134.17
56734	Regional Transfer Company - 4178A	3/16/2023		\$24.36
56735	Verizon Wireless	3/16/2023		\$402.70
56736	Vision Municipal Solutions LLC	3/16/2023		\$975.85
56737	WA St Dept of Ecology	3/16/2023		\$2,778.68
901565	HSA Bank Employee Plan Funding	3/6/2023		\$13.50
901566	Invoice Cloud	3/6/2023		\$285.20
	Total	Total	Check	\$46,588.65
	Total	Total	20016310	\$46,588.65
	Grand Total	Grand Total		\$46,588.65

**CITY OF GOLDENDALE
CLAIMS REGISTER**

I, the undersigned, do hereby certify that the materials have been furnished, the services rendered, or the labor performed as shown on Check numbers 56707 through 56737, 901565 - 901566 in the amount of \$416588.65, and unpaid obligations against the City of Goldendale, Washington and that I am authorized to certify said claims.

DATED this 16TH day of March, 2023.


Sandy Wells, Clerk-Treasurer



Register Activity

Fiscal: 2023
Period: 2023 - Mar 2023
Council Date: 2023 - Mar 2023 - 1st Council Mar 2023

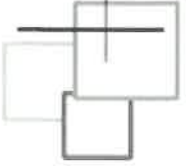
Reference	Date	Amount	Notes
Reference Number: 56707	Allyns Building Center	\$709.13	
<u>347285</u>	2/1/2023	\$8.91	Conduit
<u>347407</u>	2/3/2023	\$5.35	Key
<u>347453</u>	2/6/2023	\$56.41	Clip, Nail Puller
<u>347495</u>	2/7/2023	\$31.80	Tape, Sealant
<u>347506</u>	2/7/2023	\$15.64	Galvanized Nipple
<u>347632</u>	2/9/2023	\$70.93	Xylol Solvent
<u>347836</u>	2/14/2023	\$36.10	Perforated Angle
<u>347842</u>	2/14/2023	\$36.83	Galvanized Nipple
<u>347865</u>	2/15/2023	\$22.55	Tape Measure, Gloves
<u>347868</u>	2/15/2023	\$36.84	Cord, Box Connector
<u>347869</u>	2/15/2023	\$35.02	Tape, PVC Elbow
<u>347893</u>	2/15/2023	\$15.89	Pint Primer
<u>347898</u>	2/15/2023	\$30.64	Thermostat Wire
<u>347924</u>	2/16/2023	\$19.48	Self Drilling, Staple
<u>347934</u>	2/16/2023	\$63.86	Wire
<u>348002</u>	2/17/2023	\$27.35	Key, Sealant
<u>348169</u>	2/21/2023	\$12.89	LED Bulb
<u>348218</u>	2/23/2023	\$23.64	Knob
<u>348378</u>	2/27/2023	\$5.03	Black Cap
<u>348399</u>	2/27/2023	\$10.80	Hook, Eye Holt
<u>348401</u>	2/27/2023	\$18.88	Armored Plug
<u>348442</u>	2/28/2023	\$51.25	Box Cover, Cord,
<u>348443</u>	2/28/2023	\$73.04	Tape, Coupling, Bushing, Sealant
Reference Number: 56708	Bishop Sanitation Inc	\$129.00	
<u>A-128056</u>	3/8/2023	\$129.00	Portable Toilet
Reference Number: 56709	Clifford & Martin Inc	\$67.26	
<u>1086728</u>	2/14/2023	\$54.36	Water, Bottle Fee
<u>1102684</u>	2/28/2023	\$12.90	Cooler Rental
Reference Number: 56710	Fitzjarrald Law Office	\$12,000.00	
<u>2023-G001</u>	3/2/2023	\$6,000.00	Prosecuting Attorney Services
<u>2023-G002</u>	3/2/2023	\$6,000.00	Prosecuting Attorney Services

Reference	Date	Amount	Notes
Reference Number: 56711 <u>23-32</u>	Goldendale City of 3/1/2023	\$60.72 \$60.72	Bulk Water
Reference Number: 56712 <u>2095212023</u> <u>4003571110</u> <u>4031251208</u>	Holcombs Market 2/6/2023 2/10/2023 2/22/2023	\$44.47 \$2.09 \$24.69 \$17.69	Ice Water Soap, Fork
Reference Number: 56713 <u>Invoice - 3/11/2023</u> <u>Invoice - 3/11/2023 4:41:58 PM</u>	Jane Granum 3/2/2023 2/25/2023	\$35.00 \$20.00 \$15.00	Sewing Sewing
Reference Number: 56714 <u>23-375</u>	Klickitat Co Auditor 2/28/2023	\$226.50 \$226.50	Lein
Reference Number: 56715 <u>INV00012-0223</u>	Klickitat CO Health Dept 3/13/2023	\$140.00 \$140.00	Bacteria Sample Testing
Reference Number: 56716 <u>Invoice - 3/13/2023 9:11:13 AM</u>	Klickitat County PUD 3/9/2023	\$13,500.32 \$13,500.32	Electricity Utilities
Reference Number: 56717 <u>297916</u>	Krystal L Smith 3/13/2023	\$1,575.00 \$1,575.00	Janitorial Services
Reference Number: 56718 <u>34800300162</u> <u>34800300416</u>	Les Schwab Tire Center 2/17/2023 2/23/2023	\$335.74 \$164.46 \$171.28	Laclede Chain Battery, Installation Fee
Reference Number: 56719 <u>897926</u>	McCredy Company, The 3/1/2023	\$3.42 \$3.42	Keys
Reference Number: 56720 <u>Invoice - 3/13/2023 3:18:17 PM</u>	Goldendale City of 3/5/2023	\$3,023.39 \$3,023.39	Water Utilities
Reference Number: 56727 <u>5291173871</u> <u>5291173897</u> <u>5291173904</u> <u>5291173919</u> <u>5291178958</u> <u>5291178961</u> <u>5291178962</u> <u>5291178964</u> <u>5291182531</u> <u>5291182555</u>	Aramark Uniform Serv Inc 2/7/2023 2/7/2023 2/7/2023 2/7/2023 2/14/2023 2/14/2023 2/14/2023 2/14/2023 2/21/2023 2/21/2023	\$538.70 \$23.44 \$51.07 \$32.61 \$16.67 \$67.85 \$50.78 \$32.61 \$16.67 \$23.44 \$50.78	Mats & Supplies Uniforms Mats & Supplies Mats & Supplies Mats & Supplies Uniforms Mats & Supplies Mats & Supplies Mats & Supplies Uniforms

Reference	Date	Amount	Notes
Reference Number: 56727	Aramark Uniform Serv Inc	\$538.70	
5291182565	2/21/2023	\$32.61	Mats & Supplies
5291182581	2/21/2023	\$16.67	Mats & Supplies
5291187242	2/2/2023	\$23.44	Mats & Supplies
5291187260	2/28/2023	\$50.78	Uniforms
5291187270	2/28/2023	\$32.61	Mats & Supplies
5291187284	2/28/2023	\$16.67	Mats & Supplies
Reference Number: 56728	Menke Jackson Beyer LLP	\$1,138.50	
Invoice - 3/13/2023 4:09:15 PM	2/28/2023	\$1,074.00	Attorney - Code Enforcement, Council, GPD
Invoice - 3/13/2023 4:10:31 PM	2/28/2023	\$64.50	Attorney Leins
Reference Number: 56729	Norco Inc	\$46.96	
37138251	2/28/2023	\$46.96	Cylinder rental
Reference Number: 56730	North Central Laboratories	\$543.87	
483748	2/24/2023	\$185.87	Ammonia Test Tube
483765	2/24/2023	\$358.00	Millipore 50mm Dish
Reference Number: 56731	Proforce Law Enforcement	\$1,777.88	
510402	2/24/2023	\$1,686.36	Taser Supplies
510624	2/27/2023	\$91.52	Taser Supplies
Reference Number: 56732	Public Safety Testing Inc	\$78.33	
2022-1165	12/28/2022	\$78.33	Subscription Fees
Reference Number: 56733	Radcomp Technologies	\$6,134.17	
MSP-97888	3/6/2023	\$6,134.17	March IT Services
Reference Number: 56734	Regional Transfer Company - 4178A	\$24.36	
4178-100000934	3/20/2023	\$24.36	Garbage Transfer Station Dump
Reference Number: 56735	Verizon Wireless	\$402.70	
9929268787	3/4/2023	\$360.09	Police Vehicles
9929398627	3/6/2023	\$42.61	Chlorination Station
Reference Number: 56736	Vision Municipal Solutions LLC	\$975.85	
09-12423	2/28/2023	\$975.85	Water Bill Mailing
Reference Number: 56737	WA St Dept of Ecology	\$2,778.68	
23-WA0020021B-1	2/20/2023	\$1,858.68	Water Quality Program 2023 Fee
LAU-WA-W703-23	3/7/2023	\$920.00	Laboratory Accredition Fees 2/9/23 - 2/8/24

Reference	Date	Amount	Notes
Reference Number: 901565 <u>W447936</u>	HSA Bank Employee Plan Funding 3/6/2023	\$13.50 \$13.50	Bank Fee
Reference Number: 901566 <u>Invoice - 3/11/2023 4:39:28 PM</u>	Invoice Cloud 3/11/2023	\$285.20 \$285.20	on Line Billing Fee

Register



Number	Name	Fiscal Description	Cleared	Amount
56706	Johnston, Steve	2023 - Mar 2023 - 1st Council Mar 2023		\$45.69
56721	Council Trust Acct.	2023 - Mar 2023 - 1st Council Mar 2023		\$1,254.09
56722	Deferred Comp Program	2023 - Mar 2023 - 1st Council Mar 2023		\$400.00
56723	Dept of Labor & Industries	2023 - Mar 2023 - 1st Council Mar 2023		\$1,721.48
56724	Dept of Retirement	2023 - Mar 2023 - 1st Council Mar 2023		\$11,221.01
56725	Employment Security	2023 - Mar 2023 - 1st Council Mar 2023		\$157.06
56726	Goldendale, City of	2023 - Mar 2023 - 1st Council Mar 2023		\$85.00
901567	City of Goldendale	2023 - Mar 2023 - 1st Council Mar 2023		\$21,512.54
901568	Employment Security - PFML	2023 - Mar 2023 - 1st Council Mar 2023		\$462.04
Direct Deposit Run -	Payroll Vendor	2023 - Mar 2023 - 1st Council Mar 2023		\$55,936.31
3/7/2023				\$92,795.22

AGENDA BILL: F1

AGENDA TITLE: Recovery Navigator Program by Recovery Cafe

DATE: March 20, 2023

ACTION REQUIRED:

ORDINANCE_____ COUNCIL INFORMATION_____ X _____

RESOLUTION_____ OTHER Presentation_____

MOTION_____

EXPLANATION:

There is a presentation from Recovery Cafe

RECOVERY NAVIGATOR PROGRAM (RNP)

The Recovery Navigator Program provides one-on-one recovery support to individuals that come to the attention of frontline crisis workers including law enforcement, medical professionals, and child welfare staff. Our goal is to intervene with expedited access into the substance use recovery system.

The Recovery Navigator Program will utilize ongoing outreach and encouragement to promote long-term engagement and increase of protective factors for participants. Through a person-centered, participant-driven decision-making process, we **support, encourage, and empower** individuals with building a strong foundation in recovery and creating a chance for a healthy and fulfilling life outside the criminal legal system.

Recovery Navigators (RNs) will:

- Provide immediate response and engagement to individuals at the referral location.
- Establish connection and build rapport with the individual.
- Work together to assess need and determine what services and support can be provided.
- Develop an individualized plan with participants to support a long-term journey in recovery.

More about the RNP:

Collaboration with local law enforcement, prosecutors, program staff, medical providers, and community partners is essential to the success of this program.

The RNP will establish a new system of response and care for people who live with unmanaged behavioral health needs, deep experiences of complex trauma, cognitive disabilities, persistent poverty, and often lifelong experiences of punishment, failure, betrayal, and marginalization.

RCCC is a non-profit and part of a national network of similar Cafés serving men and women who have suffered trauma, homelessness, addiction and/or other mental health challenges. In a Café setting of "Radical Hospitality" members experience belonging, healing, and the joy of contributing to a nurturing community that specifically acknowledges addiction and mental health

CONTACT US:

Recovery Café of Klickitat County

509-773-8221

To learn more, visit us

Recovery Navigator Program

History

Response to State v. Blake: S. Blake was arrested and convicted of unlawful possession of a controlled substance, she reportedly was unaware that there was a baggy in the pants she had borrowed. She appealed, the case went all the way to the Washington Supreme Court.

The Washington Supreme Court ruled that the law lacked did not meet the burden of intention.

The legislature responded to the decision with ESB5476, the statute

- Added “knowingly” to the laws regarding unlawful possession.
- Made possession of a controlled substance or counterfeit substance a misdemeanor
- Directed the State to create the Recovery Navigator Programs across the state.

Recovery Navigator Program Highlights

Two diversion referrals must be made by law enforcement before a charge of possession can be filed.

- Diversion requirement may be replaced by “recommended” in current legislation (SB 5536)

Accepting Law Enforcement and Community Referrals

- Diversion Referral, Social Contact Referral, and Community Referral

Program is Completely Voluntary

Law Enforcement Assisted Diversion (LEAD)-like Model

- Harm Reduction
- Law enforcement and legal partnership



Recovery Navigation is:

Community-based outreach/support services

Minimum of 2 Recovery Navigators per county

- Peer Support
- Field-based case management
- Long-term case loads
- Warm-Handoffs
- Flexible wraparound support



Thank you

Contact Us



www.carelonbehavioralhealth.com



James.Jensen@carelon.com James.Jensen@carelon.com

AGENDA BILL: H1

AGENDA TITLE: Industrial Park Covenants & Development Standards

DATE: March 20, 2023

ACTION REQUIRED:

ORDINANCE _____ COUNCIL INFORMATION _____ X _____

RESOLUTION _____ OTHER _____

MOTION _____

EXPLANATION: In 1997 the City established and placed covenants and development standards on the Goldendale Industrial Park with the intent that the manage the association. The City's directed involvement in managing a civil law association could present legal ramifications for the City. Staff will b present to discuss our concern and requesting direction from the City Council.



CITY OF GOLDENDALE

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1001621

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11/25/1997 09:42A

Klickitat Co.

GOLDENDALE INDUSTRIAL PARK

COVENANTS AND DEVELOPMENT STANDARDS

Revised August, 1997

City of Goldendale
PO Box 69
Goldendale, WA 98620



CITY OF GOLDENDALE

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1001621

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11/25/1997 09:42A

Klickitat Co.

REQUIREMENTS AND PROCEDURES FOR DEVELOPMENT PLAN REVIEW

1. Policy PART I

Goldendale Industrial Park (G.I.P) maintains design control over development on its properties to assure compatibility with existing or planned adjacent development, to preserve or enhance significant natural and environmental features, and to protect property values of its commerce parks.

G.I.P. will review design concepts and preliminary and final plans for all phases of Goldendale Industrial Park development. The review of plans will consider two distinct areas.

- A. A review of conformance to the sections of the standards with outline detailed requirements such as setbacks, height requirements and other specific numerical requirements.
- B. A review of subjective design elements such as building architecture, site layout, and landscaping to insure compliance with the intent of G.I.P. to provide a quality development. Design will be reviewed with respect to compatibility to the surrounding development, use of attractive exterior materials, and functional efficiency.

All plans and correspondence concerning submission of plans for original construction, additions, or remodeling shall be made to City of Goldendale, P.O. Box 69, 1103 S. Columbus Ave., Goldendale, WA. 98620.

2. Design Review Process

A. Preliminary Plan Review (Prior to lease execution)

Preliminary plans consist of materials outlined in Section 3A. A design committee of G.I.P. staff will be set up to review and approve preliminary and final plans. G.I.P. staff will work closely with the developer to achieve a cohesive, high quality development within a brief time frame.



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B. Final Plan Review (Prior to Construction)

The completed final plans will be reviewed and stamped to certify G.I.P. approval of the development project as proposed. Final plan requirements are outlined in Section 3B.

C. Permit Applications to Local, State, and Federal Jurisdictions

FINAL PLANS MUST BE APPROVED BY G.I.P. BEFORE CITY PERMIT APPLICATIONS MAY PROCEED. Federal and State permit and license application, if any, may be made prior to G.I.P. Final Plan Approval.

Materials for Submission

A. Preliminary Plans

Preliminary Plans shall consist of the following:

- (1) Detailed site use plan (minimum scale 1"=20') to show:
 - a. The location, size, and setback dimensions of all improvements proposed for the site.
 - b. Proposed driveways with an indication of vehicular traffic patterns into and out of the site and to and from all loading berths and parking areas.
 - c. Parking and loading area layout, including:
 - (1) Designated and numbered parking areas (general employees, visitors, carpools, small cars, handicapped).
 - (2) Truck storage and loading areas.
 - (3) Future parking expansion areas.
 - d. Pedestrian pathways.
 - e. Schematic description of landscaping:
 - (1) Type, height at maturity, and extent of vegetation.



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- (2) Height and location of screening, berms or fences.
 - (3) Location and description of additional landscape features such as pools, foundations, sculptural artwork, etc.
- f. Location of identification and directional signs
- g. The location and identification of utilities which serve the building and the site including gas, electricity, telephone, water, storm and sanitary sewers, etc., and the location and type of lighting. Lighting must meet requirements of the Goldendale observatory.
- h. Site drainage features.
- I. Topography and preliminary grading information.
- (2) Basic floor plans, elevations, and section--indicate the type of construction.
- (3) Design specifications, style, and coloring of all exterior wall and roof materials. A material sample of any metal material for exterior walls or roofing is required. Samples of other building materials may be required.
- (4) A rendering of all proposed improvements may be required for review purposes.

B. Final Plans

The final plans shall consist of the following:

- (1) Complete architectural and engineering working drawings.
- (2) Specifications as requested by the G.I.P.
- (3) Landscape development plans--indicate the names of all ground covers and plants, their initial dimensions and size at maturity, locations, quantities, spacings, irrigation facilities, berms and other landscape construction details together with specifications describing the work.



- (4) Identification sign plans--provide sufficient illustration to include dimensions, type of material, color, inscription, and location of all signs.
- (5) Construction schedule detailing the phases of the proposed development project and outlining expected future site expansions.

C. Underground Utilities

As-built drawings of the underground utilities within any required utility easement area shall be furnished to G.I.P. upon installation.

D. Inspection of Facilities

All work related to any building, structure, or facility or any landscaping, vegetation, or other improvements within Goldendale Industrial Park shall be performed in strict conformity with the final plans approved by the G.I.P. G.I.P. may conduct inspections during the construction period and reserves the right to stop all work if such work is non-conforming. The owner/tenant will be required to correct all non-conforming work specified in the stop-work notice before the remainder of the proposed work may be completed. CHANGES MADE AFTER PLAN APPROVAL IS GIVEN SHALL BE SUBMITTED TO G.I.P. FOR APPROVAL IN WRITING PRIOR TO EXECUTING THE CHANGES.

E. Future Remodeling and Additions

Plans shall be submitted to the G.I.P. before any construction, remodeling, alterations, or additions are undertaken. Approval shall not relieve the tenant of the obligation to obtain permits from other jurisdictions for alterations or construction.

4. Copies

Unless otherwise indicted, whenever material is submitted for approval, the following number of copies shall be provided:

- A. Preliminary plan materials (except sample of construction materials)--three copies.
- B. Sample of construction materials--one sample.



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- C. Final Plans--four copies, three stamped copies will be returned to the tenant for use in obtaining a building permit.

5. Variances

G.I.P. recognizes that situations arise which may warrant modification to the standards as published herein. A written request for such an exception shall be submitted to G.I.P. stating the variance requested and the applicable section of the standards. G.I.P. will evaluate the merits of each request and will notify the tenant in writing of the decisions on the request.



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PART II

LAND USE GUIDELINES

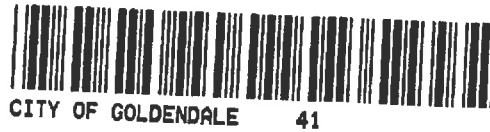
1. City of Goldendale

The developable property has been designated by the City of Goldendale.

The Standards for Development contained herein are designed to meet or exceed applicable City codes. Since codes change periodically, it cannot be guaranteed that all requirements have been met. Conformance with these standards should facilitate a prompt review for compliance with City codes, standards, and requirements.

2. Prohibited Uses

- A. All uses prohibited in the underlying zone shall be likewise prohibited in the Goldendale Industrial Park.
- B. No business activity shall be conducted within the Park which may be or become a nuisance to the Park.
- C. Refer to City of Goldendale Zoning Codes.



PART III

SITE DEVELOPMENT STANDARDS

1. Buildings

A. Design

All buildings shall be designed and stamped by a registered architect or engineer.

B. Setbacks

- (1) No building or structure shall be permitted within 50 feet of the property line fronting upon a street or within 50 feet of the property line.
- (2) This setback can be reduced to 35 feet if the building meets the condition 3 below.
- (3) Special setbacks for Offices. Free-standing office buildings and office annexes may be located up to 35 feet from any property line provided that all parking and loading operations are located to the side or rear of the building.

C. Heights.

The maximum height of any building shall be 50 feet.

D. Lot Coverage

The maximum area that may be covered by the principal building, accessory buildings, and future additions shall be reviewed and approved by the G.I.P. This review shall take place prior to building construction.

E. Building Materials

(1) General

Materials shall be appropriate for the use and for the type of structure in which they are used. Owner/Tenants are encouraged to use materials indigenous to the local area. Exterior materials that may be used are concrete, exposed aggregate concrete, glass, brick, natural stone, wood, and metal. Material samples may be required to be submitted for review. The type, style, and color of all exterior materials shall be submitted to G.I.P.



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(2) Exterior and Details

- a. All exterior surfaces shall have a finished treatment. The use of two or more colors is strongly encouraged to enhance the building exterior and to create design accents. Building and architectural details (including flashing and downspouts) shall have a color that compliments or accents the main building.
- b. The use of fascias, canopies and other multi-dimensional exterior features is encouraged in order to break up large, uniform wall surfaces. Such features should be in proportion to the wall heights and building mass. The framing for overhangs shall be concealed by the use of soffits or other architectural treatment.

(3) Building Type

No pole buildings shall be permitted. All buildings shall be permanent-type construction. Trailers, mobile offices, and other temporary structures shall not be allowed except for use during construction.

F. Roof-mounted Equipment

G.I.P. shall approve the color and location of all exposed utilities, towers, conveyors, antennas, vents, and any other roof-mounted objects shall be screened from view and be designed to minimize noise. Sound absorbing insulation materials shall be used in all exterior ducts.

G. Site Layout

Placement of structures on the site shall be carried out in such a manner as to maximize the potential of the site, including internal and external vehicular and pedestrian circulation.

Pedestrian Circulation

An on-site pedestrian circulation system shall be provided to meet the needs of the on-site users. Such a system should be an integrated part of the overall architectural and site concept. Connections shall be made between the on-site and the off-site trails and sidewalks.



3. Access

A. Number and Location

To maintain proper sight distances, the access points for corner lots shall be a minimum distance of 100 feet from the intersection centerline.

B. Driveway Construction

- (1) Each driveway shall be constructed not less than 20 feet in width for one-way traffic and not less than 30 feet in width for two-way traffic.
- (2) The direction of traffic flow shall be clearly marked on the paved surface.
- (3) On-site drives shall not be permitted within required landscaped yards except at access points onto streets.
- (4) Driveways shall be designed and built to comply with W.S.D.O.T. Standard Construction Specifications.
- (5) Each driveway shall be provided with a set of conduits installed at various elevations below grade, as may be required by G.I.P. The conduits shall serve future wires, irrigation lines, and private utilities.

C. Emergency Vehicles

Proper access and circulation for emergency vehicles shall be maintained at all times.

4. Parking

A. Parking Space Requirements

(1) Employees

A minimum of two spaces shall be provided for each three projected employees on the major shift.



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(2) Visitors and Customers

Visitors and customer parking shall be provided based on expected need and requires G.I.P. approval. Each stall designated for visitor and customer parking must be clearly signed.

B. Setbacks

Yards Adjacent to Streets

Parking and maneuvering areas shall not be permitted within 25 feet of a property line adjacent to a street.

C. On-street Parking

No on-street parking shall be permitted.

D. Parking Lot Layout

- (1) Large parking areas shall be divided into parking bays containing not more than 20 parking spaces. Large unbroken expanses of parking should be avoided.
- (2) Stall dimensions, maneuvering area, and aisles for parking areas shall adhere to the standard set forth in Table 1 and the accompanying drawing
- (3) No more than 45 percent of the total parking area may be designed for small cars. Spaces designated for small cars shall be signed for small car use only.
- (4) State requirements for handicapped parking shall be adhered to.

E. Surfacing

All parking areas shall be: paved with an all-weather surface, such as asphalt paving; graded and drained to provide for the disposal of all surface water on the site; durable enough for the expected traffic. All parking stalls and direction of traffic shall be clearly marked on the paved surface. Storage lots with low traffic volume can be gravel surfaced.



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5. Loading

A. Setbacks

(1) Yards Adjacent to Streets

Truck loading operations, including maneuvering areas, shall not be permitted within 50 feet of a property line adjacent to a street.

(2) Side and Rear Yards

Truck loading operations, including maneuvering areas, shall be permitted to the rear of the building and within the side building setback.



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PARKING AREA MINIMUM DIMENSIONS

Center-to-Center Width
of Two-Row Bin
With Access Drive Between

Parking Angle (Degree)	Stall Width b	Stall to Curb (19'-Long Stall) c	Aisle Width d	Curb Length e	Front of Stall to Front of Stall f1	Overlap Fr of Stall to Front of S f2
			One Way	Two Way		
parallel	8'0"	8.0	12.0		28.0	--
45°	8'0"	16.3	13.5		46.1	40.4
	8'6"	19.4	13.5		52.3	46.3
	9'0"	19.8	13.0		52.6	46.2
	9'6"	20.1	13.0		53.2	46.5
	10'0"	20.5	13.0		54.0	46.9
50°	8'0"	16.5	15.5		48.7	43.6
	8'6"	20.0	15.5		55.5	50.0
	9'0"	20.4	15.0		55.8	50.0
	9'6"	20.7	15.0		56.4	50.3
	10'0"	21.0	15.0		57.0	50.6
60°	8'0"	17.0	18.5		52.5	48.5
	8'6"	20.7	18.5		59.9	55.6
	9'0"	21.0	18.0		60.0	55.7
	9'6"	21.2	18.0		60.4	55.6
	10'0"	21.5	18.0		61.0	56.0
70°	8'0"	16.8	19.5		53.1	50.4
	8'6"	20.8	19.5		61.1	58.2
	9'0"	21.0	19.0		61.0	57.9
	9'6"	21.2	18.5		60.9	57.7
	10'0"	21.2	18.0		60.4	57.0
80°	8'0"	16.2		25.0	56.3	54.9
	9'0"	20.3		25.0	64.3	62.7
	9'6"	20.4		25.0	64.4	62.7
	10'0"	20.5		25.0	65.0	63.3
90°	8'0"	15.0		25.0	64.0	--
	9'0"	19.0		25.0	62.0	--
	9'6"	19.0		25.0	62.0	--
	10'0"	19.0		25.0	62.0	--

* Required for passenger vans and similar vehicles, and for stalls designated for handicapped persons.

**Small cars only. A small car parking space shall not be less than 8.0 feet in width or 15 feet in length when measured at right angles, with the exception of lots abutting a wall where stall width shall not be less than 8.5 feet. Aisle width shall be a minimum width of 22 feet. In areas where small car spaces and standard car spaces are mixed, the wider of the two aisle widths shall apply.



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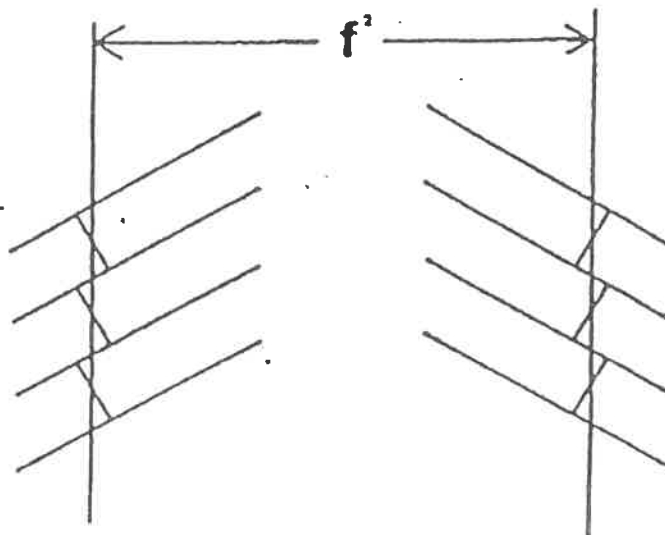
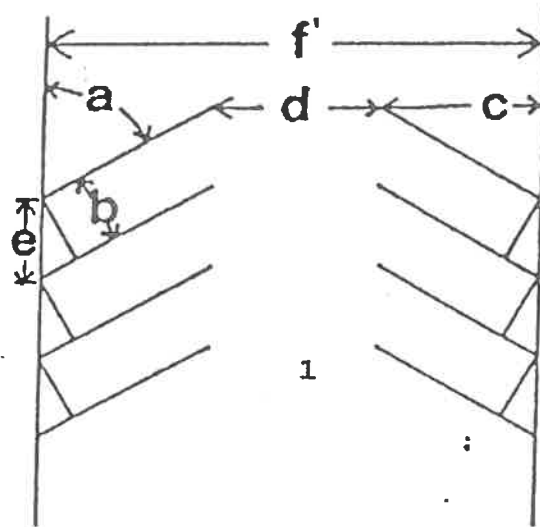
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DIAGRAM OF PARKING AREA DIMENSIONS





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B. Truck Loading Area

No on-street loading or maneuvering will be permitted.

Truck loading area dimensions pertaining to berth width, length, and apron space shall be designed considering the tractor-trailer length and the angle of the loading area in relation to building, parking areas, drives, and streets.

C. Screening

A sight-obscuring screen, eight (8) feet in height, shall be provided to screen loading operations from all streets and from properties adjacent to the side property line. Refer to Section 10 for screening guidelines.

6. Outdoor Storage and Processing

Outside storage and processing will be permitted only upon approval of site plan. Said storage shall be screened as per Section 10 for screening guidelines.

7. Utilities

A. Location

All utilities shall be brought underground into the site and to the buildings when possible. Pad-mounted electric transformers shall be located and screened by evergreen vegetation so as to minimize viewing from any public street and adjacent properties.

B. Easements

Easements shall be obtained for any utilities crossing G.I.P. property, including sanitary sewer, storm sewer, water, gas, electricity and telephone.

Conditions for such easements shall provide that:

- (1) Removal and replacement of G.I.P. facilities or grading on G.I.P. property shall be completed in conformance with G.I.P. specifications. Interruption in service shall be coordinated with the Mayor/City Administrator.



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8. Landscaping

A. Review

Landscape plans shall be submitted for approval by G. I. P. The design of all on-site landscaping will be evaluated for its compatibility with surrounding design, the local environment, and the street landscaping program, as well as the extent to which it satisfies screening requirements.

B. Design/Materials

- (1) Designs are encouraged to provide for a variety of heights and pattern variation in the mass and location of plantings and other materials.
- (2) The principal landscape materials shall consist of living plantings such as grass, shrubs, hedges, and trees, and non-living materials such as decorative rock, etc. The use of lawn is encouraged wherever practical. Additional landscape materials may include ground covers and annual plants. A combination of deciduous and evergreen plant materials should be used. Drought resistant plants should be utilized to the fullest extent possible. Vegetative ground cover or lawn should be provided in proximity to each tree. The use of berms is encouraged. Please refer to Section 8 for berm guidelines.
- (3) To assure that plantings will be adequate size at the time of landscape installation, trees shall have a minimum caliper of 2 inches and shall stand a minimum of 8 feet (evergreen) and 12 feet (deciduous). Shrubs shall have a minimum spread of 18 inches and at least 50 percent of the shrubbery shall stand a minimum of 2 feet tall.
- (4) The use of upright growing trees is encouraged along access ways to maintain unimpaired clearances and safety.

E. Underdeveloped Areas.

All temporarily or permanently undeveloped portions of the site not otherwise landscaped shall be seeded to grow perennial-type grass. The grass shall be maintained at a maximum height not to exceed 4 inches.



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F. Landscaping for Parking Areas

- (1) Additional landscaping is required in order to improve on-site parking areas. These landscaped areas shall be equal to 10% of the total surfaced parking area and shall be required in addition to devoted landscaped islands (see below) may be included in this required landscaping.
- (2) Landscaped Islands - The following standards shall apply to on-site parking areas designed to accommodate 20 or more spaces.
 - a. Parking shall be divided by landscaped islands into parking bays of no more than 20 spaces each. Landscaped islands shall be at least 5 feet wide, irrigated, and contain both living ground cover and trees.
 - b. G.I.P. strongly encourages the extensive use of trees in landscaped parking islands in order to create a canopy which reduces the glare and excessive heat radiating from the paved parking surface.

G. Timing of Landscaping Installation

All landscaping required in this section shall be fully installed within one year of the substantial completion of the principal buildings to be constructed on the site.

10. Screening

A. Visual Control

Screening reduces the impact of objects, areas, and activities by visually blocking out such areas from public view or that of adjacent properties. Various levels of screening are appropriate to different activities based upon the intensity of the impact. For example, outside storage requires a higher degree of screening than parking or security fencing.

Screening arrangements should allow visibility to the remainder of the landscaping and preserve the sight of interesting on-site activities.



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B. Sight-Obscuring Screen

(1) Extent and Location

Sight obscuring screens shall be provided with the following minimum heights:

Refuse Collection - 1 foot higher than the refuse container.

Loading - 8 feet

Outdoor Storage (where permitted) - 6 feet

Adequate screening is either natural or architectural material which obscures the line of sight from vehicles, pedestrians, and first story windows. Storage, loading, and refuse container screening shall be of a material and design compatible with the overall architecture of the associated structure. Trees and shrubs shall be provided on the street side of any architectural material or fencing which forms part of a screen. The trees and shrubs shall cover a minimum of 50% of the fence or architectural material in order to soften the screen. The screen may be located in the required landscaped areas. The adequacy of the screening shall be determined by G.I.P.

(2) Berms

- a. G.I.P. strongly encourages the use of berms as a technique to screen on-site activities and provide a buffer between those activities and the street. Berms should vary in height to provide interest. G.I.P. encourages the use of lawn on berms.
- b. Berms used as part of screening shall reach a minimum height of 3 feet.

(3) Fences

- a. Where not required for security purposes, G.I.P. encourages the use of berms and vegetation, rather than fences, in screening design.
- b. Chain link fencing: a galvanized finish is acceptable.



(4) Screening Material Guidelines

The following list is designed as a guide in the selection of material for the various screening requirements. All landscape material used for screening shall be sufficient initial size to provide the required degree of screening within three years after installation unless otherwise specified. The effectiveness of the screening will be evaluated by G.I.P.

<u>TYPE</u>	<u>HEIGHT @ PLANTING</u>	<u>PURPOSE</u>
Plant material	0-3 feet	Ground cover
Plant material	3-5 feet	Soften fencing, enhance property.
Berms	3-5 feet	Vary topography to provide interest, screen activities, buffer noises
Fence/Architectural material	6-8 feet	Screen low storage, refuse collection, and loading areas.
Clipped evergreen	6-15 feet	Screen storage, parking loading, fencing.
Deciduous trees	15-50 feet	Screen storage and fencing, provide shade, wind break, enhance property.
Evergreen trees	15-50 feet	Screen all uses, wind break, enhance property

11. Site Drainage

Each lot shall be provided with adequate storm drainage connected to the public storm sewer system, or connected with a natural drainage channel (subject to G.I.P. approval). The storm drainage system shall be designed to control all stormwater flow originating on the site during a 25 year frequency storm.



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In order to preserve the integrity of the detention areas, all storm water outflow from the site shall be free of trash, litter, pollutants and sedimentary material.

12. Signs

A. General

- (1) Sign material, colors, copy, and details shall be submitted to G.I.P. for approval prior to installation.
- (2) Flashing or rotating signs, signs on building roofs or fences are prohibited.

B. Free-standing signs

- (1) An identification sign of monument type is permitted at each access point. This sign shall not exceed 25 square feet in surface area nor stand over 4 feet in height from the ground elevation. This type of sign shall be inset into rather than placed on a berm.
- (2) Each building shall provide only one monument sign along the interior street circulation system, identifying the building and tenants. This sign shall not exceed 25 square feet in surface area nor stand over 4 feet in height.
- (3) No free-standing advertising signs or billboards will be permitted.
- (4) Directional signs such as "enter", "shipping," etc., are allowed adjacent to each driveway, but shall not exceed 4 feet in height or 8 square feet in surface area.

C. Wall Sign

One wall sign may be placed on an exterior building wall for each tenant. The G.I.P. will review a sign diagram and have approval authority for shape and size.

D. Temporary Signs

One temporary real estate sign shall be permitted per street frontage. The maximum height of the sign's top shall not exceed 6 feet above site grade. The sign size shall not exceed 32 square



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feet in area. Display period shall be limited to one year, but may be extended upon G.I.P. approval. Signs shall be removed promptly when the property transaction is finished. All temporary signs shall be submitted to G.I.P. for approval before installation.

13. On-Site Lighting

The objective of on-site lighting should be to light landscaped areas, pedestrian circulation, free standing signs, buildings, parking, or storage for decorative or security reasons. All lighting shall be shielded for adjoining properties when it would create an annoyance. Lighting shall meet the requirements of the Goldendale Municipal Code. All permanent utility service for lighting shall be provided from underground facilities. No overhead service shall be permitted.



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PART IV

PERFORMANCE STANDARDS

The following performance standards shall apply to all tenants in the Goldendale Industrial Park. The intent of these standards is to avoid creation of nuisance or unsanitary conditions. Conformance with the standards will ensure the Park retains an excellent workplace environment.

1. Property Use

The buildings and other facilities erected on the site and the uses to which the sites are put shall comply with the laws, statutes, regulations, ordinances, and rulings of Klickitat County, the State of Washington, and other governing bodies having jurisdiction. The buildings and other facilities comprising the development shall comply with the site use plan as approved by G.I.P. Any subsequent changes in use must be requested in writing and shall be subject to the approval of G.I.P.

2. Air Quality

Any facility locating in the Goldendale Industrial Park shall comply with all State Department of Ecology air pollution regulations.

Open burning is prohibited.

3. Water Quality

No liquid waste disposal will be allowed on the site or onto adjacent property, that does not meet regulatory codes of the appropriate local and state agencies. However, non contact water may be disposed of in accordance with proper and accepted storm water drainage practices.

The discharge of treated or untreated sewage and/or other waters into the sanitary sewage system shall conform to the codes and ordinances of the appropriate local and state jurisdictions.

4. Noise

All activities shall be conducted in a manner so as not to create a noise disturbance for neighboring tenants. A noise disturbance is construed to mean any sound which endangers or injures human health and safety or endangers or injures personal or real property.

5. Vibration

No industrial operations or activity shall cause ground transmitted vibrations beyond the tenant's property boundaries, except for vibrations associated with highway vehicles.

6. Heat, Glare and Odor

All operations producing heat, glare or odor, shall be conducted so that they do not create a nuisance. The determination prior to construction will be made by the G.I.P. with a written statement of approval or denial.

7. Waste Material

All solid waste and other material shall be stored and all properties maintained in a manner which will not attract or aid the propagation of insects, birds, or rodents or in any way create a health hazard.

8. Handling of Hazardous Materials

All radioactive, corrosive, or poisonous gases, chemicals, substances or compounds shall be properly and safely stored and shall meet state and federal guidelines.

All types of flammable, explosive, or other hazardous material shall be stored and handled in a manner so as to prevent their leakage, escape, or discharge or becoming a hazard to life or property.

9. Signing

Signs shall not be allowed to become faded or deteriorated. Lighting for signs, whether internal or external, shall be maintained, with burned-out fixtures being replaced promptly. Signs which are no longer appropriate, due to a change of service, product line, or the tenant, shall be removed.

10. Lighting

All exterior lighting, whether for area lighting or architectural highlighting, shall be maintained at adequate levels of illumination, taking into consideration the need to conserve energy. Broken or burned-out elements shall be replaced promptly.



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PART V

MAINTENANCE STANDARDS

The maintenance standards are designed to outline the required level of upkeep and repair for structures and surrounding property.

1. Buildings

Exterior walls and facings which have been painted or otherwise chemically treated shall not be allowed to become cracked, chipped, faded, or in any way seriously deteriorated as determined by G.I.P. However, materials that have been treated to age naturally will be allowed to do so. The tenant shall be responsible for repainting building exterior surfaces once every five years. G.I.P. may extend the time period on a case-by-case basis.

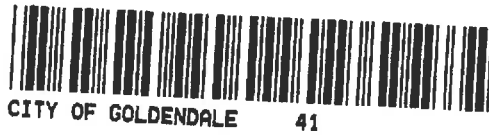
2. Landscaped Areas

All plants will be maintained in a healthy, disease-free condition. Water and fertilizer shall be applied as necessary to maintain their normal color and growth rate. Weak or broken branches shall be removed by pruning. Dropped or faded flowers, seed pods, dead foliage and leaves shall not be allowed to accumulate. Dead plant materials shall be replaced with healthy plants promptly. Plant beds shall be maintained in a weed and litter-free condition. Screened boards shall be replaced as they become splintered or rotted.

All landscape features shall be maintained in an attractive manner at all times. Pools shall be kept clean and full and fountains in operating condition. Sculpture or other types of artwork shall be maintained in an attractive manner.

3. Fencing

Fencing and other architectural screens shall have damaged broken, or rotten members repaired or replaced. Materials that have paint or other chemical treatment subject to weathering shall not be allowed to become cracked, chipped, faded, or in any way seriously deteriorated. However, materials that have been treated to age naturally will be allowed to do so.



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4. Paved Areas and Other Surfaces

Any paved area, such as for truck loading, auto parking, and driveways, shall not be allowed to remain broken, cracked, settled, or otherwise in need of repair. Dirt and litter shall not be allowed to accumulate on paved surfaces. Grass, weeds and other plant materials that grow through joints shall be removed. Areas covered with gravel, bark dust, or wood chips shall be kept free of weeds and litter. All markings painted on paved surfaces shall be maintained so as to be clearly visible.



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PART VI

ENFORCEMENT OF STANDARDS

The Goldendale Industrial Park, at its option, may treat any failure to comply with the Standards for Development as a default, or G.I.P., in the alternative, may proceed as follows:

If, within thirty (30) days of written notice to the tenant, tenant has not begun to repair or correct the deficiencies stated in the notice, G.I.P. may enter in a contract for the repair or correction of such deficiencies, and the tenant shall reimburse G.I.P. for the costs of such repairs or corrections plus 10% for G.I.P.'s administrative expenses. Failure to pay such amounts within ten (10) days of invoice shall be deemed a default and subject to interest at the prime rate.

G.I.P. reserves the right for itself or designees to enter upon the premises for the purpose of inspection, repairing, or correcting deficiencies.

All of the conditions, restrictions, and standards contained in this Standards for Development shall be construed together, but if at any time any one of these conditions, restrictions, or standards become invalid or for any reason unenforceable, no other condition, restriction, and standard shall be thereby affected or impaired.

The standards shall be enforced by the City of Goldendale Building Department.



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APPENDIX A

DEFINITION OF TERMS

Arterial Streets:

A street which is intended to serve as the principal route of movement of traffic into and within the Goldendale Industrial Park.

Building Setback Line:

The minimum distance which all buildings and structures shall be set back from the right-of-way lines of the streets and proposed streets as well as from the side and rear property lines.

Commercial:

Land use to serve the public such as retail merchandising, offices, and service outlets intended for the ultimate consumer.

Development Standards:

Guidelines for the development of individual sites in a manner which will enhance the working efficiency and visual amenities of the total area, while providing latitude and flexibility for the individual developer.

Final Plans:

Plans submitted to Goldendale Industrial Park for final approval. Stamped copies of the Final Plan are returned to the tenant, unless otherwise requested, after which application for appropriate state and county permits may proceed.

Front Property Line:

The property line running adjacent to the street right-of-way.

Industrial:

Land use for industrial purposes as defined in the Goldendale zoning ordinance.

Maintenance Standards:

Guidelines which are provided to outline the required level of upkeep and repair for structures and surrounding property.

Parking Bay:

A single row of parking spaces.

Performance Standards:

Guidelines which are provided in order to avoid the creation of nuisance or unsanitary conditions within G.I.P. developed areas.

**Permanent-Type Construction:**

Structures of ground facilities constructed with the intent of providing service over the length of the lease agreement or warranty deed, with use of materials and methods of construction which will maintain their appearance and functionality. Trailers, mobile offices and other similar temporary structures are not considered as permanent-type construction.

Preliminary Plan:

Plans submitted to Goldendale Industrial Park for initial approval prior to detailed planning and design. Included are a site use plan, basic floor plan, elevations, landscape plans and sections, plus a rendering for detailed drawings or all proposed improvements if requested by G.I.P.

Property Line:

The boundary which limits the extent of a particular parcel of land, as described in the lease or warranty deed.

Rear Property Line:

The property line describing the rear boundary of a tenant's parcel, opposite the property line fronting the street.

Screening:

Screening refers to evergreen plant material, berms, fences, or walls of wood, masonry or other materials of sufficient height and capacity to conceal the view of a particular function or area from the street or land use on adjacent properties.

Side Property Line:

The property line separating one tenant's land from another's running at a perpendicular or oblique angle from the front property line.

Tenant:

Individuals and organizations which have either leased or purchased property which is subject to regulation or control by G.I.P.

Variance:

A written notification by Goldendale Industrial Park which modifies one or more specific standards of development as they apply to a particular lot and particular tenant.



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GOLDENDALE INDUSTRIAL PARK COVENANTS AND DEVELOPMENT STANDARDS

The City of Goldendale, owners of the herein described tract of land has caused the covenants and development standards for the GOLDENDALE INDUSTRIAL PARK, recorded in Volume 6, at page 16 of Plats, under Auditor's File No. A257874, dated February 6, 1997, be adopted this 25th day of November, 1997.

Mark Sigfrinius, Mayor

Larry Bellamy, City Administrator

Dave Griffin, Public Works Supervisor

Isaac Carmickle, Building Official

STATE OF WASHINGTON)

) ss.

County of Klickitat)

I HEREBY CERTIFY that I know or have satisfactory evidence that Mark Sigfrinius, Mayor; Larry Bellamy, City Administrator; Dave Griffin, Public Works Supervisor; and Isaac Carmickle, Building Official, all of the City of Goldendale are the persons who appeared before me in said capacity and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: November 25, 1997.

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

My commission expires December 18, 2000



AGENDA BILL: I1

AGENDA TITLE: Res No 728 Amending Res No 673

DATE: March 20, 2023

ACTION REQUIRED:

ORDINANCE _____ COUNCIL INFORMATION _____ X _____

RESOLUTION _____ X _____ OTHER _____

MOTION _____ X _____

EXPLANATION: In regard to the Industrial Park, the City Council approved the list price of the parcels inside the Industrial Park boundaries at the last Council Meeting. The purpose of Resolution 728 is to formulary authorize the surplus of public property.

FISCAL IMPACT:

ALTERNATIVES:

STAFF RECOMMENDATION: Approval

MOTION: I move to approve resolution 728 authorizing the surplus of public property as identified in Exhibit A.

**CITY OF GOLDENDALE
GOLDENDALE, WASHINGTON**

RESOLUTION NO. 728

A RESOLUTION AMENDING RESOLUTION 673 DECLARING PROPERTY OF THE CITY IN THE INDUSTRIAL PARK SURPLUS AND AUTHORIZING THE MAYOR TO NEGOTIATE A PRIVATE SALE OR LEASE OF THE SURPLUS PROPERTY.

WHEREAS, the City Council has determined that the City does not have a use certain properties located in the City of Goldendale's Industrial Park and that such property should be declared surplus; and

WHEREAS, the City of Goldendale has owned the subject property for over 20 years, and

WHEREAS, the City Council has found that such property has no use for City purposes and that such property should be declared surplus to encourage industrial development.

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

Section 1: The City Council hereby finds and declares that the property as illustrated on Exhibit A attached hereto and incorporated herein by reference is surplus; and

Section 2: The Mayor of the City is hereby authorized and directed to negotiate a private sale or lease of the property at a price not less than the property's fair market value; provided, that any agreement for the sale and purchase of such property shall be subject to the final approval of the City Council.

Section 3: This Resolution shall be effective immediately.

READ, APPROVED AND PASSED BY THE CITY COUNCIL OF THE CITY OF GOLDENDALE, WASHINGTON, THIS 9th DAY OF MARCH 20, 2023.

CITY OF GOLDENDALE

Michael Canon, Mayor

ATTEST:

Sandy Wells, Clerk-Treasurer

CITY OF GOLDENDALE PROPERTY LISTINGS with J&M REALTY INC.

EXHIBIT A

ADVERTISING

LOT #	PARCEL #	ADDRESS	ABBREVIATED LEGAL DESCRIPTION	ACREAGE	Proposed price
A	4162063030100	INDUSTRIAL WAY	LOT 1 BLK 3 PHASE 2 GOLDENDALE INDUSTRIAL PARK SWSE 20-4-16	2.56	59,900 *
B	4162063030200	INDUSTRIAL WAY	LOT 2 BLK 3 PHASE 2 GOLDENDALE INDUSTRIAL PARK SWSE 20-4-16	2.97	59,900 *
C	4162063030300	INDUSTRIAL WAY	LOT 3 BLK 3 PHASE 2 GOLDENDALE INDUSTRIAL PARK SWSE 20-4-16	2.44	59,900 *
2	4162063020200	EASEMENT ACROSS LOT 7	LOT 2 BLK 2 PHASE 2 GOLDENDALE INDUSTRIAL PARK SESE 20-4-16	2.50	79,900**
3	4162063020300	S. KLICKITAT ST.	LOT 3 BLK 2 PHASE 2 GOLDENDALE INDUSTRIAL PARK SWSE 20-4-16	2.50	79,900**
4	4162063020400	S. KLICKITAT ST.	LOT 4 BLK 2 PHASE 2 GOLDENDALE INDUSTRIAL PARK SWSE 20-4-16	2.50	79,900**
5	4162063020500	S. WASHINGTON ST.	LOT 5 BLK 2 PHASE 2 GOLDENDALE INDUSTRIAL PARK SWSE 20-4-16	2.50	89,900
7	4162063020700	INDUSTRIAL WAY	LOT 7 BLK 2 PHASE 2 GOLDENDALE INDUSTRIAL PARK SESE 20-4-16	1.76	99,900
8	4162063020800	INDUSTRIAL WAY	LOT 8 BLK 2 PHASE 2 GOLDENDALE INDUSTRIAL PARK SWSE 20-4-16	1.85	99,900
9	4162063020900	INDUSTRIAL WAY	LOT 9 BLK 2 PHASE 2 GOLDENDALE INDUSTRIAL PARK SWSE 20-4-16	2.44	99,900
10	4162063021000	INDUSTRIAL WAY	LOT 10 BLK 2 PHASE 2 GOLDENDALE INDUSTRIAL PARK SWSE 20-4-16	2.45	not available

*Poor access. Pricing dependent upon if a buyer puts in a culvert or the City will make that improvement.

** No road access currently

Pricing is to the best of our ability & knowledge given the limited comparable data for industrial lots. We are open to suggestion if you have other ideas.
Pricing can be started higher with price reductions, but difficult to raise them after the fact.

Pricing can also be dependent upon agreed improvements or the need of them still, as well as any other amenities/attractions the city may offer for incentive. Please call or email with questions. I am happy to come to a meeting to visit with the group as well.

AGREED LISTING CONTRACT:



AUTHORIZED SIGNER

AUTHORIZED SIGNER

AUTHORIZED SIGNER

AUTHORIZED SIGNER