

**CITY OF WASHOUGAL
CITY COUNCIL AGENDA
MONDAY, JULY 25, 2016
7:00 P.M.**

I. INVOCATION – Merrill Caviness, Pastor of the Seventh Day Adventist Church

II. CALL TO ORDER

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. AMENDMENTS TO THE AGENDA

VI. PUBLIC COMMENTS

VII. CONSENT AGENDA

The following items will be passed by a single motion to approve all listed actions and resolutions. There will be no discussion on these items unless requested by Council. If discussion is requested, the item will be moved from the Consent Agenda and considered separately – after the motion has been made and passed to approve the remaining items.

A. Accounts Payable Checks 70019-70179, Totaling \$1,327,628.40

B. Payroll Checks 9856-9865 & V18421-V18481, Totaling \$226,645.36

VIII. NEW BUSINESS

A. Agenda Bill #51-16 – Resolution: Support of Police

B. Agenda Bill #52-16 – Public Hearing/Ordinances: UGA Land Use Study Preferred Alternative and NW UGA Moratorium Extension

C. Agenda Bill #53-16 – Resolution: Intention to Assume Washougal Transportation Benefit District No. 1 and Setting a Public Hearing

IX. PUBLIC COMMENTS

X. MAYOR’S REPORT

XI. COUNCILMEMBER COMMENTS

XII. ADJOURNMENT

Upcoming Meetings – Please check the city website at <http://www.cityofwashougal.us> for up to date meeting information, agendas & full packets.

Monday, August 8, 2016 – Workshop @ 5:00 pm	Monday, August 22, 2016 – Workshop @ 5:00 pm	Monday, September 12, 2016 – Workshop @ 5:00 pm
Monday, August 8, 2016 – Council @ 7:00 pm	Monday, August 22, 2016 – Council @ 7:00 pm	Monday, September 12, 2016 – Council @ 7:00 pm

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FUND - 801 - DISBURSEMENT CLEARING ACC

CHECK NUMBER	CASH ACCT	DATE ISSUED	VENDOR	ACCT	DESCRIPTION	AMOUNT
70019	1111	07/08/16	FERGUSON WATERWORKS	5036	BRUSH, BALL CURB	2,397.90
70019	1111	07/08/16	FERGUSON WATERWORKS	5036	FIP BALL CURB ST, BRU	502.66
	TOTAL CHECK					2,900.56
70020	1111	07/08/16	ADVANTAGE PROTECTION INC	5041	QUARTERLY PANIC MONIT	134.85
70020	1111	07/08/16	ADVANTAGE PROTECTION INC	5041	QUARTERLY PANICE MONI	148.35
70020	1111	07/08/16	ADVANTAGE PROTECTION INC	5041	QRTLY SECURITY/PANIC	195.00
70020	1111	07/08/16	ADVANTAGE PROTECTION INC	5041	QRTLY MONITOR VOICE	1,299.74
70020	1111	07/08/16	ADVANTAGE PROTECTION INC	5041	QRTLY STRTG 07/1/16	40.54
	TOTAL CHECK					1,818.48
70021	1111	07/08/16	ANDERSON SIGNS INC.	5036	SIGNS	1,020.00
70021	1111	07/08/16	ANDERSON SIGNS INC.	5036	COREX SIGNS	60.00
	TOTAL CHECK					1,080.00
70022	1111	07/08/16	ARCHAEOLOGICAL INVESTIGAT	5063	BIKE PARK HAMLLIK	3,039.38
70023	1111	07/08/16	AREA AGENCY ON AGING & DI	5041	Q3 ENHANCED FITNESS	650.00
70024	1111	07/08/16	BERGER/ABAM ENGINEERING	5041	EVERGREEN WAY BUS MAINTEN	29,813.48
70024	1111	07/08/16	BERGER/ABAM ENGINEERING	5041	COLUMBIA RIVER TRAIL DESI	7,862.79
	TOTAL CHECK					37,676.27
70025	1111	07/08/16	BROWN AND CALDWELL	5041	CONSTRUCTION SERVICES FOR	54,477.66
70026	1111	07/08/16	CENTURYLINK	5042	SERVICES 06/14-07/14	57.98
70027	1111	07/08/16	CITY OF CAMAS	5041	JUN16 SHARED EMS/FIRE	230,437.92
70027	1111	07/08/16	CITY OF CAMAS	5063	JUN16 SHARED EMS/FIRE	2,251.08
70027	1111	07/08/16	CITY OF CAMAS	5049	DISC DENTAL REDEVELOPM	185.00
	TOTAL CHECK					232,874.00
70028	1111	07/08/16	CITY OF VANCOUVER FINANCI	5451	3RD QTR SWAT BILLING	3,828.08
70029	1111	07/08/16	CLARK CO AUDITOR	5149	GIX DATA CD	108.40
70029	1111	07/08/16	CLARK CO AUDITOR	5051	DISTRICT COURT SVCS	10,955.53
	TOTAL CHECK					11,063.93
70030	1111	07/08/16	CLARK COUNTY TREASURER	5049	SCHL IMP FEE-CAMAS	4,460.00
70030	1111	07/08/16	CLARK COUNTY TREASURER	5049	SCHL IMP FEE-WASHOUGA	44,800.00
	TOTAL CHECK					49,260.00
70031	1111	07/08/16	CLARK PUBLIC UTILITIES	5047	SVCS 5/27-6/29	90.30
70031	1111	07/08/16	CLARK PUBLIC UTILITIES	5047	SVCS 5/27-6/29	738.83
70031	1111	07/08/16	CLARK PUBLIC UTILITIES	5047	SVCS 5/27-6/29	1,175.36
70031	1111	07/08/16	CLARK PUBLIC UTILITIES	5047	SVCS 5/27-6/29	1,271.50
70031	1111	07/08/16	CLARK PUBLIC UTILITIES	5047	SVCS 5/27-6/29	6,965.34
70031	1111	07/08/16	CLARK PUBLIC UTILITIES	5047	SVCS 5/27-6/29	11,685.73
70031	1111	07/08/16	CLARK PUBLIC UTILITIES	5047	SVCS 05/27-06/29	1,632.06
70031	1111	07/08/16	CLARK PUBLIC UTILITIES	5047	SVCS 05/27-06/29	1,927.75
	TOTAL CHECK					25,486.87
70032	1111	07/08/16	COLUMBIA CONSTRUCTION, IN	5063	DOC - COMMUNITY CENTER HV	973.75
70032	1111	07/08/16	COLUMBIA CONSTRUCTION, IN	5063	CDBG COMMUNITY CENTER KIT	11,637.50
	TOTAL CHECK					12,611.25

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70033	1111	07/08/16	COMCAST	5042	SERVICE 07/02-08/01	151.09
70034	1111	07/08/16	CORRECT EQUIPMENT	5036	CP450 KEYS ELECTRONIC	336.04
70035	1111	07/08/16	CUMMINS NORTHWEST LLC	5048	HEATER ENG COOLANT	510.52
70036	1111	07/08/16	DEPT OF LICENSING	5049	CONCEALED PISTOL LIC	18.00
70036	1111	07/08/16	DEPT OF LICENSING	5049	CONCEALED PISTOL LIC	18.00
70036	1111	07/08/16	DEPT OF LICENSING	5049	CONCEALED PISTOL LIC	21.00
70036	1111	07/08/16	DEPT OF LICENSING	5049	CONCEALED PISTOL LIC	21.00
70036	1111	07/08/16	DEPT OF LICENSING	5049	CONCEALED PISTOL LIC	18.00
70036	1111	07/08/16	DEPT OF LICENSING	5049	CONCEALED PISTOL LIC	21.00
			TOTAL CHECK			117.00
70037	1111	07/08/16	ENGLISH, LANE, MARSHALL, V	5041	JULY LEGAL RETAINER	3,200.00
70038	1111	07/08/16	FASTENAL COMPANY	5036	G8-13 BLK/AMBR, MODEL	12.35
70038	1111	07/08/16	FASTENAL COMPANY	5036	GOJO SCRUB WIPE	16.99
			TOTAL CHECK			29.34
70039	1111	07/08/16	FERGUSON ENTERPRISE, INC	5036	8 CONC X 8 CI PVC COU	299.14
70040	1111	07/08/16	FRONTIER	5042	SVC 6/16-7/15	71.72
70041	1111	07/08/16	GENERAL PACIFIC INC	5036	BAD M35-S-1C61-F-60	5,348.78
70041	1111	07/08/16	GENERAL PACIFIC INC	5036	BAD M35-S-1C61-F-60-7	152.82
			TOTAL CHECK			5,501.60
70042	1111	07/08/16	GLORY DAYS TROPHIES & SPO	5023	PW HATS	66.15
70042	1111	07/08/16	GLORY DAYS TROPHIES & SPO	5023	PW HATS	95.36
70042	1111	07/08/16	GLORY DAYS TROPHIES & SPO	5023	PW HATS	95.36
70042	1111	07/08/16	GLORY DAYS TROPHIES & SPO	5023	PW HATS	119.52
70042	1111	07/08/16	GLORY DAYS TROPHIES & SPO	5023	PW HATS	143.04
70042	1111	07/08/16	GLORY DAYS TROPHIES & SPO	5023	PW HATS	143.04
70042	1111	07/08/16	GLORY DAYS TROPHIES & SPO	5023	PW HATS	176.42
70042	1111	07/08/16	GLORY DAYS TROPHIES & SPO	5023	PW HATS	19.07
70042	1111	07/08/16	GLORY DAYS TROPHIES & SPO	5023	PW HATS	23.84
70042	1111	07/08/16	GLORY DAYS TROPHIES & SPO	5023	PW HATS	26.82
70042	1111	07/08/16	GLORY DAYS TROPHIES & SPO	5023	PW HATS	33.38
			TOTAL CHECK			942.00
70043	1111	07/08/16	GRAINGER	5036	FLAMMABLE LIQUID SAFE	640.42
70043	1111	07/08/16	GRAINGER	5036	FLAMMABLE LIQUID SAFE	640.43
			TOTAL CHECK			1,280.85
70044	1111	07/08/16	GUNDERSON TIRE CENTER	5048	LOOSE FLAT	24.95
70045	1111	07/08/16	H. D. FOWLER COMPANY	5036	COUPLING, BALL VALVE	2,639.56
70045	1111	07/08/16	H. D. FOWLER COMPANY	5036	HYDRANT HOSE GATE	809.03
			TOTAL CHECK			3,448.59
70046	1111	07/08/16	HANES GEO COMPONENTS	5036	KERR PARK LOOP TRAIL	433.60
70047	1111	07/08/16	HI-WAY FUEL	5032	FUEL	316.28
70047	1111	07/08/16	HI-WAY FUEL	5032	FUEL	2,307.71
			TOTAL CHECK			2,623.99

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FUND - 801 - DISBURSEMENT CLEARING ACC

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70048	1111	07/08/16	JACK PETERSON ATTORNEY AT	5241	JULY LEGAL RETAINER	3,350.00
70049	1111	07/08/16	JACKIE LIPPS	5049	MINI FLOAT EXPENSES	442.50
70050	1111	07/08/16	JOYCE LINDSAY	5043	AWC ANNL CONF REIMB	131.29
70050	1111	07/08/16	JOYCE LINDSAY	5043	MILEAGE REIMB	223.13
			TOTAL CHECK			354.42
70051	1111	07/08/16	KUSTOM SIGNALS, INC	5048	ANTENNA K-BAND	432.07
70052	1111	07/08/16	LACAMAS MEDICAL GROUP PC	5049	M.CRUMPACKER DOT TST	100.00
70052	1111	07/08/16	LACAMAS MEDICAL GROUP PC	5041	T.PURKEYPYLE DOT TST	100.00
			TOTAL CHECK			200.00
70053	1111	07/08/16	LUTZ HARDWARE	5036	CXC UNION, BRASS NIPP	30.42
70053	1111	07/08/16	LUTZ HARDWARE	5048	MAPLE WOOD STAINING, BR	21.20
70053	1111	07/08/16	LUTZ HARDWARE	5036	PLASTIC TRAY, MIXER	12.00
			TOTAL CHECK			63.62
70054	1111	07/08/16	METRO LANDSCAPE SUPPLIES	5036	CEDAR CHIPS	182.11
70054	1111	07/08/16	METRO LANDSCAPE SUPPLIES	5036	CEDAR CHIPS	15.18
			TOTAL CHECK			197.29
70055	1111	07/08/16	MURRAY SMITH ASSOC	5041	WOODBURN HILL TRANSMISSIO	3,321.38
70056	1111	07/08/16	NORTHSTAR CHEMICAL, INC	5036	SODIUM HYPOCHLORITE	476.96
70057	1111	07/08/16	NORTHWEST STAFFING RESOUR	5041	WK END 7/3 D.TIERNEY	680.00
70057	1111	07/08/16	NORTHWEST STAFFING RESOUR	5041	WK END 7/3 M.WILLIAMS	680.00
			TOTAL CHECK			1,360.00
70058	1111	07/08/16	OFFICE OF THE STATE TREAS	5050	JUNE 2016	6,043.58
70059	1111	07/08/16	OPENGOV, INC.	5041	OPEN GOV INTELLIGENCE	994.52
70059	1111	07/08/16	OPENGOV, INC.	5041	OPEN GOV INTELLIGENCE	1,193.42
70059	1111	07/08/16	OPENGOV, INC.	5041	OPEN GOV INTELLIGENCE	1,193.42
70059	1111	07/08/16	OPENGOV, INC.	5041	OPEN GOV INTELLIGENCE	198.90
70059	1111	07/08/16	OPENGOV, INC.	5041	OPEN GOV INTELLIGENCE	198.90
70059	1111	07/08/16	OPENGOV, INC.	5041	OPEN GOV INTELLIGENCE	198.92
			TOTAL CHECK			3,978.08
70060	1111	07/08/16	OREILLY AUTO PARTS	5048	1 QT SYNTHCOIL	40.26
70060	1111	07/08/16	OREILLY AUTO PARTS	5048	20 OZ CARB CLNR	41.66
70060	1111	07/08/16	OREILLY AUTO PARTS	5048	DISC PAD SET	44.61
70060	1111	07/08/16	OREILLY AUTO PARTS	5048	DISC PAD SET	53.87
70060	1111	07/08/16	OREILLY AUTO PARTS	5048	GREASE	10.29
70060	1111	07/08/16	OREILLY AUTO PARTS	5048	HOSE CLAMP, FITTING	29.95
70060	1111	07/08/16	OREILLY AUTO PARTS	5048	LED LIGHT	33.15
70060	1111	07/08/16	OREILLY AUTO PARTS	5048	LICENSE LT	4.38
70060	1111	07/08/16	OREILLY AUTO PARTS	5048	WHEEL NUT	4.21
70060	1111	07/08/16	OREILLY AUTO PARTS	5048	WIPER BLADE	25.91
			TOTAL CHECK			288.29
70061	1111	07/08/16	PACIFIC OFFICE AUTOMATION	5036	KONICA COPIES 552	49.01
70061	1111	07/08/16	PACIFIC OFFICE AUTOMATION	5036	KONICA COPIES 552	49.01

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70061	1111	07/08/16	PACIFIC OFFICE AUTOMATION	5036	KONICA COPIES 552	65.35
70061	1111	07/08/16	PACIFIC OFFICE AUTOMATION	5036	KONICA COPIES 552	108.91
70061	1111	07/08/16	PACIFIC OFFICE AUTOMATION	5031	KONICA COPIES 552	108.91
70061	1111	07/08/16	PACIFIC OFFICE AUTOMATION	5031	KONICA COPIES 552	163.37
	TOTAL CHECK					544.56
70062	1111	07/08/16	PACIFIC POWER GROUP	5048	5 GALLON TRANSYND ATF	211.24
70063	1111	07/08/16	PAUL LEWIS	5041	SERVICE & FEE REVIEW	3,335.00
70064	1111	07/08/16	PITNEY BOWES GLOBAL FINAN	5045	SERVICES 03/30-06/29	179.71
70064	1111	07/08/16	PITNEY BOWES GLOBAL FINAN	5042	SERVICE 03/30-06/29	1,379.69
	TOTAL CHECK					1,559.40
70065	1111	07/08/16	PITNEY BOWES RESERVE ACCT	5042	RESERVE ACCOUNT	240.00
70065	1111	07/08/16	PITNEY BOWES RESERVE ACCT	5042	RESERVE ACCOUNT	660.00
70065	1111	07/08/16	PITNEY BOWES RESERVE ACCT	5042	RESERVE ACCOUNT	975.00
70065	1111	07/08/16	PITNEY BOWES RESERVE ACCT	5042	RESERVE ACCOUNT	975.00
70065	1111	07/08/16	PITNEY BOWES RESERVE ACCT	5042	RESERVE ACCOUNT	150.00
	TOTAL CHECK					3,000.00
70066	1111	07/08/16	PIXIS LABORATORIES, LLC	5041	IC ANIONS, TOTAL PHOS	142.50
70067	1111	07/08/16	PTM DOCUMENT SYSTEMS	5036	BLANK GENERIC CK STK	226.22
70068	1111	07/08/16	QUALITY CONTROL SERVICES	5041	ON SITE SVC BALANCE	845.00
70069	1111	07/08/16	RENE CARROLL CONSULTING	5041	PROVIDE PROFESSIONAL SERV	1,883.75
70070	1111	07/08/16	ROB CHARLES	5022	JUNE 16 GYM REIMB	20.00
70071	1111	07/08/16	SILVIA LAMAS PONEG	3863000	COMM RM REFUND	125.00
70072	1111	07/08/16	SKILLINGS CONNOLLY INC.	5041	EVERGREEN WAY / 34TH TO 3	2,003.35
70073	1111	07/08/16	STATE OF WA, DEPT OF REVE	5053	LEASEHOLD EXCISE TAX	423.72
70074	1111	07/08/16	TRANSUNION RISK AND ALTER	5051	BACKGROUND CHECKS	25.00
70075	1111	07/08/16	UNITED PARCEL SERVICE	5041	SHIPPING	11.50
70075	1111	07/08/16	UNITED PARCEL SERVICE	5041	SHIPPING	11.50
	TOTAL CHECK					23.00
70076	1111	07/08/16	US BANK OFFICE EQUIPMENT	5045	C554E COPIER	172.93
70077	1111	07/08/16	USA BLUEBOOK	5036	2- 1/2" STORZ	90.95
70078	1111	07/08/16	VERIZON WIRELESS	5042	SERVICE 05/09-06/08	480.26
70079	1111	07/08/16	WA ST DEPT OF TRANSPORTAT	5041	INSTALL 210' OF CURB	14,485.54
70080	1111	07/08/16	WAXIE SANITARY SUPPLY	5036	TOILET SEAT COVERS	292.61
70081	1111	07/08/16	WESTERN DISPLAY FIREWORKS	5041	2016 FIREWORKS	12,375.00
70082	1111	07/08/16	WESTLIE MOTORS, INC	5048	MOTORCRAFT, FILTER	190.87

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70083	1111	07/08/16	868	5048	WINGFOOT COMMERCIAL TIRE	1,950.64
70084	1111	07/08/16	2491	5064	WIRES WORKS	1,247.10
70084	1111	07/08/16	2491	5048	WIRES WORKS	286.73
					TOTAL CHECK	1,533.83
					TOTAL FUND	522,243.45
					TOTAL REPORT	522,243.45

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70085	1111	07/14/16	ACRANET	5041	BACKGROUND CHECK	7.00
70085	1111	07/14/16	ACRANET	5049	BACKGROUND CHECK	26.00
70085	1111	07/14/16	ACRANET	5041	BACKGROUND CHECK	26.00
70085	1111	07/14/16	ACRANET	5041	BACKGROUND CHECK	45.00
70085	1111	07/14/16	ACRANET	5041	BACKGROUND CHECKS	33.00
	TOTAL CHECK					137.00
70086	1111	07/14/16	AMERICAN MESSAGING	5041	MESSAGING	11.91
70087	1111	07/14/16	ANDERSON SIGNS INC.	5036	4MIL COREX SIGNS	60.00
70088	1111	07/14/16	AT&T MOBILITY	5042	SERVICE 05/28-06/27	12.54
70088	1111	07/14/16	AT&T MOBILITY	5042	SERVICE 05/28-06/27	36.43
70088	1111	07/14/16	AT&T MOBILITY	5042	SERVICE 05/28-06/27	83.00
70088	1111	07/14/16	AT&T MOBILITY	5042	SERVICE 05/28-06/27	86.81
70088	1111	07/14/16	AT&T MOBILITY	5042	SERVICE 05/28-06/27	122.12
70088	1111	07/14/16	AT&T MOBILITY	5042	SERVICE 05/28-06/27	122.12
70088	1111	07/14/16	AT&T MOBILITY	5042	SERVICE 05/28-06/27	134.89
70088	1111	07/14/16	AT&T MOBILITY	5042	SERVICE 05/28-06/27	205.40
70088	1111	07/14/16	AT&T MOBILITY	5042	SERVICE 05/28-06/27	422.11
70088	1111	07/14/16	AT&T MOBILITY	5042	SERVICE 05/28-06/27	607.86
70088	1111	07/14/16	AT&T MOBILITY	5042	SERVICE 05/28-06/27	784.81
	TOTAL CHECK					2,618.09
70089	1111	07/14/16	BERGER/ABAM ENGINEERING	5041	NW URBAN GROWTH AREA	8,747.25
70090	1111	07/14/16	BODY ARMOR PERFORMANCE	5048	124871.CARR	203.78
70091	1111	07/14/16	BRADLEY PORTER	5043	SHORING LUNCH	16.66
70092	1111	07/14/16	BSK ASSOCIATES	5041	BACTERIA ONLY	488.25
70093	1111	07/14/16	CESSCO, INC	5048	AUTOCUT, NYLON LINE	198.39
70093	1111	07/14/16	CESSCO, INC	5035	STIHL PRO MARK HELMET	791.11
	TOTAL CHECK					989.50
70094	1111	07/14/16	CLARK CO AUDITOR	5051	JUN 16 RANGE RENTAL	300.00
70094	1111	07/14/16	CLARK CO AUDITOR	5051	PROBALE CAUSE HEARING	417.49
	TOTAL CHECK					717.49
70095	1111	07/14/16	CLARK COUNTY FIRE DIST 5	5449	2QTR16 TRAINING	133.00
70095	1111	07/14/16	CLARK COUNTY FIRE DIST 5	5449	2QTR16 TRAINING	175.00
70095	1111	07/14/16	CLARK COUNTY FIRE DIST 5	5449	2QTR16 TRAINING	217.00
70095	1111	07/14/16	CLARK COUNTY FIRE DIST 5	5449	2QTR16 TRAINING	217.00
70095	1111	07/14/16	CLARK COUNTY FIRE DIST 5	5449	2QTR16 TRAINING	133.00
70095	1111	07/14/16	CLARK COUNTY FIRE DIST 5	5449	2QTR16 TRAINING	301.00
	TOTAL CHECK					1,176.00
70096	1111	07/14/16	CLARK PUBLIC UTILITIES	5047	JUNE ELECTRICITY	7,021.44
70097	1111	07/14/16	THE COLUMBIAN	5044	NOTICE OF MEETING	24.19
70097	1111	07/14/16	THE COLUMBIAN	5044	ORDINANCE 1798, 1799	59.38
70097	1111	07/14/16	THE COLUMBIAN	5044	PUBLIC HEARING, JOINT	131.95
	TOTAL CHECK					215.52
70098	1111	07/14/16	CORRECT EQUIPMENT	5041	UPGRADE M110	6,139.78

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70099	1111	07/14/16	CRIMESTAR	5041	RMS ANNUAL FEE	600.00
70100	1111	07/14/16	DARRELL ALDER	5021	2ND QTR 2016	314.70
70101	1111	07/14/16	DAY WIRELESS SYSTEMS, INC	5041	FLEXIBLE EAR INSERT	108.40
70102	1111	07/14/16	DEPT OF RETIREMENT SYSTEM	5021	CHARLES LADD PENSION	255.22
70103	1111	07/14/16	ENGLISH, LANE, MARSHALL, V	5041	JUN 16 LEGAL SERVICES	77.50
70103	1111	07/14/16	ENGLISH, LANE, MARSHALL, V	5041	JUN 16 LEGAL SERVICES	87.00
70103	1111	07/14/16	ENGLISH, LANE, MARSHALL, V	5041	JUN 16 LEGAL SERVICES	188.50
70103	1111	07/14/16	ENGLISH, LANE, MARSHALL, V	5041	JUN 16 LEGAL SERVICES	333.50
70103	1111	07/14/16	ENGLISH, LANE, MARSHALL, V	5041	JUN 16 LEGAL SERVICES	522.50
70103	1111	07/14/16	ENGLISH, LANE, MARSHALL, V	5041	JUN 16 LEGAL SERVICES	944.00
70103	1111	07/14/16	ENGLISH, LANE, MARSHALL, V	5041	JUN 16 LEGAL SERVICES	5,771.00
70103	1111	07/14/16	ENGLISH, LANE, MARSHALL, V	5041	JUN 16 LEGAL SERVICES	72.50
			TOTAL CHECK			7,996.50
70104	1111	07/14/16	FASTENAL COMPANY	5036	12" ROUGH PVC	46.31
70104	1111	07/14/16	FASTENAL COMPANY	5048	CFEM S4C 1/4 X 1/4	78.17
70104	1111	07/14/16	FASTENAL COMPANY	5035	9" 14 TPI SAW BLADE	42.19
			TOTAL CHECK			166.67
70105	1111	07/14/16	FRESH AIRE AIR FRESHENERS	5036	DEODORIZING SERVICE	63.00
70106	1111	07/14/16	GEOTK LLC	5036	FABRIC FOR TEMP RD	715.44
70107	1111	07/14/16	GLORY DAYS TROPHIES & SPO	5036	LOGO CLOTHING	49.82
70107	1111	07/14/16	GLORY DAYS TROPHIES & SPO	5036	LOGO CLOTHING	58.49
70107	1111	07/14/16	GLORY DAYS TROPHIES & SPO	5023	LOGO CLOTHING	3.03
70107	1111	07/14/16	GLORY DAYS TROPHIES & SPO	5023	LOGO CLOTHING	3.03
70107	1111	07/14/16	GLORY DAYS TROPHIES & SPO	5023	LOGO CLOTHING	3.03
70107	1111	07/14/16	GLORY DAYS TROPHIES & SPO	5023	LOGO CLOTHING	15.17
70107	1111	07/14/16	GLORY DAYS TROPHIES & SPO	5023	LOGO CLOTHING	18.21
70107	1111	07/14/16	GLORY DAYS TROPHIES & SPO	5023	LOGO CLOTHING	18.22
			TOTAL CHECK			169.00
70108	1111	07/14/16	GRAINGER	5036	GREASE GUN, PISTOL, H	116.31
70108	1111	07/14/16	GRAINGER	5036	RPLCMNT SENSOR	719.99
			TOTAL CHECK			836.30
70109	1111	07/14/16	GUNDERSON TIRE CENTER	5048	DISMOUNT & MOUNT WHLS	129.00
70109	1111	07/14/16	GUNDERSON TIRE CENTER	5048	DISMOUNT & MOUNT WHLS	129.00
			TOTAL CHECK			258.00
70110	1111	07/14/16	RACHEL & NATHANIEL LOPES	5063	WASHOUGAL BIKE PARK	650.00
70111	1111	07/14/16	HI-WAY FUEL	5048	CARWASH	90.00
70111	1111	07/14/16	HI-WAY FUEL	5048	CHECK FRONT END	236.19
70111	1111	07/14/16	HI-WAY FUEL	5048	CHECK WINDOWS INOP	49.17
70111	1111	07/14/16	HI-WAY FUEL	5048	NEEDS JUMP START DAIL	24.57
70111	1111	07/14/16	HI-WAY FUEL	5048	OIL CHANGE	32.51
70111	1111	07/14/16	HI-WAY FUEL	5048	OIL CHANGE	34.14
70111	1111	07/14/16	HI-WAY FUEL	5036	PROPANE	12.46
70111	1111	07/14/16	HI-WAY FUEL	5048	TEST BRAKE LIGHTS	81.95

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TOTAL CHECK						
70112	1111	07/14/16	HOME DEPOT CREDIT SERVICE	5036	AIR FILTER, CEILING T	561.01
70112	1111	07/14/16	HOME DEPOT CREDIT SERVICE	5036	DKING BLIND	123.45
70112	1111	07/14/16	HOME DEPOT CREDIT SERVICE	5036	RIDGID 14 GAL PRO	60.18
70112	1111	07/14/16	HOME DEPOT CREDIT SERVICE	5036	WELDED STEEL	136.56
TOTAL CHECK						
70113	1111	07/14/16	JACOB NICHOLS	5449	TRENCHING/SHORING LNC	366.39
70114	1111	07/14/16	KEYS WEST	5036	PADLOCKS	686.58
70114	1111	07/14/16	KEYS WEST	5036	KEYS, SERVICE, LOCKS	10.57
TOTAL CHECK						
70115	1111	07/14/16	LJC SUPPLY	5036	WEEDAR, MARK IT BLUE	84.01
70115	1111	07/14/16	LJC SUPPLY	5036	TRIMEC 5 G CLASSIC	406.50
TOTAL CHECK						
70116	1111	07/14/16	LLOYD HALVERSON	5041	PROVIDE GOVERNMENTAL AFFA	490.51
70117	1111	07/14/16	MARLA MANNIQUE	3863000	COMM RM REFUND	73.15
70118	1111	07/14/16	METRO LANDSCAPE SUPPLIES	5063	DIRT	294.83
70118	1111	07/14/16	METRO LANDSCAPE SUPPLIES	5036	LARGE NUGGET	367.98
TOTAL CHECK						
70119	1111	07/14/16	NORTHWEST PLAYGROUND EQUI	5063	SEAT SIGNATURE SQ TBL	550.00
70120	1111	07/14/16	NORTHWEST STAFFING RESOUR	5041	WK END 07/10 D.TIERNE	125.00
70120	1111	07/14/16	NORTHWEST STAFFING RESOUR	5041	WK END 07/10 M.WILLIA	325.20
TOTAL CHECK						
70121	1111	07/14/16	OWEN EQUIPMENT COMPANY	5048	VACTOR	11.27
70122	1111	07/14/16	PACIFIC OFFICE AUTOMATION	5036	KONICA EXCESS COPIES	336.47
70122	1111	07/14/16	PACIFIC OFFICE AUTOMATION	5036	KONICA EXCESS COPIES	3,569.22
70122	1111	07/14/16	PACIFIC OFFICE AUTOMATION	5031	KONICA EXCESS COPIES	544.00
70122	1111	07/14/16	PACIFIC OFFICE AUTOMATION	5031	KONICA EXCESS COPIES	544.00
70122	1111	07/14/16	PACIFIC OFFICE AUTOMATION	5031	KONICA EXCESS COPIES	1,088.00
70122	1111	07/14/16	PACIFIC OFFICE AUTOMATION	5036	KONICA EXCESS COPIES	6,611.84
TOTAL CHECK						
70123	1111	07/14/16	PAPE' MACHINERY	5048	MOWER BLADE, DEFLECTO	30.69
70123	1111	07/14/16	PAPE' MACHINERY	5048	MOWER BLADE, HOUSING	51.16
70123	1111	07/14/16	PAPE' MACHINERY	5048	HOUSING, SCREW	51.16
70123	1111	07/14/16	PAPE' MACHINERY	5048	HOUSING, SCREW	76.73
TOTAL CHECK						
70124	1111	07/14/16	PORTER W YETT COMPANY	5036	HMA OR 3/8"	23.02
70125	1111	07/14/16	PUBLIC SAFETY TESTING	5041	Q2 SUB FEES	255.78
70126	1111	07/14/16	RYAN BAKER	5149	APR,MAY, JUN GYMREIMB	122.38
70127	1111	07/14/16	STERICYCLE, INC.	5047	MONTHLY SERVICE	303.85
TOTAL CHECK						
TOTAL CHECK						

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70128	1111	07/14/16	T M G SERVICES INC	5036	7.5 FT FOGROD - 50FT	1,062.32
70129	1111	07/14/16	TAMMY BROWNING	3863000	COMM RM REFUND	125.00
70130	1111	07/14/16	TRAFFIC SAFETY SUPPLY CO	5036	CUSTOM SIGN W/BLUE	120.00
70131	1111	07/14/16	TRAVIS DAVIS	5043	2 DAYS PERDIEUM	76.50
70131	1111	07/14/16	TRAVIS DAVIS	5043	FUEL FOR CO.CAR	28.00
			TOTAL CHECK			104.50
70132	1111	07/14/16	TRIANGLE RESOURCES INC	5036	BRUSH	15.00
70132	1111	07/14/16	TRIANGLE RESOURCES INC	5036	BRUSH	15.00
70132	1111	07/14/16	TRIANGLE RESOURCES INC	5036	BRUSH	20.00
70132	1111	07/14/16	TRIANGLE RESOURCES INC	5036	BRUSH	20.00
70132	1111	07/14/16	TRIANGLE RESOURCES INC	5036	BRUSH	20.00
70132	1111	07/14/16	TRIANGLE RESOURCES INC	5036	BRUSH	30.00
70132	1111	07/14/16	TRIANGLE RESOURCES INC	5036	BRUSH	30.00
70132	1111	07/14/16	TRIANGLE RESOURCES INC	5036	BRUSH	30.00
70132	1111	07/14/16	TRIANGLE RESOURCES INC	5036	BRUSH	55.00
70132	1111	07/14/16	TRIANGLE RESOURCES INC	5036	BRUSH	60.00
70132	1111	07/14/16	TRIANGLE RESOURCES INC	5036	BRUSH	60.00
70132	1111	07/14/16	TRIANGLE RESOURCES INC	5036	BRUSH	67.00
70132	1111	07/14/16	TRIANGLE RESOURCES INC	5036	BRUSH	7.00
70132	1111	07/14/16	TRIANGLE RESOURCES INC	5036	BRUSH	15.00
70132	1111	07/14/16	TRIANGLE RESOURCES INC	5036	YARD	10.00
			TOTAL CHECK			454.00
70133	1111	07/14/16	TYCO INTEGRATED SECURITY	5041	QRTLY BILLING	52.01
70134	1111	07/14/16	USA BLUEBOOK	5036	HACH FREE CHLORINE SW	503.64
70134	1111	07/14/16	USA BLUEBOOK	5036	CLEAR REFLECTIVE PAIN	94.39
70134	1111	07/14/16	USA BLUEBOOK	5036	HYDRANT CAP GASKET	240.82
			TOTAL CHECK			838.85
70135	1111	07/14/16	VAIRKKO TECHNOLOGIES, LLC	5041	CERTIFICATION, SUPPOR	215.80
70136	1111	07/14/16	WALLIS ENGINEERING	5041	SHOCKLEY TRACT C PUD	364.00
70136	1111	07/14/16	WALLIS ENGINEERING	5041	UHAUL MOVING & STG	1,046.50
70136	1111	07/14/16	WALLIS ENGINEERING	5041	MAIN STREET MIXED USE	1,098.50
70136	1111	07/14/16	WALLIS ENGINEERING	5041	2016 DEVELOPMENT RVW	745.20
70136	1111	07/14/16	WALLIS ENGINEERING	5041	SALVATION ARMY	615.00
			TOTAL CHECK			3,869.20
70137	1111	07/14/16	WASHINGTON STATE PATROL	5051	BACKGROUND CHECKS	236.00
70138	1111	07/14/16	WAXIE SANITARY SUPPLY	5036	MULTIFOLD	629.58
70139	1111	07/14/16	WEST COLUMBIA GORGE HUMAN	5041	JUN 2016 IMPOUND FEES	1,920.00
70140	1111	07/14/16	WILDFLOWER MEADOWS, LLC	5036	LITTER PICK UP BAGS	150.68
			TOTAL FUND			66,314.67
			TOTAL REPORT			66,314.67

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70141	1111	07/20/16	AMERICAN WATER WORKS ASSN	5149	DUES 10/1/16-9/30/16	1,974.00
70142	1111	07/20/16	BERGER/ABAM ENGINEERING	5041	32ND STREET SCHMID PROPER	1,709.34
70142	1111	07/20/16	BERGER/ABAM ENGINEERING	5041	EVERGREEN WAY BUS MAINTEN	64,116.23
	TOTAL CHECK					65,825.57
70143	1111	07/20/16	BLACKLINE, INC	5063	2016 SLURRY SEAL	122,436.00
70144	1111	07/20/16	CESSCO, INC	5035	STIHL PRO HELMET	791.11
70145	1111	07/20/16	CLARK CO AUDITOR	5149	GIS DATA CD	108.40
70146	1111	07/20/16	THE COLUMBIAN	5149	6 MONTH RENEWAL	195.00
70146	1111	07/20/16	THE COLUMBIAN	5041	AD FOR BIDS	151.73
70146	1111	07/20/16	THE COLUMBIAN	5044	NOTICE OF APPLICATION	208.91
	TOTAL CHECK					555.64
70147	1111	07/20/16	COMCAST	5042	SVCS 07/20-08/19	106.11
70148	1111	07/20/16	FASTENAL COMPANY	5035	3' MEASURING WHEEL	617.29
70148	1111	07/20/16	FASTENAL COMPANY	5036	CUT GUARD GLOVES	23.49
70148	1111	07/20/16	FASTENAL COMPANY	5036	ZERK 1/8 PIPE STR	13.41
70148	1111	07/20/16	FASTENAL COMPANY	5036	RATCHET BIND, CW	167.67
70148	1111	07/20/16	FASTENAL COMPANY	5036	RACHT TAKE	13.94
	TOTAL CHECK					835.80
70149	1111	07/20/16	FRONTIER	5042	SVC 07/04-08/03	286.05
70149	1111	07/20/16	FRONTIER	5042	SVC 07/07-08/06	105.31
	TOTAL CHECK					391.36
70150	1111	07/20/16	FRONTIER LANDSCAPING INC.	5041	REMOVE MAPLE TREE	520.32
70150	1111	07/20/16	FRONTIER LANDSCAPING INC.	5041	PRUNING, RMV DEBRIS	1,322.48
	TOTAL CHECK					1,842.80
70151	1111	07/20/16	FUSION GRAPHIX LLC	5044	3MM SIGN WITH GRAPHIC	271.30
70152	1111	07/20/16	G C SYSTEMS, INC	5048	SOLENOID CONTROL	2,957.98
70153	1111	07/20/16	GABRIELA GARCIA	3863000	COMM RM REFUND	175.00
70154	1111	07/20/16	GENERAL PACIFIC INC	5036	HRE PIT TOUCH PAD	4,969.06
70154	1111	07/20/16	GENERAL PACIFIC INC	5036	BAD MI70-R, BAD HRE-M	1,259.61
	TOTAL CHECK					6,228.67
70155	1111	07/20/16	GLORY DAYS TROPHIES & SPO	5023	SHIRTS	290.24
70155	1111	07/20/16	GLORY DAYS TROPHIES & SPO	5023	SHIRTS	337.67
70155	1111	07/20/16	GLORY DAYS TROPHIES & SPO	5023	SHIRTS	453.75
70155	1111	07/20/16	GLORY DAYS TROPHIES & SPO	5023	SHIRTS	458.72
70155	1111	07/20/16	GLORY DAYS TROPHIES & SPO	5023	SHIRTS	79.82
70155	1111	07/20/16	GLORY DAYS TROPHIES & SPO	5023	SHIRTS	112.03
70155	1111	07/20/16	GLORY DAYS TROPHIES & SPO	5023	SHIRTS	186.18
70155	1111	07/20/16	GLORY DAYS TROPHIES & SPO	5023	JACKET - B.WILSON	86.70
	TOTAL CHECK					2,005.11
70156	1111	07/20/16	GRAINGER	5036	PLUG IN RELAY	305.65

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70157	1111	07/20/16	GREENSTONE ARCHITECTURE P	5048	WWTP OFFICE EXPANSION	1,000.00
70157	1111	07/20/16	GREENSTONE ARCHITECTURE P	5041	COMMUNITY ROOM KITCHE	359.10
70157	1111	07/20/16	GREENSTONE ARCHITECTURE P	5041	COMMUNITY CENTER RE-ROOF	525.83
	TOTAL CHECK					1,884.93
70158	1111	07/20/16	INNOVATIVE SERVICES NW	5041	2016 ANNUAL CONTRACT FOR	5,057.78
70159	1111	07/20/16	INTEGRA TELECOM	5042	SVC 07/08-08/07	883.30
70160	1111	07/20/16	LAURIE JOHNSON	3863000	COMM ROOM REFUND	125.00
70161	1111	07/20/16	LSW ARCHITECTS PC	5041	BUILDING CAPITAL FACILITI	3,387.50
70162	1111	07/20/16	MEGHAN SCHULTZ	5041	MAY/JUN CONSULT SVCS	450.00
70163	1111	07/20/16	METRO LANDSCAPE SUPPLIES	5048	3 WAY SOIL MIX	142.49
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	1/2" LOW PRESSURE	52.30
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	ADAPTER	2.55
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	ADAPTER	20.49
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	BEARING	111.49
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	BLOW GUN	17.78
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	COUPLING, DIAL GAUGE	7.82
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	COUPLING, DIAL GAUGE	29.38
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	DISPENSER	74.54
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	EXPANSION PLUG	3.59
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	FACE SHIELD COVER	64.24
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	FAST HARDENER	47.88
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	FILTER	14.64
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5036	FILTER	31.43
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5036	FILTER	31.43
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	GOLD HD AIR FIL	3.58
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	GOLD HD OIL FIL	63.62
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	GOLD HD OIL FIL	10.62
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	HARDENER, FILTER	122.98
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5036	HERCULN 1 GAL	70.45
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5036	HERCULN 1 GAL	70.45
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	HERCULN 1 GAL	70.45
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	MUD FLAP	13.83
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	SD DRILL BIT	46.98
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	STL SHALLOW FRZ PLUG	.99
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	TIRE VAL, NEEDLE	62.22
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	VALVE FULL PORT BRASS	19.56
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	V-RIBBED BELT	33.69
70164	1111	07/20/16	CAMAS AUTO & TRK SUPPLY I	5048	WHEEL BOLT REAR	50.12
	TOTAL CHECK					1,149.10
70165	1111	07/20/16	NORTH CENTRAL LABORATORIE	5036	BUFFER SOLUTION, AMMO	1,320.52
70166	1111	07/20/16	NORTHSTAR CHEMICAL, INC	5036	SODIUM HYDROXIDE	1,231.46
70167	1111	07/20/16	ORRCC OIL RE-REFINING COM	5048	USED OIL, CLOR D TST	75.00
70167	1111	07/20/16	ORRCC OIL RE-REFINING COM	5048	USED OIL, CLOR D TST	75.00
	TOTAL CHECK					150.00
70168	1111	07/20/16	OTAK	5041	STORMWATER AND LID CODE &	4,967.00

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70169	1111	07/20/16	POLLARDWATER.COM - EAST	5036	PITOT BLADE	1,622.72
70170	1111	07/20/16	PORTER W YETT COMPANY	5048	HMA OR 3/8"	130.00
70171	1111	07/20/16	ROSANNE ODELL	3863000	COMM ROOM REFUND	125.00
70172	1111	07/20/16	SILVER STAR TELECOM	5042	SERVICE 07/01-07/31	1,069.77
70173	1111	07/20/16	SLAYDEN CONSTRUCTION GROU	5063	CONSTRUCTION WORK FOR NEW	483,617.16
70174	1111	07/20/16	SUNGARD PUBLIC SECTOR	5149	OPTIO PLUS SERIES	1,627.38
70174	1111	07/20/16	SUNGARD PUBLIC SECTOR	5149	GL FPLUS, AP, PO, ETC	20,800.50
			TOTAL CHECK			22,427.88
70175	1111	07/20/16	TRAFFIC SAFETY SUPPLY CO	5036	SINGLE SIDED SIGN	54.00
70176	1111	07/20/16	U.S. BANK N.A. - CUSTODY	5041	FED/EQUITY FEES	24.00
70177	1111	07/20/16	VWR INTERNATIONAL	5036	PIPET SEROLOGICL	1,749.61
70178	1111	07/20/16	WA CITIES INS. AUTHORITY	5049	WCIA TRAINING S.GROVE	50.00
70178	1111	07/20/16	WA CITIES INS. AUTHORITY	5049	WCIA TRNG - W.NOONAN	50.00
			TOTAL CHECK			100.00
70179	1111	07/20/16	WASHOUGAL LUMBER CO.	5036	BLADES, KNIFE, PAINT	46.32
70179	1111	07/20/16	WASHOUGAL LUMBER CO.	5036	BOLT, STRING LEVEL	165.95
70179	1111	07/20/16	WASHOUGAL LUMBER CO.	5036	CLOTH, BIT, NAIL	37.21
70179	1111	07/20/16	WASHOUGAL LUMBER CO.	5036	FENCE	190.79
70179	1111	07/20/16	WASHOUGAL LUMBER CO.	5036	PAINT BRUSH, PVC CUTT	96.14
70179	1111	07/20/16	WASHOUGAL LUMBER CO.	5035	PVC PIPE	54.15
			TOTAL CHECK			590.56
			TOTAL FUND			739,070.28
			TOTAL REPORT			739,070.28

CITY OF WASHOUGAL

PAYROLL CLAIMS VOUCHER APPROVAL

I HEREBY CERTIFY THAT THE SERVICES CHARGED ON THE VOUCHERS ATTACHED HAVE BEEN FURNISHED TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THE CLAIMS BELOW TO BE VALID AND CORRECT.

FINANCE _____

WE THE UNDERSIGNED COUNCIL MEMBERS OF WASHOUGAL, WASHINGTON DO HEREBY CERTIFY THAT THE CHECK #9856-9865 & VOUCHER #'S V18421-V18481 ARE APPROVED FOR PAYMENT IN THE AMOUNT OF \$226,645.36 ON THIS 15th DAY OF JULY 2016.

FINANCE COMMITTEE _____

FINANCE COMMITTEE _____

FINANCE COMMITTEE _____

AGENDA BILL
BUSINESS OF THE CITY COUNCIL
City of Washougal, Washington
Bill No. 51-16

SUBJECT:
 Resolution expressing the City's support of the members of the City Police Department and law enforcement professionals across the nation.

FOR AGENDA OF: July 25, 2016
DEPT. OF ORIGIN: Public Safety Committee/Admin

EXHIBITS:
 Resolution

REVIEWED AT:
TO BE RETURNED TO COUNCIL: No
APPROVED BY DEPT. HEAD: *[Signature]* 7/21/16

EXPENDITURE REQUIRED: None	BUDGETED: NA	APPROPRIATION REQUIRED: NA
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SUMMARY STATEMENT

In light of the recent proliferation of shootings across the nation involving police officers as victims, the Public Safety Committee desires that the Council, on behalf of the Washougal Community, formally express its support for the men and women of the Washougal Police Department, who wear their uniforms with honor, dedication, and integrity as they serve and protect our community. Additionally, the Committee desires that the Council, on behalf of the Washougal community, stand with and convey our deepest condolences to the victims, their families and friends, as well as those communities which have experienced these shootings.

The attached resolution formalizes this expression of support. It is recommended that the resolution be read in its entirety.

RECOMMENDED ACTION

1. Read the Resolution.
2. Pass and post the Resolution in the usual manner.

RESOLUTION NO. _____

A RESOLUTION in support of Washougal Police Department personnel and law enforcement officers nationwide.

WHEREAS, the men and women of the Washougal Police Department wear their uniforms with honor, dedication, and integrity as they serve and protect our community; and

WHEREAS, these uniforms have made them targets by those who seek to kill or injure law enforcement officers simply because of their profession and commitment to duty; and

WHEREAS, the City Council of Washougal and our community grieve with others around the country in the wake of the recent proliferation of shootings, especially the law enforcement community, which has lost officers in the line of duty; and

WHEREAS, the citizens of Washougal stand with and convey our deepest condolences to the victims, their families and friends, as well as those communities which have experienced these shootings; and

WHEREAS, the citizens of Washougal remember and honor the sacrifices of all law enforcement officers who have lost their lives protecting the communities they were sworn to uphold.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WASHOUGAL, WASHINGTON as follows:

The City of Washougal honors, supports, and stands united with the Washougal Police Department and law enforcement officers nationwide who serve and protect our communities.

PASSED by the Council for the City of Washougal at a regular meeting this **25th** day of **July, 2016.**

City of Washougal, Washington

MAYOR

ATTEST:

Finance Director / City Clerk

APPROVED AS TO FORM:

City Attorney

AGENDA BILL
BUSINESS OF THE CITY COUNCIL
City of Washougal, Washington
Bill No. 52-16

SUBJECT:

Hold Public Hearing

PA #16060008 & ENV #16060009

(UGA Land Use Study Preferred

Alternative & NW UGA Moratorium

Extension)

FOR AGENDA OF: July 25, 2016

DEPT. OF ORIGIN: Community Development

REVIEWED AT:

EXHIBITS:

A. Policy Framework Memorandum

dated July 20, 2016

B. Draft Ordinance to adopt UGA Land

Use Study Preferred Alternative

C. Public Comments Received

D. Draft Ordinance for the NW UGA

moratorium extension

TO BE RETURNED TO COUNCIL: Yes

APPROVED BY DEPT. HEAD:

EXPENDITURE REQUIRED:

\$0

BUDGETED:

\$0

APPROPRIATION REQUIRED:

\$0

SUMMARY STATEMENT

In October of 2015 the Washougal City Council entered into a professional service agreement (PSA) with BergerABAM to review the existing land uses within the City's Urban Growth Area (UGA). This review was initiated as the identified land uses within the UGA's, particularly the Employment Center designation, did not seem consistent with the city's goals. The PSA brought together a Technical Advisory Committee (TAC) and a City Center Focus Group (CCFG) that reviewed plans and ideas to come up with a recommended preferred alternative.

At the November 16, 2015 City Council Meeting the Council adopted Ordinance #1783 annexing property into the City of Washougal identified as the NW UGA Annexation. This ordinance also placed a moratorium on all property within the annexed area zoned as Employment Center until the land use study being performed by BergerABAM was completed. On January 25, 2016 the City Council enacted a development moratorium on all of the remaining properties subject to the annexation again until the land use study was complete and a better vision for the area had been determined.

In order for recommended maps and policy framework to be fully implemented staff is recommending the City Council adopt the UGA Land Use Study Preferred Alternative as a policy framework to guide the development of the Comprehensive Plan Map, Zoning Map, Land Use Regulations, and Development Agreements.

In addition, staff is recommending that the development moratorium for the properties annexed under the NW UGA Annexation be extended until the recommended policies can be implemented. The moratorium

ordinance contains provisions for development to proceed if the applicant submits a Development Agreement to the City Council that is fully consistent with the policies of the UGA Land Use Study Preferred Alternative. Because the timeframes for the existing moratoria are expiring the proposed ordinance for the continued moratorium will be an emergency ordinance.

Distribution for Comment & Environmental Review

A joint Notice of Application and Likely SEPA determination of non-significance (DNS) for the proposal was issued and published on July 8, 2016. Request for comments on the proposal were routed to internal departments, various federal, state and county agencies and mailed to property owners within the UGA's and within 500' of the UGA's. The Likely SEPA determination will be deemed final as of July 25, 2016.

Comments

Several comments were received and they are attached within Exhibit C.

The majority of concerns are from the existing residences within the "Woodburn" development. The concerns focus around traffic and trails through the development as well as potential higher densities adjacent to the development and protection for the existing residences. Staff is hopeful that the concerns around roads and trails can be adequately addressed after a traffic analysis is performed and concepts such as "beveling" have been introduced to further protect the existing and future lower density developments from higher density developments. Staff understands these concerns and has commented that, if adopted, the policy framework document and maps don't make any changes. Further work including public notice, public comment, and hearings are necessary to implement the required Comprehensive Plan and Zoning Map changes as well as the Land Use Regulations.

Planning Commission Work Session

Staff presented the proposed amendments for review, discussion and revisions to the Planning Commission during a work session on July 11, 2016.

Public Hearing Notices (Planning Commission)

Public hearing notice for the Planning Commission hearing was published on July 1, 2016.

Planning Commission Hearing

Planning Commission held a public hearing on the proposed amendments on July 12, 2016.

Planning Commission Recommendation

The Planning Commission recommended the City Council adopt the UGA Land Use Study Preferred Alternative with three (3) amendments:

1. Remove the green "Parks/Open Space/Critical Areas" designations from the maps and crosshatch the steep sloped areas;
2. Add language to allow the commercial areas to expand up to 10-acres under certain circumstances; and
3. Make provisions for a 1-2 acre park and fire station at the "top" of the Northwest UGA.

Planning Commissioner Mike Lamb made a motion to forward to City Council a recommendation of approval for the UGA Land Use Study Preferred Alternative as amended. Commissioner Larry White seconded the motion.

The motion carried by unanimous vote.

In the revised Policy Framework Memorandum dated July 20, 2016 the amendments recommended by the Planning Commission have been addressed as follows:

1. In Attachment B the maps have been revised;
 2. On page C-3 of 7 in Attachment C under Section 1.2.2, language was added to allow the commercial areas to expand up to 10 acres if there is common ownership and the expansion is justified through a market study;
 3. The original plan map, and current, already identify an approximate 3-acre “Potential Park” at the southern extension of 293rd Avenue (now N Deboever Lane). Staff is not recommending a fire station in this location; however, if Council desires this location for a station staff can identify that through the implementation process.
-

City Council Workshop

Staff presented the proposed amendments for review and discussion to the City Council during a workshop on July 11, 2016.

Public Hearing Notices (City Council)

Public hearing notice for the City Council hearing was published on July 15, 2016.

RECOMMENDED ACTION

1. Hold a public hearing to take public testimony, and if Council desires
2. Make a motion to authorize the city attorney to read the ordinance by title only to adopt the UGA Land Use Study Preferred Alternative, and
3. Make a motion to authorize the city attorney to read the ordinance by title only to extend for six-months the development moratorium within the NW UGA annexation area; and
4. Pass, post, and publish the ordinances in the usual manner.



Memorandum

Date: 20 July 2016

Subject: Washougal Urban Growth Area (UGA) Preferred Alternatives (revised)

From: Scott Keillor and Nicole McDermott, BergerABAM
Eric Eisemann, E2 Planning

To: Mitch Kneipp, Project Manager, City of Washougal

Route to: Washougal Planning Commission, Washougal City Council

This memorandum and attachments provide an overview of the Northwest and Northeast UGA preferred alternatives development process, and defines next steps required to implement the plans. The preferred alternatives, in combination with the policy framework, represent an interim step in implementing the vision for these UGAs. Next steps will include a traffic analysis and preparation of required comprehensive plan and code amendments consistent with this framework to be adopted by the end of 2016.

Preparation of the Northwest and Northeast UGA preferred alternative plans over the past six months included a site analysis and visioning, under the direction of a Technical Advisory Committee with public input, stakeholder input, and a City Center Focus Group (CCFG) session. At the outset of the project, the City sought to define the existing Employment Center zoning for the UGAs. However, an Employment Land Needs Analysis showed adequate employment lands and a need for more housing to meet Washougal's future land needs. Also, steep roadways and city-edge locations required a fresh look at the appropriate land uses in the UGAs. Based on the employment land analysis and stakeholder input, the UGA preferred alternative plans show single-family housing development, with parks, trails, and open spaces, as well as smaller neighborhood-serving commercial and community facility uses. Because the plans will reduce employment land in the UGAs, a set of city center strategies to enhance downtown development were drafted with CCFG input (Attachment A).

The attached Northwest and Northeast UGA preferred alternative plans have been refined and are recommended for adoption by the Technical Advisory Committee (Attachment B). The attached policy framework provides direction for implementing comprehensive plan and zoning code updates as a next step in implementing the preferred UGA plans (Attachment C). In order to preserve the intent of these new UGA plans, an extended moratorium is

Mr. Mitch Kneipp
20 July 2016
Page 2

recommended through the end of 2016 to allow time for plan and code revisions, refinement, and adoption.

We look forward to Planning Commission and City Council input on the UGA plans.

Attachments

Attachment A: Downtown Development Strategies

Attachment B: Northwest and Northeast UGA Preferred Alternative Plans

Attachment C: UGA Policy Framework

SK:NM:llt

Memorandum
Washougal Urban Growth Area (UGA) Preferred Alternatives
City of Washougal, Washington

Attachment A
Downtown Development Strategies

**ATTACHMENT A
DOWNTOWN DEVELOPMENT STRATEGIES**

STRATEGIES TO INCREASE EMPLOYMENT CAPACITY

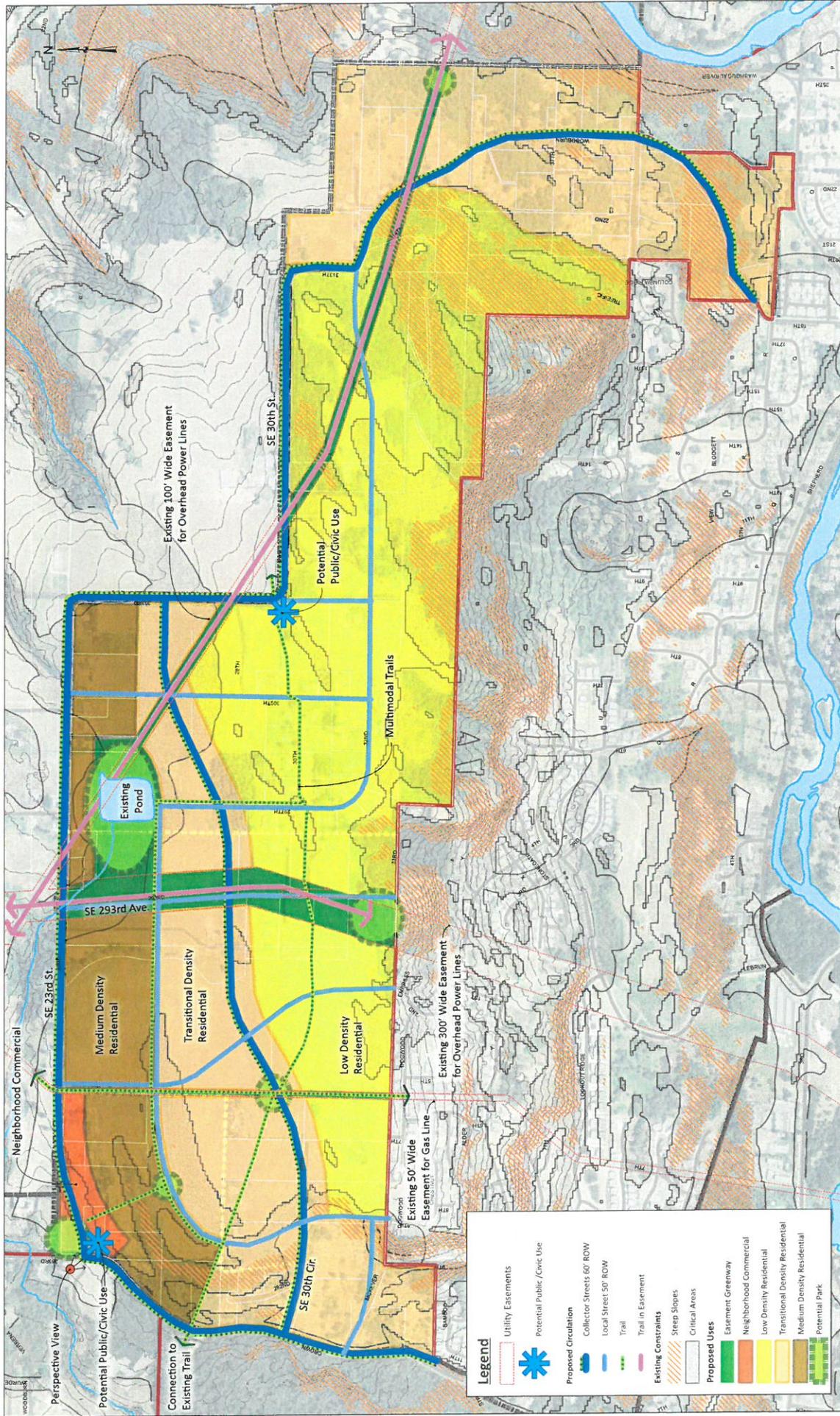
The preferred alternatives for the Northeast and Northwest Urban Growth Areas (UGAs) significantly reduce the total amount of vacant and buildable employment land within the Washougal UGA. The updated employment capacity estimates show that, even with the proposed reduction in employment land in the UGA, there will be sufficient employment capacity to accommodate the anticipated growth in employment through 2035. However, the amount of excess employment capacity is reduced and, at 7 percent, is below a targeted capacity market buffer of 15 percent. The following strategies are recommended to increase the capacity of employment land in Washougal.

- Assist the Port of Washougal and others with investments to mitigate wetlands on employment land.
- Establish minimum floor area ratios for certain areas/zones or through development agreements.
- Invest in infrastructure to support higher density development in urban areas (ex: structured parking garages).
- Invest in urban amenities and develop a strategy to support small businesses that bring new ideas and investments to the City of Washougal.
- Selectively use development incentives, such as the multifamily property tax exemption, to encourage mixed-use development or a minimum density of multifamily development.
- Apply mixed-use zoning to multifamily-zoned property in the City.
- Use transitional zoning to allow commercial uses in residential areas adjacent to commercial zones – allow some business development in Town Center-West.
- Develop a master plan for Town Center-East.
- Create a “maker overlay” in the Town Center-Core or Town Center-East that supports the manufacture and sale of specialty goods in the same location, which could facilitate the blossoming of new industries, such as a local food and spirits industry or locally made recreational products.
- Evaluate whether cottage-style housing is appropriate in the Town Center-West Village area as a way to increase the population around the downtown core. Cottage-style housing is attractive to an aging population and to the creative class.
- Evaluate whether it is in the community’s long-term interest to encourage sustainable building practices or adaptive reuse strategies and whether expanding the range of uses or density allowed would incentivize sustainable building practices.
- Require ground-floor commercial in the core.

- Develop streetscape design at intersections leading into the Town Center districts, which could focus attention on the different character of each district and could better direct attention toward downtown.
- Consider a pattern book of architectural styles based on Washougal's historic architecture, which could help strengthen the historic sense of place in downtown.
- Revise the current code to include "shall" instead of "should" and identify the types of businesses Washougal is trying to attract clearly.

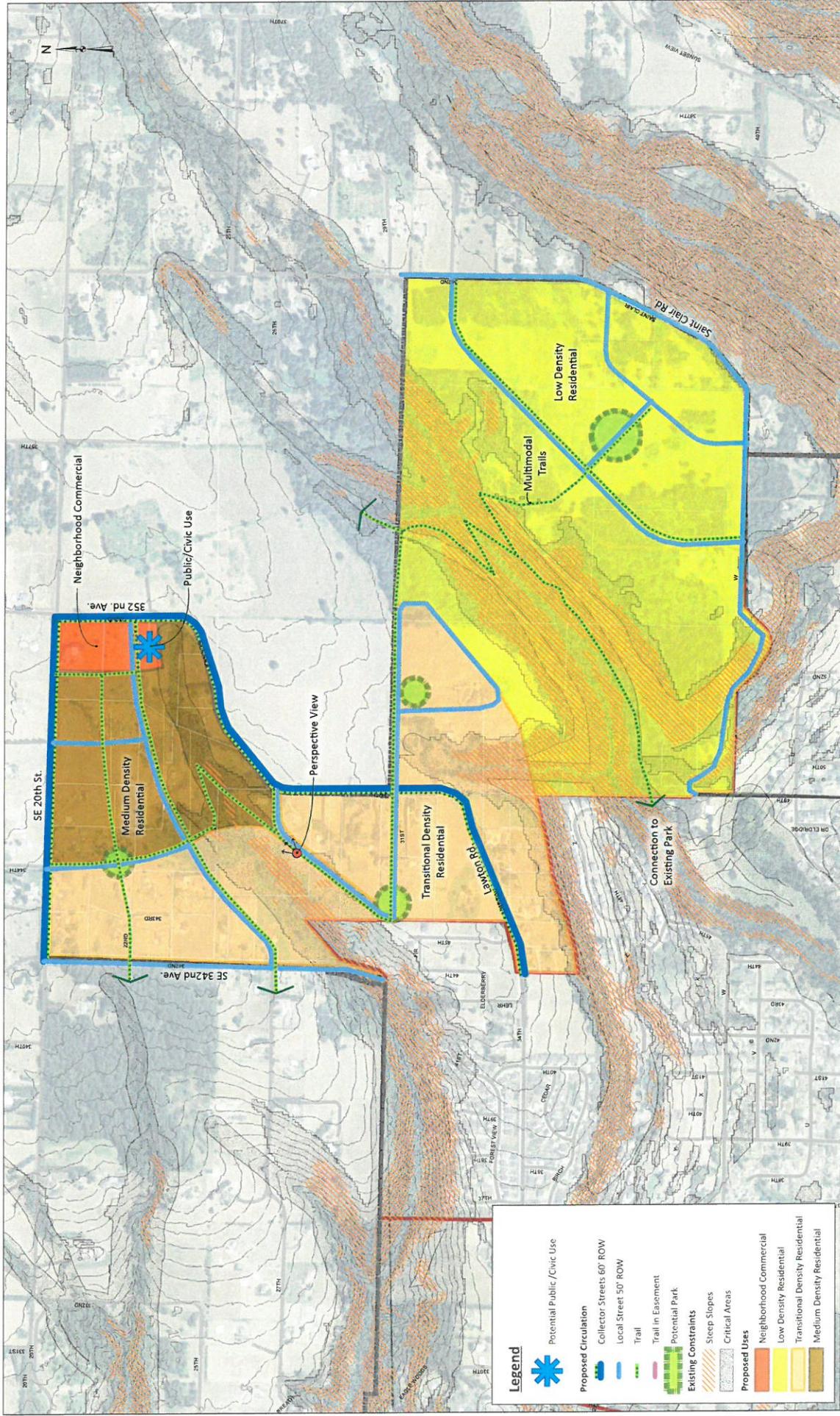
Memorandum
Washougal Urban Growth Area (UGA) Preferred Alternatives
City of Washougal, Washington

Attachment B
Northwest and Northeast UGA Preferred Alternative Plans (Revised)



Northwest Urban Growth Area Preferred Alternative
City of Washougal





Northeast Urban Growth Area Preferred Alternative
City of Washougal



Memorandum
Washougal Urban Growth Area (UGA) Preferred Alternatives
City of Washougal, Washington

Attachment C
UGA Policy Framework (Revised)

**ATTACHMENT C
URBAN GROWTH AREA POLICY FRAMEWORK**

1.0 WASHOUGAL URBAN GROWTH AREA GUIDING PRINCIPLES

The policy framework includes provisions for connectivity (pedestrian, bike, and vehicular), parks, trails, architectural standards, landscaping, view preservation, and compatibility between neighborhood commercial and residential areas, such as landscaping, screening and buffers. The policy framework is applicable to development of both the Northwest and Northeast UGAs. However, where appropriate, distinctions are identified and expanded upon. Where possible, the policy framework relies on and identifies adopted or proposed Washougal Comprehensive Plan goals and policies.

1.1 Growth Management

- Consistent with the 2016 Draft Washougal Comprehensive Plan (Comprehensive Plan), the City will encourage citizen participation throughout the land use planning and administration process. (Land Use Policy 1-B)
- Consistent with the Comprehensive Plan, the City will channel all new development into the Washougal UGA. (Land Use Policy 1-D)
- The City will apply Washougal Comprehensive Plan policies to all land within the Washougal UGA.
- The City shall apply Washougal zoning districts and land division and development regulations only to land annexed into the City; provided that, the City may enter into a memorandum of agreement whereby Clark County may administer City zoning and development regulations to areas within the Washougal UGA prior to annexation.
- The City shall apply new development regulations at the time an owner elects to pursue new development on the land.
- Consistent with the Comprehensive Plan, the City will respect current uses of land in the Washougal UGA and will permit expansion of legal nonconforming uses, subject to compliance with current development standards. (Land Use Policy 2-F)

1.2 Land Use Alternatives

1.2.1 Residential Development

- Consistent with the Comprehensive Plan, the City will zone a sufficient supply of land for residential use that is supported by public services to facilitate phased development over the 20-year plan timeframe. (Housing Policy 1-A)
- The Northwest and Northeast UGA Preferred Alternative maps identify low, transitional, and medium residential densities, as well as neighborhood commercial, which shall correspond to the following Comprehensive Plan and zoning designations:

- Low – Urban Low Density Residential (R1-15)
- Transitional – Urban Low Density Residential (R1-10 and R1-7.5)
- Medium – Urban Medium Density Residential (R1-5)
- Neighborhood Commercial – Commercial (Convenience Commercial)
- Consistent with the Northwest UGA Preferred Alternative Map, the City shall:
 - achieve an average density of 4.8 dwelling units per acre (du/acre);
 - focus low-density residential development (2 to 3 du/acre) around existing large-lot residential development in order to minimize impacts to existing homes;
 - concentrate medium density (6 to 9 du/acre) along Crown Road, Southeast 23rd Street, and the proposed east-west roadway; and
 - use transitional density (4 to 6 du/acre) as a buffer between low and medium density zones.
- Consistent with the Northeast UGA Preferred Alternative Map, the City shall:
 - achieve an average density of 4.3 du/acre;
 - focus low-density residential (2 to 3 du/acre) Southeast of Lawton Road and along Saint Clair Road with local street access;
 - concentrate medium density (6 to 9 du/acre) adjacent to the commercial node and along Lawton Road; and
 - use transitional density (4 to 6 du/acre) as a buffer between medium density and existing neighborhoods.
- Allow flexibility to create higher density uses along transportation corridors
- Consistent with the Comprehensive Plan, target 75 percent of all housing units within the Northwest and Northeast UGAs as single-family detached. (Housing Policy 1-B)
- Consistent with the Draft Comprehensive Plan, Housing Goal 4, the City will encourage housing that takes advantage of the natural features of the landscape in order to encourage views and promote energy efficiency
- To protect territorial views from the Northwest and Northeast UGAs to the north and to protect views from the Northwest UGA to the south and east of the Columbia River and Columbia Gorge National Scenic Area River Gorge, the City will encourage the development of new public parks, trails, and open space to protect view corridors. The primary goal is to protect view corridors from public vantage points. The City may evaluate the feasibility of view corridor protection along public rights-of-way through regulatory techniques, such as stair-stepping building height along transportation corridors or transferring development rights in exchange for conservation easements. (Housing Policy 4-A)
- Consistent with Goal 5 of the Comprehensive Plan, the City will encourage innovative new development within both UGAs and will provide for Planned Unit Developments (PUD) (Housing Policy 5A). A PUD must not only set aside public and private open space but each PUD must also provide up to 15 percent of the net

developable area of a PUD for recreational areas, such as trails and active-use parkland.

- Housing development that is adjacent to the commercial nodes shall provide yard setbacks, landscaping, buffering and screening consistent with the B3-High Screen Buffer standards in Chapter 18.48 of the Washougal Municipal Code (WMC).
- Where residential districts are adjacent to each other and not separated by a developed public right-of-way, public parks, or public trails, lot sizes in higher-density districts adjacent to the perimeter of a lower-density district shall increase incrementally. For example:
 - Where a low density zone with a 15,000-square-foot minimum lot area is adjacent to a transitional density zone with a 10,000-square-foot minimum lot area, the minimum lot area of the transitional-density lots adjacent to the low-density zone shall be 12,500 square feet.
 - Where a transitional-density zone with a 10,000-square-foot minimum lot area is adjacent to a medium-density zone where the minimum lot area is 5,000 square feet, the minimum lot area of the medium-density lots adjacent to the transitional-density zone shall be 7,500 square feet.

1.2.2 Commercial Development

- The City will shift commercial and industrial zoning away from the Northeast and Northwest UGAs, except for smaller neighborhood commercial areas. Consistent with Goal 3 of the Economic Development Chapter of the Comprehensive Plan, the City shall adopt a program of interrelated strategies, policies, and regulations for the purpose of enhancing a mix of commercial and residential uses in downtown Washougal.
- In the Northwest UGA the City will focus neighborhood commercial development (approximately 6 acres) at the intersection of Southeast 23rd Street and Crown Road. This commercial area may be expanded to comprise up to 10 acres under common ownership when an applicant justifies the additional acreage through a market study. The Northwest commercial area will:
 - draw from existing residential development in Camas, and
 - include locations for public/civic uses, such as, a fire house, police station, public plaza, community building, and similar uses.
- In the Northeast UGA the City will focus a neighborhood commercial node (approximately 6 acres) with potential public/civic uses at the intersection of 352nd Street and SE 20th Street to take advantage of proximity to the existing fire station to the north and to serve local residents. This commercial area may be expanded to comprise up to 10 acres under common ownership when an applicant justifies the additional acreage through a market study.
- The public/civic uses shall not represent less than 7.5 percent of the gross area of the commercial nodes.

- Because the commercial nodes will abut rural lands outside of the Washougal UGA and nearby public uses and because of the lower density envisioned for both UGAs, the City will adopt regulations promoting a quiet zone which limits hours of operation of all businesses in the Northwest and Northeast UGAs.
- The City shall apply the Convenience Commercial (CV) standards in WMC Chapter 18.32 until such time as the City adopts new UGA neighborhood-specific commercial lot area, setback, height, use, and design standards. Essential principles include:
 - The maximum height allowed in the commercial node shall not exceed 35 feet from average grade.
 - Ground floor residential uses are prohibited in the commercial nodes. Density may not exceed 16 units per acre.
 - Drive-through restaurants, excluding coffee stands or banking facilities, are prohibited.
 - Twenty-four-hour convenience stores and similar all-night uses are not allowed.
- Consistent with WMC Chapter 18.48, commercial nodes shall provide landscaping, screening, and buffering between the commercial and residential zones and existing uses. Landscape buffers shall not be less than the B3 – High Screen Buffer.

1.2.3 Parks, Trails, and Open Space

- The City adopted an updated Comprehensive Park, Recreation, & Trails Plan in March of 2016. The Draft Comprehensive Plan anticipates that Washougal will need a minimum of 19 acres of park and recreation land within the next 20 years. (Parks and Open Space Section 5.4) based on a level-of-service standard of 5 acres of parks per 1,000 people.
- Consistent with the Draft Comprehensive Plan, the City will identify open space corridors within urban growth areas, including lands useful for recreation, wildlife, trails, and connection of critical areas. (Parks and Open Space Goal 11)
- Parks and trails are an integral part of the overall design and development of the Northwest and Northeast UGAs. Consistent with the Draft Comprehensive Plan, the City “shall take an active role in promoting new recreation opportunities in specific areas” identified in the UGA Preferred Alternative maps. (See Parks and Open Space Policy 1-B)
- Every residential, commercial, and public development within the UGAs shall either provide park or trail facilities within the development or shall provide meaningful connectivity and opportunities to access planned parks and trails.
- Trails should be multimodal providing both recreational and transportation functions, including bicycle access. (Parks and Open Space Policy 2-D)
- Trails shall be designed and constructed consistent with the City’s Engineering Standards for Public Works, Section 3.18.

- The Northwest UGA preferred alternative plan will support a population of approximately 3,811 people, which would require approximately 19 acres of parkland based on the current level-of-service standard. The preferred alternative identifies approximately 19 acres of parks, as well as 19 acres of open space and trail corridors within existing powerline easements.
- Consistent with the Northwest UGA Preferred Alternative Map, future development shall:
 - identify parks of varying sizes, though not less than one-half acre to serve neighborhoods, and larger community parks;
 - provide greenways to ensure connectivity to existing trails as well as through neighborhoods and to proposed parks and public spaces;
 - use existing power and gas easements for open space and trail connections; and
 - retain steep slopes and critical areas as open space and provide trail connectivity where topography makes roadway connections impractical.
- The Northeast UGA preferred alternative plan will support approximately 2,149 people, which would require approximately 10.75 acres of parkland based on the current level-of-service standard. The preferred alternative identifies approximately 6 acres of parks, as well as a significant amount of open space within existing critical areas.
- Consistent with the Northeast UGA Preferred Alternative Map, future development shall retain steep slopes and critical areas as open space and provide trail connectivity where topography makes roadway connections impractical.

1.2.4 Utilities

- Consistent with the Comprehensive Plan, future public and private utilities shall minimize impacts on adjacent properties and the natural environment. (Utilities – Goal 2)
- All utility lines shall be placed underground.
- Where feasible, trails shall be located within existing and future utility corridors.
- The City should encourage low-impact stormwater management strategies in future development.

1.2.5 Transportation

- The City shall update the City of Washougal Transportation Capital Facilities Plan, dated March 2016, to reflect changes to the future transportation system resulting from adoption of the Washougal UGA Preferred Alternative maps.
- All streets shall be designed and constructed consistent with “Chapter 3 Streets City of Washougal Engineering Standards for Public Works Construction,” dated August 2005, or as amended.

- Bicycle lanes or trails are an integral component of the City’s transportation system and shall connect developments within the UGA, and shall connect the UGA to existing and future City transportation links, where feasible.
- The City shall modify the “Bicycle and Pedestrian Circulation Plan” to reflect adoption of the UGA Preferred Alternative Maps.
- The City is encouraged to consider integrating “smart autonomous transportation” concepts into collector and arterial streets within the UGA and elsewhere.
- Streets lights shall be dark sky compatible and use LED lamps.

1.3 Design Principles

1.3.1 Residential Development

- The City shall identify and adopt a “palette” of architectural and landscape design performance standards for new residential development within each UGA to assure quality design. Until such UGA-specific standards are adopted, residential neighborhood design standards should consider the following:
 - No dwelling may have the same front facade as any other dwelling within 200 linear feet on either side of the street, as measured from the nearest point of the subject property lines.
 - Facades must be substantially different beyond simple mirrored plans or shifting garage or window locations.
 - Street-facing front facades shall include combinations of architectural variety, such as front porches, dormers, gables, bay windows, hipped or pitched roofs, orientation of the primary roofline, or other such architectural features that substantially differentiate house facades.
 - If a rear facade is visible from a public right-of-way and no buildable lot is fully between the nearest point of the rear property line of the subject property and the nearest point of a public right-of-way or a private street, the rear facade shall also comply with the residential neighborhood design standards.
 - Where houses are served by alleys, all garages and on-site parking shall be accessible from the alley, and the facade of the house facing the public street shall be designed as the front of the house, including, but not limited to, a primary building entrance consisting of inward swinging door(s), porch(es), window(s), and pathway(s) to the public sidewalks.
 - Each single-family residence shall contain a porch or covered entry area for the primary entrance facing or accessible from the public or private street serving the residence.
 - Garages may not project beyond the front plane of a dwelling.

1.3.2 Commercial Development

- The City shall identify and adopt a palette of architectural and landscape design performance standards for new commercial development within the Northwest and

Northeast UGAs to assure quality development. Until such UGA-specific standards are adopted, non-residential development standards should consider the following:

- Using the Town Center design standards and guidelines in WMC 18.35.070 relating to sites, buildings, and signs, as a starting point for developing a design palette.
- The scale, bulk, and appearance of a nonresidential building facade shall be designed to minimize monolithic or monotonous walls facing residential uses.
- The ground floor of building facades facing streets shall have at least 50 percent of the total wall area in permeable surfaces (windows, pedestrian entrances, open shops).
- Buildings with frontages greater than 50 linear feet shall vary the building line and create offsetting walls, awnings, arcades, modulated wall textures, climbing landscaping materials, and other features that break down the scale of the wall.
- Buildings shall integrate awnings, overhangs, or other rain protection features when abutting pedestrian amenities.
- The exterior finish of buildings shall not be corrugated metal or vertical jointed wood siding (TI-11).
- Sign lighting shall be indirect, that is, no backlit, flashing or neon illumination.
- Primary building entrances shall be oriented toward a public street and pedestrian facilities.
- Buildings on corner lots shall be located on the street corner with building frontages on both streets and primary entrances oriented toward the intersection. If no buildings are located at street corners, pedestrian plazas and amenities shall provide a focus for the area.
- Parking, driveways, or auto maneuvering areas shall not separate the primary face of the building (front entry face) from the abutting street.
- Provide accessible spaces for public civic interaction using pedestrian plazas, street furniture and public open spaces.

Ordinance # _____

AN ORDINANCE adopting the Urban Growth Area (UGA) Land Use Study Preferred Alternative maps and policy framework memorandum to provide staff with a policy framework to guide the development of future amendments to the Comprehensive Plan Map, Zoning Map, Land Use Regulations, and Development Agreements.

WHEREAS, in November of 2015 the City of Washougal was contemplating an annexation known as the NW UGA Annexation that would annex from Clark County approximately 185-acres. Of this land, 65-acres zoned by the County as Business Park (BP) with an Urban Holding 40 (UH-40) overlay would be designated Employment Center (EC) upon annexation into the City. The remaining 120-acres designated by Clark County as Residential (R1-10, R1-7.5) with an Urban Holding 20 (UH-20) overlay would remain Residential upon annexation; and

WHEREAS, the City of Washougal did not have zoning regulations for the EC zoning designation so the City entered into a Professional Services Agreement (PSA) with BergerABAM for the development of the EC zoning regulations; and

WHEREAS, the initial deliverable under the PSA was a city wide employment land needs assessment that determined there was sufficient employment lands within the existing city limits and a slight deficiency in residential lands; therefore the EC zoning designation within the Northwest and Northeast UGA's was not necessary and could be re-designated to other uses including residential; and

WHEREAS, the PSA brought together a Technical Advisory Committee (TAC) and a City Center Focus Group (CCFG) that met to review plans and ideas to come up with the recommended UGA Land Use Study Preferred Alternative maps and policy framework memorandum; and

WHEREAS, the UGA Land Use Study Preferred Alternative maps and policy framework memorandum do not, in and of themselves, change any Comprehensive Plan Map, Zoning Map or Land Use Regulation but only provide staff with a framework plan in order to process such future amendments; and

WHEREAS, the Planning Commission held a public hearing on July 12, 2016 to take public input on the proposal and they made a recommendation that the City Council adopt the UGA Land Use Study Preferred Alternative with amendments incorporated within; and

WHEREAS, City Council held a public hearing on July 25, 2016 to take public input on the proposed UGA Land Use Study Preferred Alternative.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WASHOUGAL, WASHINGTON as follows:

Section I

The City Council adopts the foregoing recital clauses herein as preliminary findings in support of the adoption of the UGA Land Use Study Preferred Alternative.

Section II

The City Council adopts the UGA Land Use Study Preferred Alternative maps and policy memorandum dated July 20, 2016 as attached as Exhibit "A" in order to provide staff with a policy framework to guide the development of future amendments to the Comprehensive Plan Map, Zoning Map, Land Use Regulations, and Development Agreements.

Section III

This ordinance shall take effect five (5) days after its passage, posting, and publication according to law.

PASSED by the Council for the City of Washougal at a regular meeting this 25th day of July, 2016.

City of Washougal, Washington

MAYOR

ATTEST:

Finance Director / City Clerk

APPROVED AS TO FORM:

City Attorney

Public Comments

Mitch Kneipp

From: Liz Gaines Stiles <lizstiles55@gmail.com>
Sent: Saturday, July 09, 2016 10:43 AM
To: Mitch Kneipp
Subject: UGA Land Use Study Preferred Alternative (Woodburn Hill)

What is the proposed outcome of this study?

Also, I noticed that you did not list the Native American Archaeology site located here on the NE end of Woodburn Hill. Which is located just a bit NW of our address.

Would like to be present at both Washougal Planning Commission and City Council meetings.

The noticed was received July 9, 2016 at 9:30am.

Sincerely,

Elizabeth A Stiles (Liz Stiles)

Roger H and Elizabeth A Stiles
2225 N T Street
Washougal, WA 98671

Ph: 360 606-9557
email: lizstiles55@gmail.com

7/13/2016

Jeff Harper, Concerned Home and Land Owner
29902 SE 30th Street
Washougal, WA 98671

Mitch Kneipp, City of Washougal Community Development Director
1701 C Street, Washougal, WA 98671

Washougal UGA Preferred Alternatives

Mitch, Mayor Guard, and City Council Members,

I own a home and another lot in the Woodburn Development. I know the Northwest UGA extremely well. I am grateful to have been asked to be on the Technical Advisory Committee (TAC) to assist in planning and developing these UGA Land Use Study Preferred Alternatives for the new Northwest and Northeast UGA's. I feel like we made good steps, but we didn't totally fulfill the desires of several of the committee members, particularly in the Northwest UGA section. I am dissatisfied that our concerns have not been addressed fully. I am not too familiar with the Northeast UGA, but several of my concerns would be shared with those in that area as well. However, at the TAC meetings no one voiced any other concerns from the formulated Northeast UGA map.

Here are the areas I want addressed in Attachment C before I will support the plan moving forward. I will also ask the City Council to not support it as well, until these are made.

- All existing homes will be protected from higher density development adjacent to their property by beveling (transitional-density zoning).
- All existing homes will have existing views maintained and protected by restricting roof heights, and further setbacks from adjacent property lines.
- The Woodburn Development of 24 lots with 21 homes will be left as a private road with no connection to neighboring developments, other roads, or trails. None of us want any additional traffic (vehicle or foot) in our neighborhood for safety and privacy reasons. Our neighborhood is extremely unique and highly desirable because of its beautiful views and privacy. Many of us plan to attend the hearing on July 25th, 2016 to voice this concern. One of the Planning Commission members stated on record at the hearing July 12, 2016, the intentions of the City was to keep our roads private.
- Change the target 75 percent of all housing units within the Northwest UGA as single-family detached to 100 percent. There is no place for multi-family housing in this area.
- Remove the amendment added in Planning Commission meeting on July 12, 2016 that changed the transitional-density zone on page 3. This does not make sense and does not protect the adjacent properties.

For peace of mind of our neighborhood, I feel it is important to have these written in the document. I know this is just conceptual zoning at this time, but hearing it and having it written down are different.

Thank you for your consideration,



Jeff Harper, Concerned Home and Land Owner
29902 SE 30th Street

Mitch Kneipp

From: Mitch Kneipp
Sent: Thursday, July 14, 2016 3:42 PM
To: 'Jeff Harper'
Subject: RE: UGA Land Use Study Preferred Alternative Application

Good Afternoon Jeff!

Thank you for your comment and I will add it to the record. I've appreciated your help and comments throughout this process. First, remember this is just the roadmap and a lot of the details are going to be ironed out in the processes to come, but I'd like to try and address your points here.

- *All existing homes will be protected from higher density development adjacent to their property by beveling (transitional-density zoning)*

Response: Protection of existing uses has been an underpinning of our discussions from the onset. Beveling is identified as a tool to assist in this and the details of it will be addressed when zoning is implemented and development regulations are finalized. These are forthcoming processes that you and your neighbors can and should be involved in.

- *All existing homes will have existing views maintained and protected by restricting roof heights, and further setbacks from adjacent property lines.*

Response: Views are something that have been in peoples mind but just recently were addressed in the policy framework (Page C-2 of 7). Like the issues above there will be more work done as part of implementation.

- *The Woodburn Development of 24 lots with 21 homes will be left as a private road with no connection to neighboring developments, other roads, or trails. None of us want any additional traffic (vehicle or foot) in our neighborhood for safety and privacy reasons. Our neighborhood is extremely unique and highly desirable because of its beautiful views and privacy. Many of us plan to attend the hearing on July 25th, 2016 to voice this concern. One of the Planning Commission members stated on record at the hearing July 12, 2016, the intentions of the City was to keep our roads private.*

Response: We have heard and understand the concerns regarding the roads and traffic. As we have said the roads on the plan are conceptual and the next step, yet to be done, is a traffic analysis. That analysis will give us a better handle on how the road network can work for everyone. My recollection of Planning Commissioner Gerhard's statement was that if the City

annexes your development that does not suddenly make your roads public, which is true. However, the traffic analysis will be done to see what makes the most sense and if there is any intention to make those roads public in the future it would be made then. Again, I think any decisions or assumptions on roads and road placement is premature prior to the traffic analyses, but it is beneficial to have your and your neighbor's concerns noted.

- *Change the target 75 percent of all housing units within the Northwest UGA as single-family detached to 100 percent. There is no place for multi-family housing in this area.*

Response: This is a Comprehensive Plan policy meant to provide for varying housing types. We have identified "Medium Density Residential", which could include AR-16 (multi-family, 16 units per acre), but we haven't had any specific discussions about "zoning" property multi-family. When zoning is reviewed this can be addressed. I should note that the Comprehensive Plan policy for designating multi-family lands includes language about the properties being "close to downtown", which clearly these are not. Again, we will review this at the time we review zoning.

- *Remove the amendment added in Planning Commission meeting on July 12, 2016 that changed the transitional-density zone on page 3. This does not make sense and does not protect the adjacent properties.*

Response: The change that was discussed did not become part of the recommendation. Commissioner Gerhard was confused and after I explained it he stated he was fine and the change did not make it into the formal recommendation. The concept that higher density zones have to have larger lots next to lower density zones (beveling) is still in the policy memorandum and part of the concept plans.

I hope this helps a bit. Again, I've appreciated your help and comments throughout this process and encourage you to continue to be involved.

Let me know if you have any more questions.

Best regards,
Mitch

Mitch Kneipp | Community Development Director | City of Washougal
City Hall | 1701 C Street | Washougal, WA 98671 | 360.835.8501 Ext.604 | FAX 360.835.8808
www.cityofwashougal.us



Mitch Kneipp

From: Steve Chen <info@vermitek.com>
Sent: Thursday, July 14, 2016 8:07 AM
To: Mitch Kneipp
Subject: Feedback on UGA Land Use Study Preferred Alternative (PA16060008-ENV 16060009)

Mitch;

I own a house in the Woodburn Development. I love the place I live. I am thankful to have been asked to comment on the Land Use Study Preferred Alternatives for the new Northwest and Northeast UGA's.

Here are the areas I want addressed in Attachment C before I will support the plan moving forward. I will also ask the City Council to not support it as well, until these are made.

- ? **All existing homes will be protected home from higher density development adjacent to their property.**
- ? All existing homes will have existing views maintained and protected by restricting roof heights, and further setbacks from adjacent property lines.
- ? Change the target 75 percent of all housing units within the Northwest UGA as single-family detached to 100 percent. There is no place for multi-family housing in this area.
- ? The Woodburn Development of 24 lots with 21 homes will be left as a private road with no connection to neighboring developments, other road, or trails. Particularly, we don't want to have trails inside the community. None of us want any additional traffic (vehicle or foot) in our neighborhood for safety and privacy reasons. Our neighborhood is extremely unique and highly desirable because of its beautiful views and privacy.
- ? Remove the amendment added in Planning Commission meeting on July 12, 2016 that changed the transitional-density zone on page 3. This does not make sense and does not protect the adjacent property.

Thank you for your consideration,

Jinquan Chen, Concerned House owner

3002 SE 297th Ave
Washougal WA 98671
503-544-7840

Mitch Kneipp

From: Mitch Kneipp
Sent: Friday, July 15, 2016 12:03 PM
To: 'Doug & Mary Brewer'
Subject: RE: Comments on the Northwest Urban Growth Area Preferred Alternataive

Good Morning Mr. and Mrs. Brewer,

Thank you for your comments, they are appreciated, and I will add them to the record. First, I'd like to state that this plan being considered is just a roadmap for us. There will be a lot more work on the details as we move through the processes to come, but I'd like to try and address your concerns here.

- *All existing homes will be protected from higher density development adjacent to the property.*

Response: Protection of existing uses has been an underpinning of our discussions from the onset. "Beveling" of density is identified as a tool to assist in this and the details of it will be addressed when zoning is implemented and the development regulations are finalized. These are forthcoming processes that you and your neighbors can and should be involved in.

- *All existing homes will have existing views maintained and protected by restricting roof heights, and substantial setbacks from adjacent property lines.*

Response: Views are something that have been in peoples mind throughout the process but just recently were addressed in the policy framework memorandum (Page C-2 of 7). Like the issues above there will be more work done as part of implementation.

- *There will be no multi-family buildings. It would completely change the dynamics of the area.*

Response: We have identified "Medium Density Residential" within the plan, which could include AR-16 (multi-family, 16 units per acre), but we haven't had any specific discussions about "zoning" property to accommodate multi-family. When zoning is reviewed this will be addressed. I should note that the Comprehensive Plan policy for designating multi-family lands includes language about the properties being "close to downtown", which clearly these are not. Again, we will review this at the time we review zoning.

- *The Woodburn Development of 24 lots with 21 homes will be left with its private roads with no connection to neighboring developments, other road, or trails.*

Response: We have heard and understand the concerns regarding the roads and traffic. We have also noted that the roads on the plan are conceptual and the next step, yet to be done, is a traffic analysis. That analysis will give us a better handle on how the road network can work for everyone. I want to assure you that should your property be annexed that does not suddenly make your roads public. When the traffic analysis is done we will see what makes the most sense and if there is any intention to make those roads public in the future it would be made then. Again, I think any decisions, or assumptions, on roads and road placement is premature prior to the traffic analyses, but it is beneficial to have your and your neighbor's concerns noted.

- *Trails, while inherently a good idea, come with unnecessary foot traffic close to our homes. If those trails come to pass, I need to request fencing that would prevent people from accessing our properties as well as continue the same level of privacy we have today.*

Response: Like the roads, the trail layout is conceptual and much more study needs to be done. Aesthetic design and safety will be considered as part of the design of the trails so they add to the enjoyment of the area but protect private property. However, these design considerations have not taken place but your concerns and desires are noted.

I hope this at least in part addresses your concerns. Again, I appreciate your comments and encourage you to continue to be involved.

Best regards,
Mitch

Mitch Kneipp | Community Development Director | City of Washougal
City Hall | 1701 C Street | Washougal, WA 98671 | 360.835.8501 Ext.604 | FAX 360.835.8808
www.cityofwashougal.us



From: Doug & Mary Brewer [mailto:brewermd@comcast.net]
Sent: Thursday, July 14, 2016 9:26 PM
To: Mitch Kneipp <Mitch.Kneipp@cityofwashougal.us>
Subject: Comments on the Northwest Urban Growth Area Preferred Alternataive

I know that you have heard from many of the owners of houses and land in Woodburn Estate and I need to add our concerns to all the others. You have undoubtedly heard that we value our close-knit community with limited traffic. A recent suggestion to host a neighborhood garage sale was turned down because the residents didn't want traffic in and around the community as well as we like not having people know we are here. I've

reviewed all the documents sent regarding this and many of the comments from other homeowners. I have to agree with everything they are saying and have one concern that I have not seen addressed except in an earlier letter I sent you.

We ask you to consider the following:

- All existing homes will be protected from higher density development adjacent to the property.
- All existing homes will have existing views maintained and protected by restricting roof heights, and substantial setbacks from adjacent property lines.
- There will be no multi-family buildings. It would completely change the dynamics of the area.
- The Woodburn Development of 24 lots with 21 homes will be left with its private roads with no connection to neighboring developments, other road, or trails.
- Trails, while inherently a good idea, come with unnecessary foot traffic close to our homes. If those trails come to pass, I need to request fencing that would prevent people from accessing our properties as well as continue the same level of privacy we have today.

Additionally, I believe that you would be stealing money from my pocket by reducing the desirability of our neighborhood. While I don't intend to move, if circumstances require it, I am convinced we would not get the same value as we have today due to the loss of serenity, privacy and safety we currently enjoy.

We are the penultimate homeowners in this community. I have lived in several areas where neighbors have been wonderful. This community far surpasses any place we have lived. Please don't ruin it for us.

M. Douglas and Mary Brewer
29800 SE 30th Street
Washougal, WA 98671
925.330.4621

Mitch Kneipp

From: Robert Missen <robertmissen@aol.com>
Sent: Tuesday, July 19, 2016 2:36 PM
To: Mitch Kneipp
Subject: Re: Comments on Washougal UGA Plans -- July 2016

Thanks for your swift reply, Mitch.

I hope that the fact that my property already has constraints on it in order to protect views from other homes will serve as a precedent for future development in the Washougal UGA.

And also hope that "beveling" of housing density will be implemented in the vicinity of Woodburn, as well as in other appropriate locations.

Robert

-----Original Message-----

From: Mitch Kneipp <Mitch.Kneipp@cityofwashougal.us>
To: Robert Missen <robertmissen@aol.com>
Sent: Mon, Jul 18, 2016 2:29 pm
Subject: RE: Comments on Washougal UGA Plans -- July 2016

Good Morning Mr. and Mrs. Missen!

Thank you for your comment and I will add it to the record. I appreciate your comments and welcome them throughout this process. First, let me state that this proposed plan is just a roadmap for future amendments and a lot of the details are going to be ironed out in the processes to come, but I'd like to try to address your points here.

- *Higher density development should **not be allowed** adjacent to existing property*

Response: Protection of existing uses has been an underpinning of our discussions from the onset. "Beveling" of density is identified as a tool to assist in this and the details of it will be addressed when zoning is implemented and the development regulations are finalized. These are forthcoming processes that you and your neighbors can and should be involved in.

- *Views from existing homes and property will be protected by **restricting building heights and appropriate setbacks** from existing property lines*

Response: Views are something that have been in peoples mind but just recently were addressed in the policy framework. I appreciate the information you provided for your lots as it pertains to views and I appreciate that you read the policy framework memorandum. There is a lot more work to be done to implement this conceptual plan and like the issue above that work will be done as we move forward.

- *Multi-family homes should **not be allowed** in the Northwest UGA*

Response: We have identified “Medium Density Residential” within the plan, which can include AR-16 (multi-family, 16 units per acre), but we haven’t had any specific discussions about “zoning” property to accommodate multi-family. When zoning is reviewed this will be addressed. I should note that the Comprehensive Plan policy for designating multi-family lands includes language about those properties being “close to downtown”, which clearly these are not. Again, we will review this at the time we review zoning.

- *The Woodburn Development should remain as private property with **no new road or trail connections**.*

Response: We have heard and understand the concerns regarding the roads and traffic. We have also noted that the roads on the plan are conceptual and the next step, yet to be done, is a traffic analysis. That analysis will give us a better handle on how the road network can work for everyone. I want to assure you that should your property be annexed that does not suddenly make your roads public. When the traffic analysis is done we will see what makes the most sense and if there is any intention to make those roads public in the future it would be made then. Again, I think any decisions, or assumptions, on roads, road placement and trail connections is premature prior to the traffic analyses, but it is beneficial to have your and your neighbor’s concerns noted.

I hope this helps a bit. Again, I appreciate your comments and encourage you to continue to be involved.

Should you have any more questions or concerns please do not hesitate to contact me directly.

Best regards,
Mitch

Mitch Kneipp | Community Development Director | City of Washougal
City Hall | 1701 C Street | Washougal, WA 98671 | 360.835.8501 Ext.604 | FAX 360.835.8808
www.cityofwashougal.us



From: Robert Missen [<mailto:robertmissen@aol.com>]
Sent: Saturday, July 16, 2016 4:08 PM
To: Mitch Kneipp <Mitch.Kneipp@cityofwashougal.us>
Subject: Comments on Washougal UGA Plans -- July 2016

Mitch,

Enclosed are comments from my wife and I regarding the UGA plans for Washougal.

We own a home and a vacant lot in the Woodburn Development, and believe that subdivision has living qualities that are difficult to match anywhere. Development in Washougal is inevitable but, with the proper planning, that development can take into consideration the opinions and concerns of individuals already living in the area who will be affected by that development.

From talking with fellow owners it seems that the two major points are: They do not want city roads to link up with Woodburn's private roads and they have concerns about adverse impacts on existing view corridors.

With that in mind we hope the comments we make will be helpful. Please give me a call if you would like to discuss my comments in detail at 360-606-1591.

Robert and Selesa Missen
Tel: 360-606-1591

3107 SE 300th Avenue
3111 SE 300th Avenue

COMMENTS ON THE CITY OF WASHOUGAL DEVELOPMENT PLAN

Submitted by Robert and Selesa Missen
July 25, 2016

Planning Department
City of Washougal

Mr. Kneipp,

My wife and I own a home and a vacant lot in the Woodburn Development. We understand that our neighbor, Mr. Jeff Harper was a member of the City's Technical Advisory Committee having discussions with the Planning Department on several occasions, and is submitting written comments on the proposed plan.

We have additional comments to make on the existing development proposals.

COMMENT 1:

We recommend that the City adopts Mr. Harper's thoughtful comments, and we thoroughly endorse the recommendations he has made. The salient features of Mr. Harper's comments are:

- Higher density development should **not be allowed** adjacent to existing property
- Views from existing homes and property will be protected by **restricting building heights** and **appropriate setbacks** from existing property lines
- Multi-family homes should **not be allowed** in the Northwest UGA
- The Woodburn Development should remain as private property with **no new road or trail connections**.

COMMENT 2:

The vacant lot we own is outlined in blue on the attached map taken from the official Clark County files. My wife and I would like to add to Mr. Harper's recommendations by citing specific recommendations of our own, based on the building height restrictions that have been in place on our lot since 1991. Specifically, only a single story or daylight basement house may be built on our vacant lot "... to prevent blocking of the river view..." (See attachments, one signed by George Johnson and the Fosters in 1991, and the other between George Johnson, Robert Foster and the Jelis in 1999.) **It would make no sense** that a house on our property could only be single story while new homes in the area would have no such restriction, and would consequently block the view from our property and from other existing homes.

Our additional recommendation, therefore, is:

- **Only single story or daylight basement houses may be built within 800 ft of existing vacant property or existing homes in order to preserve existing views.**

As justification for this recommendation we note that the City has already mentioned this kind of "stair-stepping" development in Section 1.2.1 of Attachment C in order to protect view corridors from public right-of-ways. We recommend that **this kind of development be extended to residential areas as well.**

Specifically, developments by George Johnson should comply with the agreements he imposed on our property — and willingly agreed to in 1991 and again in 1999 — and restrict development to single story or daylight basement homes in areas close to the Woodburn Development.

Similarly, other developers in the area should comply with the same criterion.

COMMENT 3:

We have attached a map showing the proposed road connecting SE 317th Avenue with SE 32nd Circle. Note that this road would split our property into two smaller sections. The triangular section to the south of the proposed road would be essentially worthless because -- after accounting for the right of way for the road and required setbacks from existing property -- it would not be big enough to build a home meeting the "low-density residential" criterion. If this does occur, we hope that the City would compensate us for this financial loss.

COMMENT 4:

We recommend that the City **does NOT construct** a new road linking SE 32nd Circle with SE 317th Avenue, however if the City does believe that such a road is essential to its plans we recommend that it be placed between our property and 29919 SE 32nd Circle, i.e., shifted south by about 150 ft as shown on the attached map.

Unfortunately, we will not be able to attend the council meeting on July 25th, however we would like to thank you for allowing us to submit our views on your proposals and if you have any questions about our comments please contact us by email at robertmissen@aol.com or by telephone at 360-606-1591.

Sincerely,

Robert and Selesa Missen

3107 SE 300th Avenue
3111 SE 300th Avenue

Attachments: Map of local area
1991 Restriction on our property (Johnson, Foster)
1999 Restriction on our property (Johnson, Foster, Jeli)

Map Sites

Find Parcel

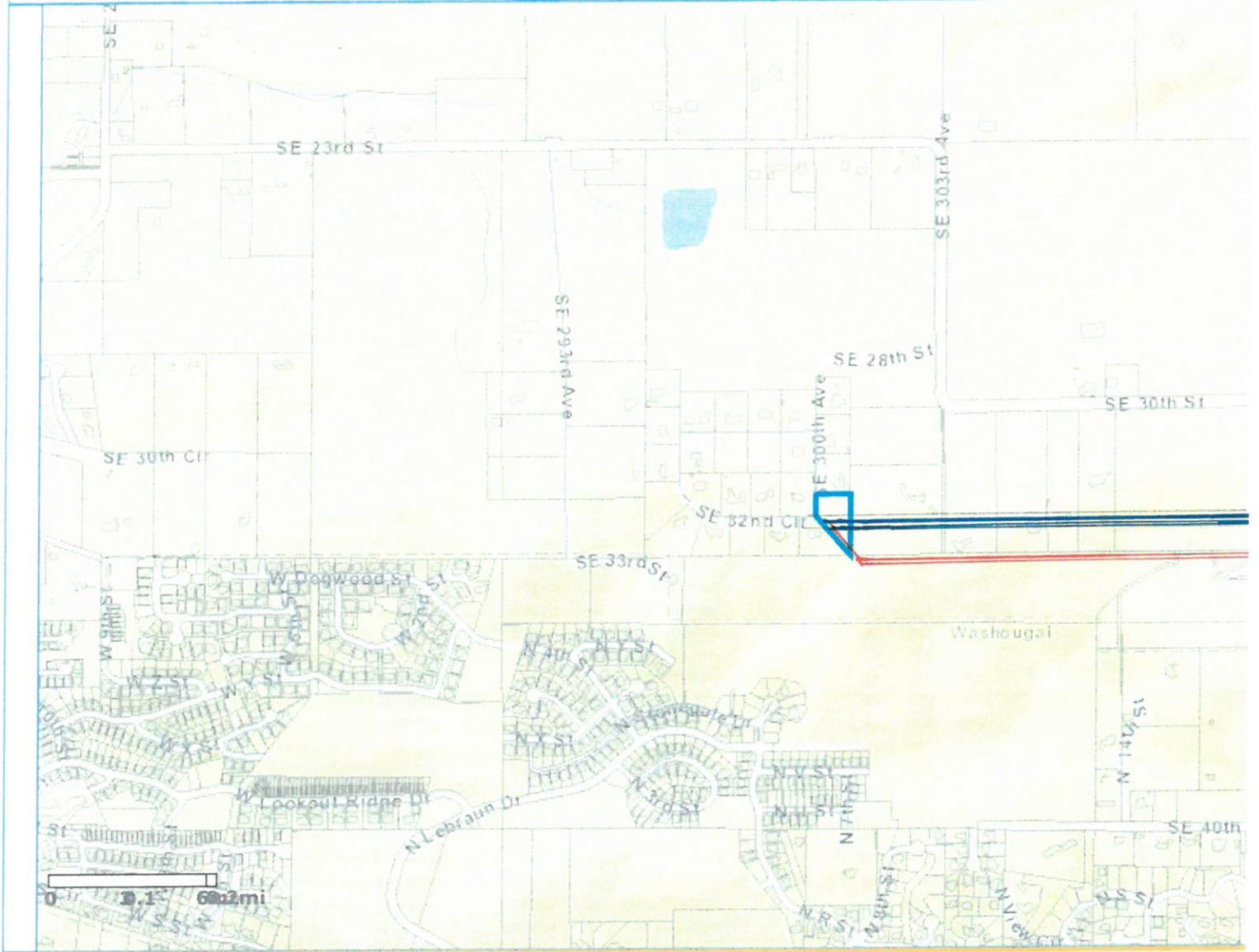
Search

Locate Address

Print Map

Legal

Tech Support



==== Current Plan

==== Possible Alternate Route

9208200115

ORIGINAL

WOODBURN HEIGHT RESTRICTION FOR SHORT PLAT 2-Book 350

LOT 1

5-29-91

07-7264

8

TO: GEORGE H. JOHNSON and BEVERLY A. JOHNSON, who acquired title as BEVERLY H. JOHNSON, husband and wife, as to an undivided 1/3 interest and ROBERT B. FOSTER and JEANNINE A. FOSTER, husband and wife, as to an undivided 1/3 interest and ROBERT B. FOSTER, as his separate estate as to an undivided 1/6 interest and ROBERT B. FOSTER, as Trustee under the Last Will and Testament of BEATRICE E. FOSTER, deceased, as to an undivided 1/6 interest.

RE: Property commonly known as raw land, legally described as a portion of the S.W. quarter of Section 6, Township 1 North Range 4 East of the Willamette Meridian being Lot #1 of Short Plats, in Book 2 at page 317 records of Clark County, Washington.

As per the Vacant Land Purchase And Sale Agreement dated 3/09/90, and agreed upon in writing by Purchaser and Seller there will be a height restriction on any future residence or building to be built on Lot #1 as described above, to prevent blocking of the river view of Lot #2 of this same short plat, and Lot #1 of Short Plat 2-350 as follows:

No two story building allowed. One story and or daylight basement only.

This restriction shall be of public record and shall remain of record regardless of change in ownership and sales of the above mentioned lots.

Date 8-12-1992
George H. Johnson
GEORGE H. JOHNSON

Beverly A. Johnson
BEVERLY A. JOHNSON

Robert B. Foster
ROBERT B. FOSTER

Jeannine A. Foster
JEANNINE A. FOSTER

Greg B. Hood
CROWN CONSTRUCTION, INC.
GREG B. HOOD, VICE PRES./TREAS.

WHEN RECORDED RETURN TO:

NAME: GEORGE JOHNSON
ADDRESS: 16904 SE 27TH ST.
CITY,STATE,ZIP VANCOUVER, WA 98664



Chicago Title Insurance Company

ORDER NO.: K 110781JW

DOCUMENT TITLE(s)

1. ADDENDUM TO COVENANT
- 2.
- 3.
- 4.

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

Additional reference numbers on page z _____ of document

- 1.
- 2.
- 3.

GRANTOR(s): (last name, then first name and initials)

1. JOHNSON; GEORGE H.
2. JOHNSON; BEVERLEY H.
3. FOSTER; ROBERT B.

additional names on page _____ 2 _____ of document

GRANTEE(s): (last name, then first name and initials)

1. JELI; CLARK P.
2. JELI; NOLA M.
- 3.

additional names on page _____ of document

TRUSTEE:

- 1.

LEGAL DESCRIPTION (abbreviated: ie Lot, Block, Plat or Section, Township, Range)

LOT 1, SHORT PLATS VOL 2, PAGE 317

additional legal description is on page _____ of document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

1. 130974-000
- 2.
- 3.

additional legal description is on page _____ of document

The Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Addendum to Covenant

Lot 1 Sp 2-317

Tax # 130974-000.0

Architectural Approval

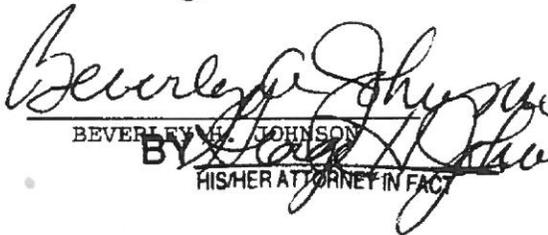
Home design must be a single story or daylight
basement.

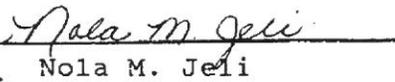
Seller:

Purchaser:


George H. Johnson


Clark E. Jeli


BEVERLY M. JOHNSON
BY  HIS/HER ATTORNEY IN FACT


Nola M. Jeli

ADDITIONAL SIGNATURES

Robert B. Foster
ROBERT B. FOSTER

Robert B. Foster
ROBERT B. FOSTER, trustee

Jeannine A Foster
JEANNINE A. FOSTER



CHICAGO TITLE INSURANCE COMPANY

EXHIBIT 'A'

DESCRIPTION:

ORDER NO.: K110426JW

Lot 1 of Short Plats, recorded in Book 2, page 317, under Auditor's File No. 8902060004 being a portion of the M.L. Barber Donation Land Claim located in the Northwest quarter of the Southwest quarter of Section 6, Township 1 North, Range 4 East, Willamette Meridian, Clark County, Washington.



3119013

Page: 5 of 7

06/16/1999 11:39A

Clark County, WA

CHICAGO TITLE INSURANCE CO COV

14.00

STATE OF WASHINGTON

ss.

COUNTY OF CLARK

On this day personally appeared before me Clark P. and Nola M.
Self

to me known to be the individual S described in and who executed the within and foregoing instrument and acknowledged to me that They signed the same as Thurs free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 14th day of June, 1999

Jenifer C. Walton
Signature of Notary Public

Notary Public in and for the State of Washington,

Residing at Vanc

My Commission Expires: 3/1/02



THE ABOVE SPACE RESERVED FOR NOTARY SEAL



3119013

Page: 6 of 7
06/16/1999 11:39A
14.00 Clark County, WA

CHICAGO TITLE INSURANCE CO COV

STATE OF WASHINGTON

ss.

COUNTY OF CLARK

On this 14th day of June, 1999, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared George H. Johnson to me known to be the individual described in, and who executed the within instrument for him self and also as Attorney in Fact for Beverly A. Johnson and acknowledged to me that he signed and sealed the same as his own free and voluntary act and deed for him self, and also as his free and voluntary act and deed as Attorney in Fact for said Beverly A. Johnson in the capacity and for the uses and purposes therein mentioned, and that said principal is not deceased or incompetent.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

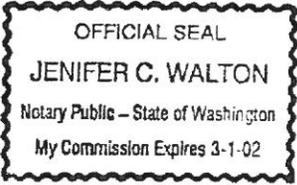
Jenifer C. Walton

Signature of Notary Public

Notary Public in and for the State of Washington,

Residing at Vancouver

My Commission Expires: 3/1/02



STATE OF WASHINGTON

ss.

COUNTY OF ~~CLARK~~

On this day personally appeared, before me Robert B Foster and Jannine A. Foster, Robert B Foster, Trustee
to me known to be the individual ___ described in and who executed the within and foregoing instrument and acknowledged to me that ___ signed the same as ___ free and voluntary act and deed for the purposes therein mentioned.

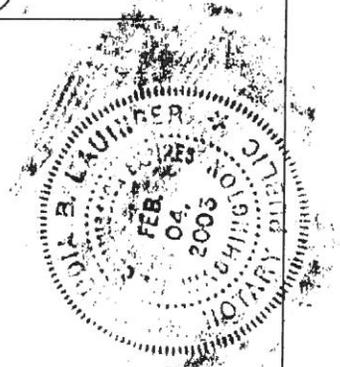
Given under my hand and official seal this 11 day of June, 1999

Claudia B. Lauinger
Signature of Notary Public

Notary Public in and for the State of Washington,

Residing at BelleVue, Wa

My Commission Expires: 2-4-2003



THE ABOVE SPACE RESERVED FOR NOTARY SEAL

Mitch Kneipp

From: Jeff Lantz <jblantz@hotmail.com>
Sent: Monday, July 18, 2016 7:21 PM
To: Mitch Kneipp
Subject: RE: Improper notice and communication by City of Washougal

Outstanding Mitch

Thanks so much for taking the time to explain. I will get our address changed. I guess they did that automatically when the house closed. It is all clear.

Thanks again

Jeff

On Jul 18, 2016 9:48 AM, Mitch Kneipp <Mitch.Kneipp@cityofwashougal.us> wrote:

Good Morning Mr. Lantz!

Thank you for your correspondence. I believe I can adequately explain what happen in this situation, assure you that the City is not “trying to pull a fast one”, and hopefully provide clarification on what is being proposed.

First, as it pertains to your address, notice for land use matters is provided consistent with our city code. In this case the Washougal Municipal Code (WMC) 18.94.080(1)(b) states in part notice is, “mailed to all property owners *as shown on the records of the county assessor* of properties within 500 feet of the boundary of the site” (emphasis added). As you can see on the attached screen print from the County Assessor’s Office the property owner mailing address listed for your property is the one located in Delaware. Quite often in the case of utilities the utility bill is mailed to renters of a property as opposed to the property owner. This is why issues concerning land use, which are typically of greater concern to the property owner, are mailed to the property owner and that is why our code utilizes the County Assessor records to provide notice as the Assessor is responsible for providing tax information to property owners. If you wish to change this owner mailing address I suggest you contact the Clark County Assessor’s office. I don’t know the circumstances of your neighbor’s notice going to California but I would have to assume a similar circumstance.

Second, I apologize that the notice was not clear and that it makes it seem like this is your only opportunity to comment on the entire process. I assure you that this is not your only opportunity to comment but the first of many. Please let me explain what this proposed plan

does and doesn't do. Let me start with what it doesn't do; this plan does not make any changes to the city's Comprehensive Plan, Zoning Map or Development Regulations. What it does do, if adopted, will provide a roadmap for staff to implement the proposed changes. There will be additional notices and comment periods when the actual changes are contemplated. Right now we are just asking the City Council to adopt the plan as a "conceptual plan" so we, as staff, have a clear path forward. You can find additional information regarding the proposal at the following website:

<http://www.cityofwashougal.us/cd/page/uga-land-use-study-preferred-alternative>

As proposed the plan makes no changes to your specific property; however, the property located immediately to your east would be changed from a Commercial zoning designation to a Residential zoning designation. So instead of commercial uses being located behind your property there will be homes, if the plan is approved and all subsequent changes are made.

I hope this email proves helpful to you; and again I apologize for any confusion on this matter. I also assure you that we are not trying to pull a fast one or that this is some underhanded attempt to push something upon our citizens. This plan was conceived in cooperation with the community and any and all future amendments will be done with the greatest public input and outreach as possible.

I do thank you for your correspondence and I encourage you to remain involved in the process should the proposal move forward. If you have any further questions or comments please do not hesitate to contact me directly.

Thank you for your service to our country!

Best regards,

Mitch

Mitch Kneipp | Community Development Director | City of Washougal
City Hall | 1701 C Street | Washougal, WA 98671 | 360.835.8501 Ext.604 | FAX 360.835.8808

www.cityofwashougal.us



From: Jeff Lantz [mailto:jblantz@hotmail.com]
Sent: Sunday, July 17, 2016 9:48 AM
To: Mitch Kneipp <Mitch.Kneipp@cityofwashougal.us>
Subject: Improper notice and communication by City of Washougal

Mitch,

As a retired military professional and new resident of Washougal, I am extremely disappointed in the appearance of Washougal trying to pull a fast one. I just received the "notice of application and likely SEPA DNS". This notice was sent to my old address in Delaware where I moved from. I never gave this address to the city. I even verified my address here in Washougal when I applied for the parking permit for my moving truck. You guy also had my correct address when I paid the water bill. So why are you sending to an old address I never provided the city?

Talking to my neighbor they had the same thing happen. Notices were sent to their old California address. This smell like a dishonest attempt to get what someone wants without being honest with the voters and the tax payers. We pay a lot of taxes here. The notice itself is cryptic and use of acronyms that isn't clear even what is occurring. Yet this notice clearly states "this notice my be your only opportunity to comment..."

How about a plan English version mailed to my house HERE where I live in Washougal?

I don't think the method of notice meets the intent of the law and I wonder if this is an underhanded attempt or just gross incompetence. Can you please explain exactly what this notice is really all about? I will attend the City Council meeting if that what it takes to keep someone from pulling a fast one.

Jeff Lantz

3190 45th



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Clark County Property Information Account Summary



Property Identification Number: 130046046 [MapsOnline](#)
Property Type: Real
Property Status: Active **Tax Status:** Regular
Site Address: 3190 45TH ST, WASHOUGAL, 98671 ([Situs Addresses](#))
Abbreviated Legal Description: MT NORWAY VILLAGE PH 1 LOT 23 SUB 2009

[Print Friendly](#)
[Page to .PDF](#)

Account	Building	Environmental	Taxes	Auditor Docs	Documents	Permits	Sales Search
<p>Property Owner LANTZ JEFFREY B & LANTZ SUSANNE A</p> <p>Owner Mailing Address 450 BLAIN DR FELTON DE , 19943</p>							
<p>Administrative Data Info...</p> <p>Zoning Designation Codes... R1-7.5 Zoning Overlay(s) Urban Holding - 20 (UH-20) Comprehensive Plan UL Comp. Plan Overlay(s) none Census Tract 405.10 Jurisdiction Washougal Fire District East County Fire Park District n/a School District Washougal Elementary Gause Middle School Jemtegaard High School Washougal Sewer District Rural/Resource Water District Washougal</p>							
<p>Land Data</p> <p>Clark County Road Atlas page 13 Approximate Area Info... 6,020 sq. ft. 0.14 acres Subdivision MT NORWAY VILLAGEPH 1 Survey 018166 028090</p> <p>Sales History</p> <p>Sale Date 05/07/2016 Document Type D-SWD Excise Number 745475 Document Number Sale Amount \$368,000.00</p>							
<p>Assessment Data Info...</p> <p>2015 Values for 2016 Taxes</p> <p>Market Value as of January 1, 2015</p> <p>Land Value \$56,650.00 Building Value \$229,275.00 Total Property \$285,925.00 Taxable Value Total \$285,925.00</p> <p>2014 Values for 2015 Taxes</p> <p>Market Value as of January 1, 2014</p> <p>Land Value \$55,000.00 Building Value \$220,980.00 Total Property \$275,980.00</p>							
<p>Property Location Address 3190 45TH ST, WASHOUGAL, 98671 Google Maps Street View Bing Maps Birds Eye</p>							

Mitch Kneipp

From: Ruth Hugeback <ruth.hugeback@gmail.com>
Sent: Tuesday, July 19, 2016 7:11 AM
To: Mitch Kneipp
Subject: Re: Annexation of Woodburn Hill

Hi Mitch,

Thanks for the quick reply, the information and the links. We purchased that property in Washougal in 1978. Since then, much has changed all around us but our few, little acres have stayed nearly the same. This will help keep me informed.

Ruth Hugeback

On Wed, Jul 13, 2016 at 8:29 AM, Mitch Kneipp <Mitch.Kneipp@cityofwashougal.us> wrote:

Good Morning Mrs. Hugeback!

Thank you for your email and I'm happy to provide you with the information you are after.

First of all let me state, this is not an "annexation" plan and there are no plans for annexation in any of these areas. This plan is just a "road map" to make specific changes over the next year to two. We will have to go through additional public notices and meetings to actually implement anything in this plan. It's just a guide.

So to your specific requests, here is the link to the plan and information on the plan:

<http://www.cityofwashougal.us/cd/page/uga-land-use-study-preferred-alternative>

We haven't created a separate email list for this project yet because there are many moving pieces. If we do I will make sure to add your email address. What you CAN do is use our general email subscription service as we do send out email blasts through that. You can sign up for that here:

<http://www.cityofwashougal.us/newsletter/subscriptions>

Also, you can follow the City on social media as we sometimes send things out through that service as well. You can sign up for that here:

<http://www.cityofwashougal.us/community/page/stay-connected-washougal>

I hope this information proves useful to you. If you have any further questions please do not hesitate to contact me directly.

Best regards,

Mitch

Mitch Kneipp | Community Development Director | City of Washougal
City Hall | 1701 C Street | Washougal, WA 98671 | [360.835.8501 Ext.604](tel:360.835.8501) | FAX [360.835.8808](tel:360.835.8808)

www.cityofwashougal.us



From: Jessica Herceg
Sent: Tuesday, July 12, 2016 9:39 AM
To: Mitch Kneipp <Mitch.Kneipp@cityofwashougal.us>
Subject: FW: Annexation of Woodburn Hill

Mitch,

I believe she is talking about the UGA study notice.

Jessica Herceg

Planner | City of Washougal

1701 C Street | Washougal, WA 98671

(360)835-8501 Ext. 603

I am available 7:00 AM to 5:30 PM Tuesday – Friday.

City Hall Lobby hours remain 8:00 AM to 5:00 PM Monday – Friday.

From: Ruth Hugeback [<mailto:ruth.hugeback@gmail.com>]

Sent: Tuesday, July 12, 2016 9:23 AM

To: Jessica Herceg <Jessica.Herceg@cityofwashougal.us>

Subject: Annexation of Woodburn Hill

Good morning Jessica,

Yesterday we received a notice of a hearing about the moratorium on the development of part of the annexation on Woodburn Hill. We appreciate the notice. However, we have not previously received any notification about the annexation process. The property we own in Washougal is used as a rental. We move from Washougal to Oregon in 2008. A few years ago we stopped in to the city hall to ask about the future plans for our property which is in the urban reserve. At that time we were told that we should check with the city of Camas because they might annex Woodburn Hill. That seemed unlikely

Honestly, we have received no information about the current plan for annexation. We did not participate in the hard work of designing this plan. I am sure that many hours and dollars have been spent on this process. I am a firm believer in the public process and take my responsibility seriously. I want to learn about what is happening.

I have two requests today. First, I would like directions to or a link to, **a document or presentation which will explain the plan.** We would like to see what is planned for our property and the surrounding area. I tried to

wade through the may on-line agendas, notices and videos but did not see a specific document which defines the annexation plan.

Second, how can we best follow what is happening. I suspect that other property owners in the area have received information about this process. **How can I get on the mail or email list?**

Thanks for your help.

Ruth and Tony Hugeback

owners of:

3600 SE Woodburn Road

Washougal, WA 98671

Contact information

ruth.hugeback@gmail.com

541 921-5543 & 360 798-3063

3463 NW Marine Ave

Lincoln City, Oregon 97367

Mitch Kneipp

From: Mitch Kneipp
Sent: Thursday, July 21, 2016 12:02 PM
To: 'John and Terri'
Cc: david.finn00@yahoo.com; Jeff Harper
Subject: RE: UGA Land Use Study Input Attn Mitch Kneipp

Good Afternoon Mr. & Mrs. Travis!

Thank you for your comment and I will add it to the record. I appreciate your comments and welcome them throughout this process. First, let me state that this proposed plan is just a roadmap for future amendments and a lot of the details are going to be ironed out in the processes to come, but I'd like to try to address your points here if I can.

We have heard and understand the concerns regarding the roads and traffic. We have also noted that the roads and the trails on the plan are conceptual and the next step, yet to be done, is a traffic analysis. That analysis will give us a better handle on how the road network for auto and foot traffic can work best for everyone and what makes the most sense. Any decisions, or assumptions, on road placement and trail connections is premature prior to the traffic analyses, but it is beneficial to have your and your neighbor's concerns noted.

Again, I appreciate your comments and I encourage you to remain involved as the process moves forward. You can continue to monitor the process at the following website:

<http://www.cityofwashougal.us/cd/page/uga-land-use-study-preferred-alternative>

Should you have any further questions please do not hesitate to contact me.

Best regards,
Mitch

Mitch Kneipp | Community Development Director | City of Washougal
City Hall | 1701 C Street | Washougal, WA 98671 | 360.835.8501 Ext.604 | FAX 360.835.8808
www.cityofwashougal.us



From: John and Terri [mailto:jtt8383@gmail.com]
Sent: Tuesday, July 19, 2016 9:45 AM
To: Jeff Harper <jvharper66@gmail.com>

Cc: John and Terri <Jtt8383@gmail.com>; david.finn00@yahoo.com; Mitch Kneipp <Mitch.Kneipp@cityofwashougal.us>

Subject: UGA Land Use Study Input Attn Mitch Kneipp

Sir: Thank you for the notice to provide input on the proposed UGA. We live in the Woodburn Subdivision at 3009 SE 300th Ave., Washougal. Like many of our neighbors, we have some concerns over parts of the proposal.

Our primary request would be for the UGA to be laid out so that our 20 plus year old neighborhood not be disturbed. There is ample room around us on undeveloped land to lay out roadways, ect. and not cut through our neighborhood. We are a large circle of 24 lots that could be left intact.

We also would like to address the layout of trails on the proposed map. One of these trails appears to cut directly through our property and continues down our private neighborhood street (30th) then cuts through another one of our neighbors property as it continues west.

We would suggest that any trails laid out in this, or any other area for that matter, be placed on undeveloped property, not through someone's existing yard. The trail I'm referring to, as shown on the proposed map, could be relocated 250 feet north and be constructed on undeveloped land, or constructed alongside 28th street, with no impact to established homes and private yards. I would have to say looking at the map there appears to be an excessive amount of trails in the proposal. Also, none of these trails seem to use the parks/open space. I would think alongside the wire easements for overhead power lines could also be utilized for trails.

Thanks for allowing us input.

John and Terri Travis
3009 SE 300th ave
Washougal WA 98671

JUL 20 2016

Forrest & Carol Bowling
1825 N. T Street
Washougal, WA 98671
July 20, 2016

Washougal City Hall
1701 C Street
Washougal, WA 98671

To: City Council of Washougal

In regard to the proposed Washougal UGA Preferred Alternatives, we were only made aware of this work on Saturday, July 9, 2016 in a letter from the planning department. On the following Monday, we learned details in a morning meeting with Mitch Kneipp and attended that night's workshop. We were able to voice our concerns that night and the following night at the Washougal Planning Commission. After our statements, the Planning Commissioners stated that they will remove the designation and coloration of parks/open spaces from our properties. It was also agreed that the next map in this process will show the designation for this area will be residential development as it has been for many years. These two changes were agreed to around the panel. However, the commission decided to shade our property with hash markings to indicate it is a steep area. This classification is a shadow over our land that will stick just like the labeling of our driveway with an erroneous street name for thirty years. (Our driveway was mistakenly identified on area maps as Treeific Drive 30 years ago. This still remains on most area maps including the one used in this plan.)

Rather than creating a master plan based on generalities that will be replaced or modified in the future, it should be left "as is" in urban development by the designation set by the county in the UGA.

From the memorandum cover letter in the second paragraph, the following statement was written "UGA preferred alternative plans over the past six months included a site analysis and visioning, under the direction of a Technical Advisory Committee with public input, stakeholder input, and a City Center Focus Group session." We, as stakeholders were never contacted by the Technical Advisory Committee for site analysis or visioning. We live on this property. In the last 6 months, although fundamental stakeholders, we were not a part of this alternative plan process, with no input as to the development of our land. It is a mistake to make a blanket speculation of our properties as critical or steep. In the memorandum, it states a need for more housing yet this curtails that need.

We invested in this property 30 years ago because it is choice residential property with views of Mt. Hood, the Cascades, and the Columbia River in Clark County. We have maintained it and paid taxes on this investment for all these years and need to have it remain as we and previous planners have seen its future as prime residential development lots.

Two credible developers offered to buy our property 10 years ago with signed contracts. We turned them down because we were not ready to sell and move at that time. We learned that, at that time, the planning department would let a developer submit a plot plan that is based on actual contours and features of the land. Then that department would analyze the parameters of critical areas in the approval process. This is a logical method of maximizing residential growth as desired by the Growth Management Act.

We request that our properties remain as specified in the comprehensive plan developed by the Clark County Growth Management Plan, specifying it as urban development.

Sincerely,

A handwritten signature in black ink that reads "Nick & Carol Bowling". The signature is written in a cursive, flowing style.

Nick and Carol Bowling

Mitch Kneipp

From: David Finn <david.finn00@yahoo.com>
Sent: Wednesday, July 20, 2016 12:42 PM
To: Mitch Kneipp
Cc: Steve Ackerman; Lisa Ackerman; Mary & Doug Brewer; Mike Brooks; Kaili Brooks; Steve Chen; Christina Dawson; Brian Dawson; Michael Desimone; Erica Desimone; Alona Dickerson; Beth Finn; Jerry Haines; Carol Haines; Jeff Harper; Shana Harper; Isabell & Gary Hendricks; Dave and Kim Henzi; Mason Honda; Janine Honda; Dan Hyer; Clark & Nola Jeli; Joseph and Wei Keller / Guo; Mitch Lackey; Mike Lobdell; Selesa Missen; Robert Missen; Lance Puffer; Becka Puffer; John and Terri Travis; Jodi Vaughan; Doug Vaughan
Subject: Neighborhood Concerns- Re: NW UGA Planned Alternative for the area located south of SE 23rd Street, specifically The Woodburn Neighborhood.
Attachments: Finn (Pref. West UGA Plan) Washougal City Council Hearing (7-25-16).pdf

Hi Mitch:

I sure wish that I had this completed and ready for the Planning Council hearing back on 7/12, as they may have suggested adopting these changes at that time. However two days notice was just not enough time for me to complete it. Hopefully the City Counsel will consider these changes prior to adopting the plan. Please note that I may also be sending you an updated copy with more signatures prior to the 7/25 deadline, as many of the neighbors are currently out of town, but I wanted to give you as much time as possible for your review. I have also added a map of our specific neighborhood as it relates to the plan at the very bottom of our proposal. Lastly, the embedded maps may take awhile to load as you scan down the e-mail.

Thanks again for all of your assistance! Dave

Re: The NW Urban Growth Area Preferred Alternative Plan for the area located south of SE 23rd Street, specifically between SE 293rd and SE 303rd Avenues.

(Please note that a pdf copy of this e-mail in its entirety is attached)

Prepared by: David Finn

Fr: David & Beth Finn	3003, SE 297 th Ave.
Dave & Kim Henzi	29704 SE 30 th St.
Guo Wei & Joseph Keller	29905 SE 32 nd Cir.
Robert & Selesa Missen (2 lots)	3107 SE 300 th Ave., & 3111 SE 300 th Ave.
John & Terri Travis	3009 SE 300 th Ave.
Gary & Isabel Hendricks	29919 SE 32 nd Cir.
Mary & Doug Brewer	29800 SE 30 th St.
Mason & Janine Honda	29906 SE 30 th St.
Alona Dickerson & Alan Moller	29707 SE 32 nd Cir.
Erica & Michael Desimone	29801 SE 30 th St.

Jerry and Carol Haines	29717 SE 32 nd Cir.
Brian & Christine Dawson	2908 SE 297 th Ave.
Lance & Becca Puffer	29903 SE 30 th St.
Jinquan Chen & Kaiaking Liang	3002 SE 297 th Ave

First of all, we would like to thank the Washougal City Counsel, Planning Department and the Planning Commission, who continue to work together to ultimately do what is right for all involved in this process, including those homeowners already located within the NW UGA.

NW UGA PREFERRED ALTERNATIVE (CHANGE IN ZONING FROM COMMERCIAL TO MIXED DENSITY RESIDENTIAL)

Once again, we would like to begin by saying how pleased we are that the Washougal western most UGA has been redirected towards primarily residential use, rather than mixed use residential, office and light industrial. Personally, as someone who worked in urban planning in the past and who has studied the complexities of modern urban economics, I understand both the need and requirements to designate a specific percentage of our municipality for commerce. However for many reasons, this was not a location that would have attracted or have been compatible with such development.

Of course, with any change in direction comes a new set of challenges, specifically the proposed housing densities and the routes by which traffic will be moved through existing neighborhoods.

PROPOSED CHANGES TO TRAFFIC FLOW (NW UGA PREFERRED ALTERNATIVE)

We have reviewed the preferred plan as it stands today, and we and all of our neighbors have legitimate reasons for great concern regarding the dramatic increase in traffic flow through our subdivision, that would result from the proposed extensions of SE 297th Ave., SE 32nd Cir. and SE 300th Ave.

We all realize that with new development comes a need to direct traffic towards major arterial and/or collector Streets, but these proposed changes would totally transform our existing neighborhood (Bordered by SE 297th and 303rd Avenues and SE 28th and 32nd Cir.), from a place where we can safely walk, and our children can play, to busy thoroughfares requiring the construction of sidewalks, the widening of streets, the loss of parking and landscaped property, and all of the other issues that would result from such development.

As a result, we are joining with our fellow neighbors in requesting that such proposed traffic routes be altered in such a way as to maintain the level of livability that brought us to build (or buy) in this beautiful neighborhood. Also, not forgetting that such drastic traffic changes would adversely affect current property values as well.

In viewing the Preferred Alternative map, we feel that these proposed changes could easily be made without disrupting traffic flow or clogging other proposed feeder streets. Especially as we have no desire to personally have direct automobile access to the proposed adjacent neighborhoods, nor do we see the value for others to pass through our 25 lot, 21 house sub division via three different routes.

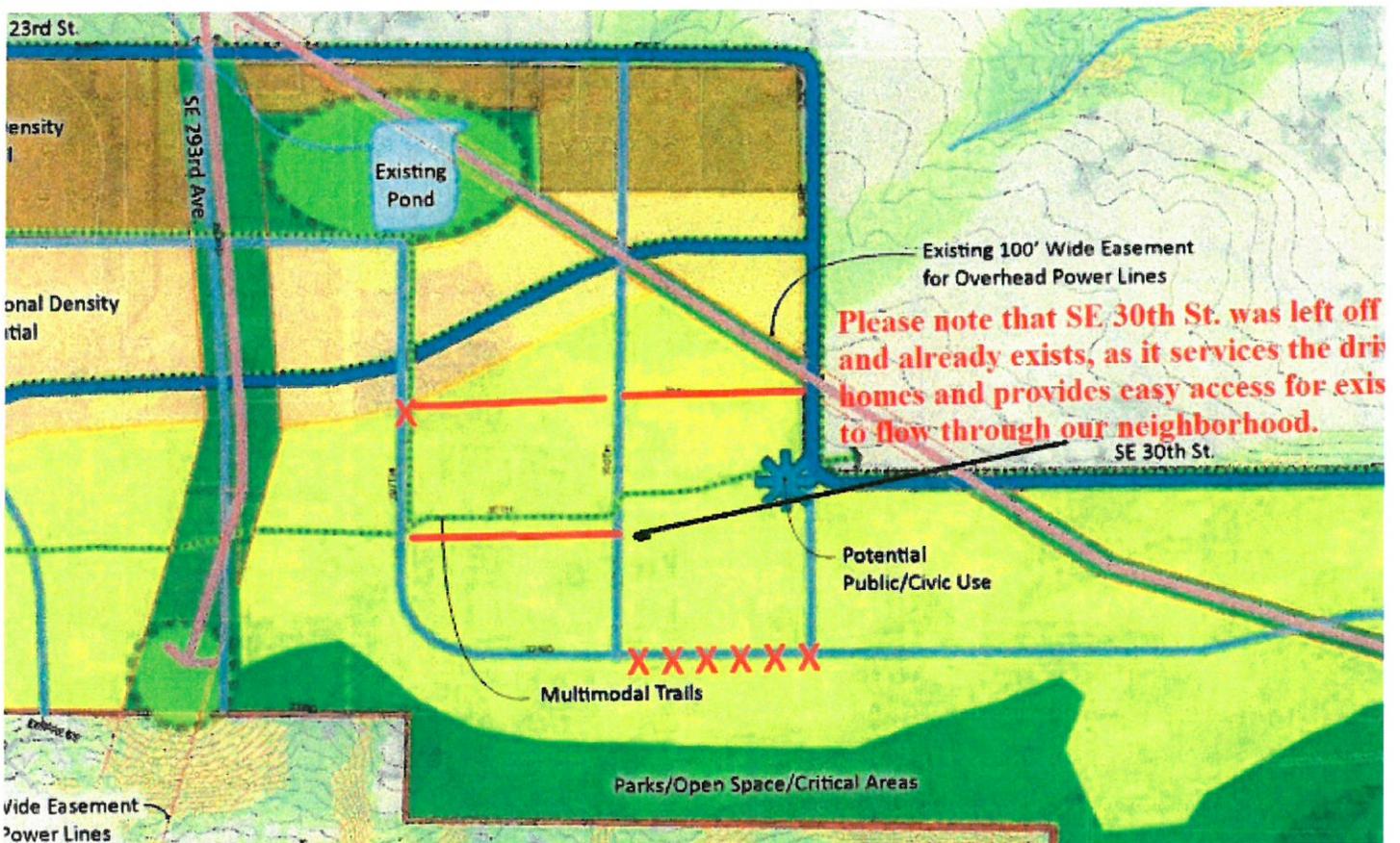
• • SPECIFIC CHANGE REQUEST TO TRAFFIC ROUTES

I have embedded a map directly below showing both the proposed and our alternate traffic routes (**in Red**), in hopes that the plan will be changed at this juncture and prior to the proposed traffic study in 2017, as we have

been told that the preferred alternative plan as it stands today, simply used the most expedient path by utilizing existing streets, and no real thought was given to the effect on the current residents.

Consequently, since this Preferred Alternative Plan is just a conceptualization, it would be just as, (or even more realistic) to take a few minutes to update the traffic patterns to reflect the desires of those who already live here, especially as the proposed changes could likely be less costly to the city and better serve the potential future residential development.

Please note that these simple changes keep our existing SE 28th local Street connector to SE 303 Avenue (this connector was deleted from the current version of the preferred alternative) and have a net effect of simply limiting traffic through our existing neighborhood by leaving SE 297th Ave. as a dead end at the current northern terminus within our development, and not extending SE 32nd Cir. any farther to the east than it already is. We also feel that any development that might occur east or south of the current terminus of SE 32nd Cir., would best be served by local streets specifically designed to serve that specific and steep terrain area, and which would still have easy access to the North and West by using SE 303rd Ave., which is a larger major arterial connecting to SE 23rd Street which already partially exists.



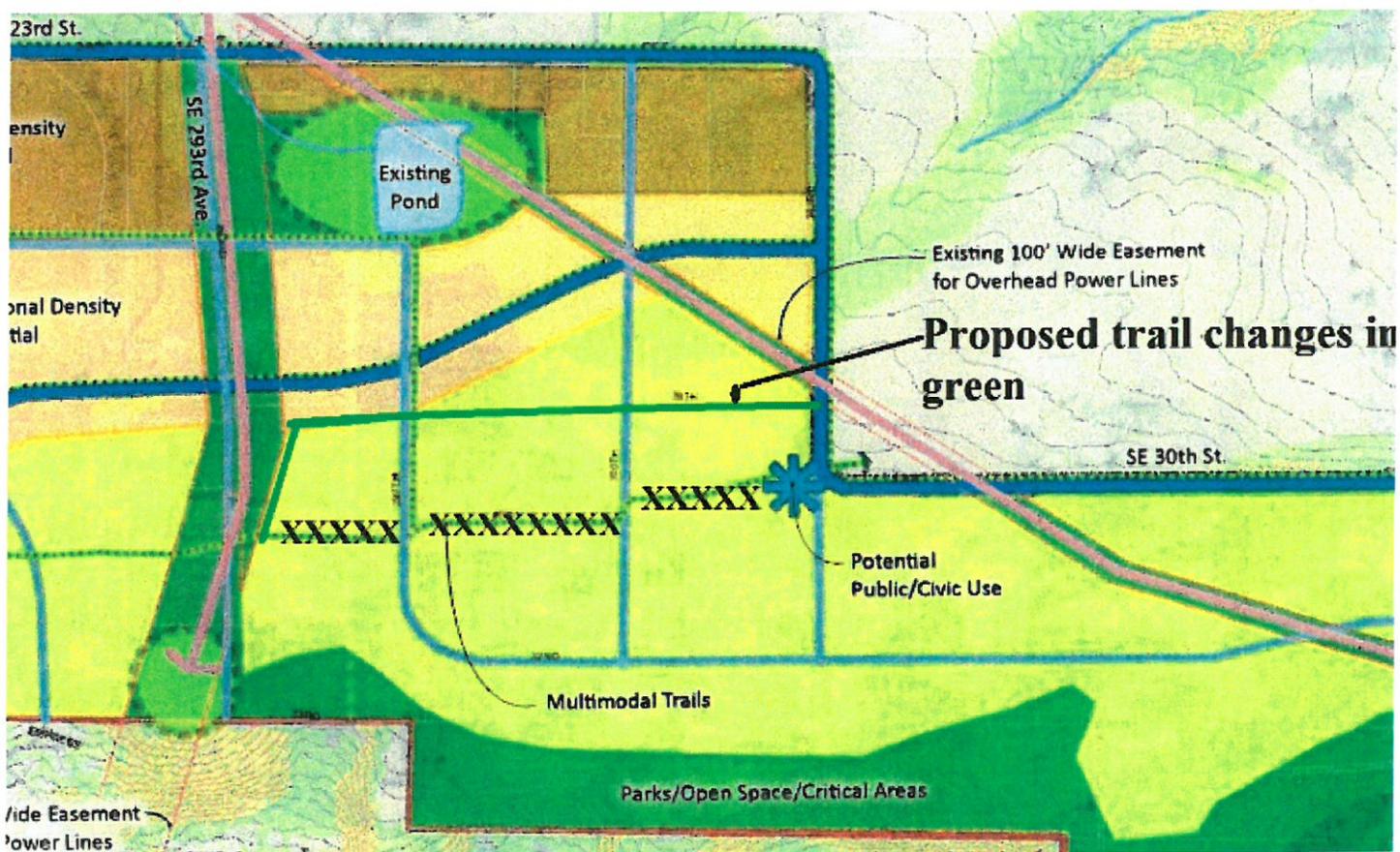
PROPOSED TRAIL (NW UGA PREFERRED ALTERNATIVE)

Although we realize that this plan is a conceptual overlay that will ultimately go through many changes, we must also take strong issue with the proposed hiking / biking trail that is marked on the map as going through

the center of our Woodburn neighborhood. We are all for such public amenities, but we have rarely (if ever) seen a trail that follows a street with no sidewalks or shoulder and which provides driveway access to most of the homes along it, and which passes in front of the front lawn and entrances of most of the houses lining that street. Not to mention that as drawn, the trail would also pass between houses and across personal property and existing side yards as well.

As the 2nd embedded map directly below shows, we are suggesting that such a proposed trail be relocated to the north, in back of existing houses and along the border of the expected new development, where it can best serve the community as a whole and be hidden from the view of existing front and back yards that already exist.

Once again, in the spirit of supporting the desires of homeowners who have been living in the area from anywhere to 1 to 25 years, we would like to see this change made to the planning map before the council's ratification.



PROPOSED RESIDENTIAL DENSITY (NW UGA PREFERRED ALTERNATIVE)

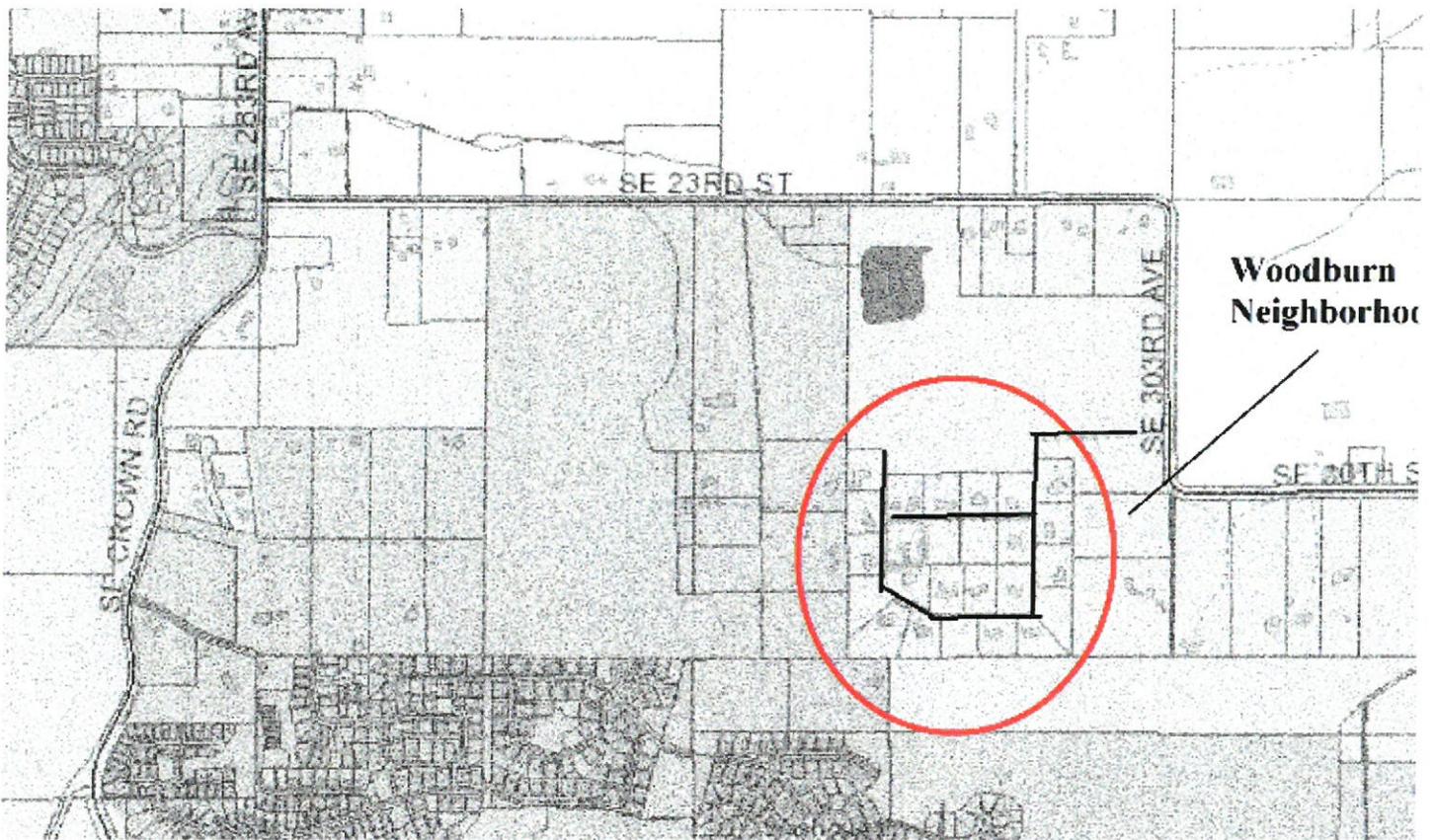
As far as housing densities are concerned, we also ask that the desires of those property owners that already have homes in close proximity to adjoining vacant lands be considered as paramount in any forthcoming decisions regarding any step up in housing densities (beveling), so as to maintain the livability that drew us all to this idyllic setting in the first place and to further protect the existing territorial views.

Again, we want to thank all involved who have spent so much time and effort into making our community a special place to live.

Our Woodburn Neighborhood Map is Shown directly below the signatures

Sincerely,

David & Beth Finn, Dave & Kim Henzi, Guo Wei & Joseph Keller, Robert & Selesa Missen, John & Terri Travis, Gary & Isabel Hendricks & Bret A. Bodin, Mary & Doug Brewer, Mason & Janine Honda, Alona Dickerson & Alan Moller, Erica & Michael Desimone, Jerry and Carol Haines, Brian & Christine Dawson, Lance & Becca Puffer, Jinquan Chen & Kaiaking Liang



David Finn
360-553-8900
david.finn00@yahoo.com

Ordinance # _____

AN ORDINANCE declaring an emergency and extending a six-month development moratorium for all properties within the NW UGA annexation area of the City of Washougal that were annexed under Ordinance #1783 and identified in the attached Exhibit "A".

WHEREAS, the City of Washougal approved the NW UGA Annexation area on November 16, 2015 under Ordinances #1783 annexing from Clark County approximately 185-acres. Of this land, 65-acres that was zoned by the County as Business Park (BP) with an Urban Holding 40 (UH-40) overlay was designated as Employment Center (EC) upon annexation. The remaining 120-acres designated by Clark County as Residential (R1-10, R1-7.5) with an Urban Holding 20 (UH-20) overlay remained Residential.

WHEREAS, the City of Washougal did not have zoning regulations for the EC zoning designation so Ordinance #1783 also placed a development moratorium on the annexed EC properties until these regulations were adopted; and

WHEREAS, the City Council also had concerns regarding the appropriate development of the remaining residential land in the newly annexed area so they adopted Ordinances #1786 that placed a development moratorium on these properties as well; and

WHEREAS, the City Council entered into a Professional Services Agreement (PSA) with BergerABAM for the development of EC regulations, visioning and public outreach and land use alternatives for the newly annexed area and the remaining Urban Growth Area (UGA); and

WHEREAS, the City Council has adopted the UGA Land Use Study preferred alternative, which recommends certain land use changes and development policies for the City to implement; and

WHEREAS, the City Council believes it is in the public interest to extend the development moratorium in the recently annexed area to allow the policies of the UGA Land Use Study to be implemented; and

WHEREAS, the City Council does not want to further delay development that may occur in this area, or future annexed areas, as long as those developments are consistent with the policies of the UGA Land Use Study; and

WHEREAS, a public hearing was held on July 25, 2016 to take public input on the proposed development moratorium.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WASHOUGAL, WASHINGTON as follows:

Section I

The City Council adopts the foregoing recital clauses herein as preliminary findings in

support of the development moratorium imposed by this ordinance.

Section II

Pursuant to the provisions of RCW 36.70A.390 and RCW 35A.63.220, a six-month development moratorium shall be in effect from the effective date of this ordinance for the properties identified in the attached Exhibit "A".

Section III

No building permit, occupancy permit, or other development permit or approval shall be issued for any of the affected properties while this moratorium is in effect; except for permits for additions or expansions to existing structures, or developments that are fully consistent with the policies of the UGA Land Use Study Preferred Alternative and are approved through a Development Agreement.

Section IV

Effective date and notice. The City Council hereby finds and declares that an emergency exists and this is a matter of urgency which necessitates that this Ordinance become effective immediately in order to preserve the public health, safety and welfare. The Ordinance shall become effective immediately upon passage. The City Clerk is directed to publish a summary hereof, including the title, at the earliest possible publication date.

PASSED by the Council for the City of Washougal at a regular meeting this 25th day of July, 2016.

City of Washougal, Washington

MAYOR

ATTEST:

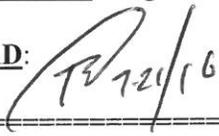
Finance Director / City Clerk

APPROVED AS TO FORM:

City Attorney

AGENDA BILL
BUSINESS OF THE CITY COUNCIL
City of Washougal, Washington
Bill No. 53-16

SUBJECT: **FOR AGENDA OF:** July 25, 2016
A resolution of the City Council of the City of Washougal declaring the City's intention to assume the Washougal Transportation Benefit District No. 1 and setting a public hearing regarding the same.
DEPT. OF ORIGIN: Administration
REVIEWED AT: July 25, 2016 worksession.

EXHIBITS: **TO BE RETURNED TO COUNCIL:** August 8, 2016
APPROVED BY DEPT. HEAD: 

EXPENDITURE REQUIRED:	BUDGETED:	APPROPRIATION REQUIRED:
None	NA	NA

SUMMARY STATEMENT

On April 13, 2015, the City Council adopted Ordinance No. 1776 establishing a city-wide transportation benefit district (TBD) pursuant to Chapter 36.73 RCW to fund transportation projects consistent with Chapter 36.73 RCW and required City street resurfacing, preservation, maintenance and operation in a coordinated and efficient manner.

On July 1, 2015, the State Legislature passed Second Engrossed Substitute Senate Bill 5987, amending Chapter 36.73 RCW and authorizing cities to assume the rights, powers, functions, and obligations of transportation benefit districts with the same boundaries as the establishing city. Such an assumption will provide for more efficient governance of this issue.

Prior to assuming the rights, powers, functions, and obligations of the TBD the Council must pass a resolution of its intent to make such assumption, and to hold a public hearing on the same.

Staff recommends that the City Council declare its intention to assume the rights, powers, immunities, functions, and obligations of the TBD, and set a public hearing for August 8, 2016, regarding the same.

RECOMMENDED ACTION

1. Read the Resolution by title only
2. Pass and post the Resolution in the usual manner.

RESOLUTION NO. _____

A RESOLUTION of the City Council of the City of Washougal declaring the City's intention to assume the Washougal Transportation Benefit District No. 1 and setting a public hearing regarding the same.

WHEREAS, the City of Washougal has the responsibility for the improvement, maintenance, repair, rehabilitation, protection and operation of public streets and ways within the corporate limits of the City; and

WHEREAS, on April 13, 2015, the City Council adopted Ordinance No. 1776 establishing a city-wide transportation benefit district pursuant to Chapter 36.73 RCW to fund transportation projects consistent with Chapter 36.73 RCW and required City street resurfacing, preservation, maintenance and operation in a coordinated and efficient manner ("Washougal Transportation Benefit District No. 1" or "the TBD"); and

WHEREAS, on July 1, 2015, the State Legislature passed Second Engrossed Substitute Senate Bill 5987, amending Chapter 36.73 RCW and authorizing cities to assume the rights, powers, functions, and obligations of transportation benefit districts with the same boundaries as the establishing city; and

WHEREAS, the City Council believes that the public interest and welfare will be satisfied by the City assuming the rights, powers, immunities, functions, and obligations of the TBD and hereby declares its intent to do the same; and

WHEREAS, the new legislation requires that the City Council declare its intent to and subsequently hold a public hearing to consider the proposed assumption of the rights, powers, functions, and obligations of the TBD;

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

Section I

The City Council, pursuant to RCW 36.73, does hereby schedule a public hearing to consider the City's proposed assumption of the rights, powers, immunities, functions, and obligations of the Washougal Transportation Benefit District No. 1, on Monday, August 8, 2016, at 7:00 PM or as soon thereafter as it may be held in the City Council Chamber of Washougal City Hall, 1700 C Street, Washougal, which public hearing shall be duly noticed pursuant to the provisions of RCW 36.73.

PASSED by the City Council for the City of Washougal, Washington, and approved by the Mayor at the regular meeting of said council held this **25th** day of **July 2016**.

City of Washougal, Washington

By: _____
Mayor

ATTEST:

Finance Director / City Clerk

APPROVED AS TO FORM:

Legal Counsel

ORDINANCE NO. _____

AN ORDINANCE relating to transportation; assuming the Washougal Transportation Benefit District No. 1; Repealing Chapter 3.99 of the Washougal Municipal Code; providing for severability; and establishing an effective date.

WHEREAS, the City of Washougal has the responsibility for the improvement, maintenance, repair, rehabilitation, protection and operation of public streets and ways within the corporate limits of the City; and

WHEREAS, on April 13, 2015, the City Council adopted Ordinance No. 1776 establishing a city-wide transportation benefit district pursuant to Chapter 36.73 RCW to fund transportation projects consistent with Chapter 36.73 RCW and required City street resurfacing, preservation, maintenance and operation in a coordinated and efficient manner (“Washougal Transportation Benefit District No. 1” or “the TBD”); and

WHEREAS, on July 1, 2015, the State Legislature passed Second Engrossed Substitute Senate Bill 5987, amending Chapter 36.73 RCW and authorizing cities to assume the rights, powers, functions, and obligations of transportation benefit districts with the same boundaries as the establishing city; and

WHEREAS, on July 25 2016, the City Council passed Resolution No. ##### indicating its intention to conduct a public hearing concerning the assumption of the rights, powers, functions, and obligations of the TBD; and

WHEREAS, Resolution No. ##### was advertised pursuant to Chapter 36.73 RCW; and

WHEREAS, on August 8, 2016, a public hearing was held by the City Council to consider the proposed assumption of the rights, powers, functions, and obligations of the TBD; and

WHEREAS, the City Council has determined that the public interest and welfare will be satisfied by the City assuming the rights, powers, immunities, functions, and obligations of the TBD;

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

SECTION I

The City of Washougal does hereby assume the rights, powers, immunities, functions, and obligations of the Washougal Transportation Benefit District No.1 and is hereby vested with every right, power, immunity, function, and obligation currently granted to or possessed by the TBD. The City Council of the City of Washougal is hereby vested with all rights, powers, immunities,

functions, and obligations otherwise vested by law in the governing board of the TBD as defined by Section 12.29.020 of the Washougal Municipal Code (“WMC”).

SECTION II

The Washougal Transportation Benefit District No.1 established pursuant to Section 3.99.020 WMC, and the TBD governing board as defined by Section 3.99.030 WMC, are hereby abolished.

SECTION III

Washougal Municipal Code Chapter 3.99, entitled “Washougal Transportation Benefit District No.1,” is hereby repealed in its entirety.

SECTION IV

Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

SECTION V

This ordinance shall take effect five days after its passage, posting and publication according to the law.

PASSED by the Council of the City of Washougal at a regular meeting this 8th day of **August 2016**.

City of Washougal, Washington

Mayor

ATTEST:

Finance Director/City Clerk

APPROVED AS TO FORM:

City Attorney