

**CITY OF GOLDENDALE
COMPREHENSIVE PLAN UPDATE**

March 17, 2014

**Prepared for Goldendale
City Council**

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BY

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CREDITS AND ACKNOWLEDGEMENTS

This Comprehensive Plan for the City of Goldendale has been prepared by the Goldendale Planning Commission, with the assistance of the Goldendale Task Force Committee, and Klickitat County Planning Department.

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EXECUTIVE SUMMARY

This comprehensive planning document was prepared by the City of Goldendale in accordance with Section 35A.63.061 of the Optional Municipal Code to address growth concerns in Goldendale proper and within designated urban growth areas. The plan takes into account existing conditions and future needs while trying to express what can be accomplished during a twenty year planning cycle. The comprehensive plan will represent Goldendale's policy statement for directing future development, managing growth, and promoting economic diversity over the next 20 years.

The City of Goldendale has identified community issues and concerns, established desired community goals, prioritized these goals, and determined how these goals will be achieved. The purpose of this comprehensive planning update is to address dramatic changes that have occurred since the previous comprehensive plan was adopted. The comprehensive plan will be used to establish a clear intent and policy base for Goldendale which will then be used to develop and interpret local land use regulations.

While the City of Goldendale has experienced minimal growth pressures from within its urban boundaries, it has been impacted by development activities occurring on unincorporated lands adjacent to the city. This is evidenced by increased demands being placed on transportation corridors, local emergency service providers and increased requests for water and sewer system services.

Continued growth is expected and the city has chosen to take a proactive role in meeting the future needs of its citizens by encouraging growth and development, and identifying impacts that proposed developments may have on community facilities and services. Recognition of the various changes taking place within the community, and a readiness to make decisions in light of these changes, will allow the city to take advantage of positive opportunities and address most impacts that these opportunities may have on Goldendale's quality of life.

The Goldendale Comprehensive Plan also contains an evaluation and comparison of current and projected infrastructure capacities with current and projected demand. This evaluation will be used to assess infrastructure capacity and demand and direct future development activities in the Goldendale planning area. In developing a comprehensive plan and corresponding implementing regulations, Goldendale will be in a better position to assert local control over certain land use issues which will reinforce desired changes within the community.

VISION STATEMENT

The Vision Statement for the city of Goldendale has been developed to show our commitment in developing a comprehensive plan which reflects community values, ensures a commitment to implementing defined planning policies, and shows our willingness to commit resources to ensure that Goldendale will be a thriving and successful community in the years to come.

Our twenty year vision for the city of Goldendale sees growth occurring as the greater Columbia River Gorge Area is “discovered.” Recreational and economic opportunities abound in the greater Gorge area and Goldendale will take advantage of this growing awareness. The residents of Goldendale will welcome growth because it will be properly planned for thus preserving its small town character. Future growth in Goldendale will be supported by adequate infrastructure and public services. Our comprehensive plan encourages a diversified economy by supporting agriculture, forest, commerce, industry, housing, tourism, and recreational opportunities.

The over-arching theme of the Goldendale Vision Statement is one of preserving its small town character and identity while providing for economic expansion and diversity. As the comprehensive plan is updated to account for changing conditions and accomplishments, the goals in the Vision Statement will provide direction for such revisions. To further this “vision”, the city of Goldendale should:

- Supply the necessary infrastructure and public services to fulfill all residential, commercial, industrial, and recreational needs;
- Ensure a predictable development atmosphere;
- Provide a full range of employment opportunities and family-wage jobs;
- Provide for a balanced range of housing opportunities;
- Contribute to multiple learning opportunities and experiences for persons of all ages;
- Encourage changes which promote livability and quality of life by maintaining the quality of its air, water, and land resources; and
- Utilize local resources whenever possible to encourage local community involvement and enhance community pride.

The city is committed to following its adopted comprehensive plan and will proceed with specific provisions of the plan for an adequate period of time for policies and actions to take effect. The policies and financial plans demonstrate how the city intends to resolve problems, and thus can be used to inform residents and businesses.

Plan Implementation and Monitoring - The purpose of the Goldendale Comprehensive Plan is to provide a basic source of reference and guidance for legislative and administrative actions.

The provisions of this plan are also intended to serve as guidelines for the adoption of regulatory and non-regulatory measures which will further the goals and policies specified in the comprehensive plan. Although adopted by ordinance, a comprehensive plan has traditionally been a policy document. Implementation of the comprehensive plan is carried out through land development regulations and other ordinances. However, a variety of innovative regulatory and non-regulatory implementation methods should be encouraged to fully support the intent of the comprehensive plan. Broad citizen support is crucial for effective plan implementation.

Planning is an ongoing process, and improved data or changing circumstances will require amendment(s) to the comprehensive plan. The comprehensive plan will be reviewed annually and updated as necessary to reflect changes in the community. The goals and policies in this plan provide long-range guidance for Goldendale. To maintain consistency and allow for sufficient time for local decisions to take effect, major revisions to the comprehensive plan should be limited to a five-year cycle. However, as specific goals or policies of the plan are achieved, revision of each planning element may be required to continue progress toward overall goals.

Amendments to the comprehensive plan can be requested by the City Council, Planning Commission, or by any affected citizen or property owner. The Planning Commission shall review the comprehensive plan and propose any needed amendment(s) on a bi-annual basis. A public hearing shall be held by the Planning Commission to solicit comment. After further review, a formal recommendation will be made to the City Council. The City Council will hold a public hearing, make modifications if necessary, and make a final decision regarding proposed amendment(s) to the comprehensive plan. By reviewing and updating the plan on a regular basis, Goldendale can rely on this document to aid in the decision-making process and can maintain public interest and support in the planning process.

Planning Area - Goldendale sits on a plateau north of the Columbia River and south of the pine-covered Simcoe Mountains of south central Washington. Goldendale's elevation is 1,635 feet above sea level, and its geography is gently rolling fertile plains. Goldendale is near the geographic center of Klickitat County and is located on the banks of the Little Klickitat River.

Goldendale is approximately 120 miles east of Portland, Oregon and is 70 miles southwest of Yakima, Washington. Goldendale is the largest city in Klickitat County, and serves as the county seat. It is the service center for a broad agricultural area. The southern border of the county is formed by the Columbia River, approximately 13 miles south of the City. The Goldendale Planning Area considered in this document shall include all lands presently found within the city's corporate limits and those unincorporated areas lying within approximately one mile of the corporate limits. **MAP-1** on the following page depicts the planning area.

DEFINITIONS

The following words or terms have been defined by the Optional Municipal Code Section 35A.63.010 and the Growth Management Act Section 36.70A.030 and shall have the meanings set forth below unless different meanings are clearly indicated by the context.

Aquifer Recharge Areas: means any land with a critical recharging effect on aquifers used for potable water and lands where aquifers that are sources of drinking water are vulnerable to contamination that would affect the potability of the water.

Capital Improvement: means physical assets constructed or purchased to provide, improve, or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally non-recurring and may require multi-year financing.

City: means any city or town including a code city.

Commercial Use: means activities with in land areas which are predominately connected with the sale, rental, and distribution of products, or performance services.

Comprehensive Plan: means the policies and proposals approved by the legislative body as set forth in RCW 35A.63.060 through 35A.63.072 of this chapter and containing, at least, the elements set forth in RCW 35A. 63.061.

Concurrency: means that adequate public facilities are available when the impacts of development occur. This definition includes the two concepts or "adequate public facilities" and of "available public facilities" as defined above.

Consistency: means that no feature of a plan or regulation is incompatible with any other feature of a plan or regulation. Consistency is indicative of a capacity for orderly integration or operation with other elements in a system.

Contiguous Development: means development of areas immediately adjacent to one another.

Critical Areas: means (a) wetlands; (b) aquifer recharge areas (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous area.

Density: means a measure development intensity, generally expressed in terms of dwelling units per acre or population density. Used for balancing local service use and service capacities.

Development Regulation: means any controls placed on development or land use activities by a city or county, including, but not limited to, zoning ordinances, official controls, subdivision ordinances, rezoning, building construction, sign regulations, binding site plan ordinances, or any other regulations controlling the development of land.

Domestic water system: means any system providing a supply of potable water which is deemed adequate pursuant to RCW 19.27.097 for the existing and intended use of a development.

Geologically hazardous areas: means areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with the public health or safety concerns.

Frequently Flooded Areas: means lands in the floodplain subject to a one percent or greater chance of flooding in any given year. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and the like.

Fish and Wildlife Conservation Habitat Areas: means a seasonal range or habitat element with which a given species has a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long-term. These might include areas of high relative density or species richness, breeding habitat, winter range, and movement corridors. These might also include habitats that are of limited availability or high vulnerability to alteration, such as cliffs, talus, and wetlands.

Industrial Use: means activities predominantly connected with manufacturing, assembly, processing, or storage of products.

Infrastructure: means those man-made structures which serve the common needs of the population, such as sewage disposal systems, potable water systems, solid waste disposal, storm-water systems, utilities, bridges, streets, highways, sidewalks, lighting and traffic signals..

Intensity: means a measure of land use activity based on density, use mass, size, and impact.

Landslide Hazard Areas: means are areas potentially subject to risk of mass movement due to a combination of geologic, topographic, and hydrologic factors.

Legislative Body: means a code city council, a code city commission, and, in cases involving regional or cooperative planning or action, the governing body of a municipality.

Municipality: includes any code city and, in cases of regional or cooperative planning or action, any city, town, township, county, or special district.

Open Space: means lands which are in a natural or undeveloped state because they have not been developed with structures, paving, or other appurtenances. Open space lands may refer to parks; recreation areas; conservation easements; critical buffer zones, tracts or commons.

Ordinance: means a legislative enactment by the legislative body of a municipality; in this chapter "ordinance" is synonymous with the term "resolution" when "resolution" is used as representing a legislative enactment.

Planning Agency: means any person, body, or organization designated by the legislative body to perform a planning function or portion thereof for a municipality, and includes without limitation, any commission, committee, department, or board together with its staff and members, employees, agents, or consultants.

Public Facilities: includes all infrastructure as well as governmental and community buildings, parks and recreational facilities, and schools.

Public Services: includes all fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

Shoreline: means those water areas of Klickitat County including reservoirs and associated wetlands, together with the lands underlying them which fall under the jurisdiction of the Shorelines Management Act. This definition includes Shorelines of Statewide Significance.

Urban Growth: refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

Urban Growth Areas: means those areas designated by a county pursuant to Chapter 39.34 RCW (Interlocal Cooperation Act).

Wetlands: means areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands may include those artificial wetland intentionally created from non-wetland areas created to mitigate conversion of wetlands, if permitted by the county or city.

Zoning: means the demarcation of an area by ordinance into zones and the establishment of regulations to govern (1) the uses permitted within those zones; (2) the location of the zones; (3) the bulk; (4) height; (5) shape; and (6) coverage of structures within each zone.

PHYSICAL DESCRIPTION & INVENTORY

The purpose of a physical description is to provide a general outline of land use factors in the Goldendale planning area. These factors may influence local land use decisions with regards to the use of certain land parcels. The physical description is useful in identifying areas which may or may not be suitable for a particular type or density of development. The physical inventory will provide a discussion about why or why not one area is more suitable than another area for development. The physical conditions of parcels can significantly influence costs associated with development and restrictions/conditions which may need to be placed upon a parcel.

Geology - The dominate geologic feature of the Goldendale region is the Columbia River Basalt formation. This geological strata is composed of several layers of under formed, solidified lava. The other prominent geological features in the Goldendale region are: the Simcoe Mountains and alluvium deposits of the Little Klickitat River. The Columbia River Basalt formation was created through volcanic processes, and comprises the parent material from which Goldendale area soils were formed. The Simcoe Mountains are the result of several small volcanic episodes which resulted in debris flows, ash deposits, volcanic domes, vents, and cinder cones.

These volcanic features have strongly influenced topographic development of the Goldendale area. Deposits of silt, sand, and gravel from the Little Klickitat River are composed almost entirely of basalt. These deposits are generally confined to floodplains, canyon bottoms, and local depressions on upland surfaces. Several fault zones do exist to the northeast and southwest of the city. Fracturing among this geological formation is believed to be related to movement along the faults.

Topography - The city of Goldendale is located approximately 1,635 feet above mean sea level and is situated in the southern portion of a broad river basin formed by the Little Klickitat River. Goldendale is situated on the flattest portion of the Little Klickitat drainage with a gradient of approximately 22 feet per mile (f.p.m.). The basin floor, upon which Goldendale is situated, is relatively flat with slopes < 12%. The basin is bordered to the north by the Simcoe Mountains (slope >25%) and to the south by the Columbia Hills. The Goldendale area is the result of several diverse topographic phenomena converging at one location in the landscape.

Soils - The primary soil series in the study area is the Goldendale Series. This series is characterized as having gently sloping, deep, well drained, medium textured soils formed in alluvium deposits of loess, residuum, and volcanic ash. These soils are prone to erosion if not adequately vegetated or are mismanaged. Structural characteristics such as shrink-swell, permeability, corrosivity, plasticity, depth to the water table, and other soil factors will play an important role in determining the development potential of a particular land area. These factors may or may not be limiting. Through proper site selection and structural design many of the limiting factors can be overcome.

Climate - The climate of the Goldendale area is influenced by topography, elevation, distance and direction from the ocean, prevailing westerly winds, and the position of high and low pressure centers in the east Pacific Ocean. Summers are generally dry, hot and sunny while the winters are cloudy and foggy but comparatively mild for this latitude. During the warmest summer months afternoon temperatures range from the upper 80s into the 90s and may at times exceed the 100 degree mark at the peak of the summer season. In the winter months, average maximum temperatures are in the lower 30s and 40s while minimum temperatures will range in the 10s to 20s. The average annual air temperature ranges from 47 to 50 degrees Fahrenheit. There are approximately 135 frost free days annually. The last freezing temperatures are in mid-April and the first freezing temperatures begin in late October.

Precipitation in the Goldendale region averages 16-19 inches annually. Summer precipitation is light and characterized by thunderstorms. Precipitation peaks during the winter months and can be received in either the form of snow or rainfall. The prevailing wind direction and speed is strongly influenced by the regional topography and varies with changing seasons. Drainage winds flow down the Cascade Mountain valleys and move east-west through mountain passes to empty into the Columbia Gorge area and blow westerly along the Columbia River. The prevailing wind direction is northwest to west. Major storms passing through the area may produce wind speeds in excess of 50 miles per hour (m.p.h.) with even stronger wind gusts.

Surface Waters - The Goldendale area is drained by the Little Klickitat River and Bloodgood Creek both of which originate in the Simcoe Mountains. Several smaller tributary streams also carry run-off waters into these drainage channels. Bloodgood Creek and the Little Klickitat River are prone to flooding during the winter and early spring months. The Little Klickitat River is classified as a shoreline of state significance and falls under the Shoreline Management Act of 1971, Chapter 90.58 RCW. Thus, use of the Little Klickitat River must comply with all state requirements and laws which manage shorelines of statewide significance.

Ground Waters - Many shallow water wells provide a source of water in the area right outside the Goldendale city limits and contributes to the ability of small parcels of land outside the City Limits to access sufficient water supply to support average size homes and small agricultural operations. On the negative side, shallower wells are susceptible to possible contamination. Deeper groundwater sources in the Goldendale region are high in mineral content, turbidity, total dissolved solids, hardness, temperature and alkalinity and would require treatment if used as a potable water source. The City's water supply comes from five (5) ground water sources, known as SS#1 and #2, GWS#1, #2, #3 and #4.

Flood Hazard Areas - Flooding is a major concern for the citizens of Goldendale in terms of land use and development. The city is bisected by the Little Klickitat River which is flood prone. A 100-year floodplain has been delineated by the Federal Emergency Management Agency (FEMA) for the city of Goldendale in order to establish insurance rates and assist in the development of sound floodplain management practices. High flows on the Little Klickitat River usually occur during the months of November through March. Flooding occurs during the winter months when rainstorms augment snowmelt and cause extremely high rates of runoff. These waters quickly enter into frozen stream channels of the Little Klickitat drainage basin and cause

banks to overflow. These flood episodes are not prolonged, generally lasting only several days. The only structural flood control device being utilized by the city of Goldendale at this time is the drainage ditch located to the south of town. The structure is capable of diverting water flow from approximately 1,100 acres of land located to the south and east of town. No other structural flood control devices have been implemented for flood regulation in the city of Goldendale. The U.S. Army Corp. of Engineers determined that structural flood control measures could not be economically justified, and that land use regulations and flood proofing were the best means for reducing flood damage.

Vegetation - The dominate vegetative species in the Goldendale planning area is characterized by a high prairie vegetative sequence. Short prairie grasses and shrub growth dominate the landscape at lower elevations with mixed conifer/hardwood species intermingled along water courses. At higher elevations, a mixed conifer/hardwood species dominate hill sides. The dominate grass species was bluebunch grass before overgrazing reduced its native growing region. The common grass species now include bluebunch wheatgrass, Idaho fescue, sandberg bluegrass, camas, and other perennial forbs and grasses. The primary shrub sequence consists of antelope bitterbrush, black hawthorn, potentilla, redosier dogwood, and rose species. The dominate tree species for the Goldendale area are pine, fir, oak, and birch with cottonwoods and willows following the water courses.

Wildlife - The city of Goldendale does harbor high quality wildlife habitat along the banks of the Little Klickitat River. The areas in and around Goldendale provide residence for squirrels, chipmunks, porcupines, raccoons, coyotes, deer, and elk. Various bird species also inhabit the Goldendale region. These include sparrows, robins, jays, starlings, yellow finches, hummingbirds, owls, hawks, eagles, pheasant, quail, geese, and ducks. The Little Klickitat River also provides habitat to various aquatic dependent organisms including reptiles, amphibians, and fish species. If this area is maintained as open space with a low density/intensity use, the water course and surrounding uplands will provide a vital travel corridor for many species of wildlife in the Goldendale area.

HUMAN ENVIRONMENT AND INVENTORY

An inventory and analysis of local demographic and economic conditions is essential to the formation of a comprehensive plan. This information provides a basic understanding of community values and assists in anticipating changes in local needs. Demographic, infrastructure, and service data provide insight into what is occurring in a community and will aid in setting community priorities. Economic development and redevelopment are essential if Goldendale is to maintain a viable residential, commercial, and industrial base. Understanding regional employment conditions and local business activities is essential if a community wants to expand its development opportunities and diversify its economy.

POPULATION AND DEMOGRAPHICS - The population of Goldendale has continued to grow since 1940, but at levels far below the state average. During the 1970s and early 1980s Goldendale experienced a growth “spurt” with the establishment of the aluminum plant. Since this time period, the local economy and population have reflected the success or failure of the aluminum plant. The closure of lumber mills in the county has further dampened economic vitality, reduced employment opportunities, and caused the migration of people to other regions. In recent years Goldendale has experienced a growth in the production of renewable and alternative energy sources, including a natural gas energy plant, the construction of the wind turbines in the area mostly east and south of the city, and increased production of energy from landfill gas at the landfill site out near Roosevelt. The U.S. Census report of 2010 places the population of Goldendale at 3,407 persons, representing approximately 17% of the Klickitat County population. Since 1990 and Through 2013 the population of Goldendale has remained relatively flat, since the 1990 Census when the population stood at 3324. The most recent population data reports the population for Goldendale in 2013 stands at 3410. **(FIGURE 1).**

County Municipality	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2000</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Klickitat County	19,800	19,900	20,100	20,200	20,318	20,500	20,600	20,700
Unincorporated	13,160	13,310	13,490	13550	13,975	14,120	14,190	14,290
Incorporated	6,640	6,590	6,610	6,650	6,343	6,380	6,410	6,410
Bingen	680	680	680	685	712	720	730	725
<i>Goldendale</i>	<i>3,715</i>	<i>3,715</i>	<i>3,725</i>	<i>3,745</i>	<i>3,407</i>	<i>3,425</i>	<i>3,425</i>	<i>3,410</i>
White Salmon	2,245	2,195	2,205	2,220	2,224	2,235	2,255	2,275

Figure 1.

Age Attributes - An analysis of Goldendale's population by age groups indicates that as of 2010 a large portion of the population, 17%, was 65 years of age or older, compared to the state average of 12.3%. The median age for Goldendale residents is 42.11 years of age which is somewhat above the statewide average of 36.74 years. Goldendale is also under-represented in the age

brackets of 18-24, 25-44, and 45-64 and is over-represented in the age groups of 0-17 and 65/over, when compared to state averages. The most under-represented age category in Goldendale is the 25-44 year old age group followed by the 18-24 year old group.

Education - The City of Goldendale has a very low percentage of residents 25 years and older who have completed a college degree. Only 20.2% of the Goldendale residents have completed a college degree while the state average is 35.7% who have completed a college degree. Also, a much larger share of this age category in the Goldendale area have not completed their high school education, 18.4%, as compared to state average of 12.8%. Lack of secondary education has resulted in an under-trained work force in Klickitat County and Goldendale. Of Goldendale residents who have completed a college education, relatively few return to Goldendale for employment.

ECONOMIC CONDITIONS - Goldendale's economy has historically been based on natural resource industries. Forestry, ranching, and farming have traditionally provided many marketable products. Recently, renewable energy construction and production and an emerging tourist commercial industry have contributed to greater economic prosperity in our region. Additional opportunities to expand and enhance the intersections with US Highway 97 are being explored.

Income - Per capita income for the city of Goldendale was approximately \$26,030 for 2000. Per capita income for Goldendale was 63% of Klickitat County's average (\$34,267) and only 48% of the statewide average (\$53,760).

Household incomes for the city of Goldendale grew at much lower rates than state and county wide averages during the period between 1990 and 2000. The number of persons in Goldendale living at or near the poverty level is 25.4% which is more than double the statewide average of 10.6%.

TRANSPORTATION - Within the greater Goldendale planning area current levels of service for the movement of goods, services, and people are adequate to meet current and future demands. Traffic volumes for the Goldendale service area currently have excess capacity.

Water Transport - No water transport facilities exist within the Goldendale city limits, but barge port facilities are available on the Columbia River at Cascade Locks, Hood River, Bingen, The Dalles, and Dallesport. The barge loading facility in Dallesport is sited near Spearfish Lake at the Dallesport Industrial Park just upstream from The Dalles Dam. Recreational boat launching is provided at the Maryhill State Park.

Trucking Service - Truck service to and through the region is very good with access on I-84 in Oregon and SR-14 on the Washington side. Most traffic to and through Goldendale occurs on US Highway 97. The majority of truck traffic is generated from the outside the area.

Transit Service - . Local services are provided by the Mount Adams Transportation Service for the senior citizens of Goldendale by Senior Services with limited services for all ages.

Air Service - No commercial air service is available in Goldendale at the present time. Several small private aircraft do utilize the municipal airport. Dallesport, approximately 25 minutes from Goldendale operates a small commercial airport with minor commuter service to Portland. The nearest major air service is provided at Yakima or Pasco, approximately a one and one-half hour drive from Goldendale. Portland International Airport is approximately a two hour drive from Goldendale and has 17 major air carriers.

Streets - The city of Goldendale does have an above average street to land area ratio. The city has approximately 25+ miles of street right-of-way within the corporate limits. This means approximately 37% of all the land area in the city is dedicated to the automobile and vehicular transportation which is above the state average of 33%.

PUBLIC SERVICES AND FACILITIES -

Sewer System - The City of Goldendale is served by a sewage collection and treatment system located southwest of town located at 115 Wing Road. As of 1986, most of Goldendale is served by the public sewer system except for approximately 36 residences which are utilizing septic systems. The existing sewage treatment system is a Biolac mechanical system constructed in 2001. The plants total service capacity is 1.5 million gallons per day (gpd), with a mean monthly average of 1.0 million gpd and is designed to serve a population of approximately 6,000. Currently the average influent discharge to the plant is 625,000 gpd well within the upper limit set by the Department of Ecology through the National Pollution Discharge Elimination System (NPDES). Peak plant flow has been recorded at 2.1 million gpd which does exceed the NPDES. The plant is strongly influenced by seasonal variations in the weather. The plant is designed to

remove wastes through mechanical means. The sludge is then transferred and stored in a settling pond.

Water System - Goldendale's municipal water supply is provided by a gravity fed, mountain springs diversion system. The water system provides service to approximately 1500 residential, commercial, and industrial users. Current storage capacity is approximately 2.5 million gallons. This SS#1, #2, and #3 springs system is supplemented and complemented by GW#3. The combined annual water right from these two sources totals 1363 acre feet per year. In 2004, a natural gas fired energy plant was being developed. As part of the process, the developer was required to acquire water rights and transfer them to the city. In turn the city agreed to provide service to the plant. The total acre feet right totaled 729. When combined with the SS#1, #2 and #1, #2, #3 and #4 water right, the combined water system is presently meeting residential, commercial, and industrial demand for water. Currently, the City has authorization from the Department of Health for unlimited additional connections. Monthly base meter rates range from \$26.53 to \$1,825.95 depending on the class of user (residential, commercial, or industrial). All water used is charged a usage charge, starting at eighty-five cents (.91) per 100 cubic feet to two dollars (\$2.12) per 100 cubic feet for usage over 8,000 cubic feet. This is billed on a monthly basis. Meter charges outside the city limits are billed at 150% above normal rates. The City of Goldendale is working to complete its 2010 Comprehensive Water Plan. This plan does provide solutions to most of the system deficiencies and makes recommended system improvements.

Solid Waste - The City of Goldendale does not provide for collection of solid wastes, however a private contractor does provide collection services within the city limits. Republic Services provides a curb-side pickup program for the Goldendale area. The user fee is approximately \$9.63 per month. Tri-County Disposal also has a limited recycling program. Blue plastic waste bags are provided to its customers in which all recyclables are placed and collected. The recyclables are sorted, separated, and disposed of at a recycling center.

A transfer station has been built to the northwest of town. The facility will operate on a user fee system. A household minimum hazardous waste pick-up program is held several times during the year and at various locations to allow Klickitat County residents the opportunity to safely dispose of hazardous household wastes. Both the recycling program and hazardous waste clean-up program are for the benefit of Klickitat County residents.

Electricity - Public Utility District #1 of Klickitat County provides electrical service to the City of Goldendale. Current electrical rates for residential and farm service include a basic monthly fee of \$17.58, plus all kilowatt hours at 8.2. Electrical service for large general service for three-phase users is provided at a basic monthly fee of \$46.87 plus all kilowatt hours at 2.87, and an additional capacity charge Monday through Saturday 7 a.m. to 10 p.m. of \$6.80 per kw. Small general service for single-phase users is provided at a basic monthly fee of \$27.27 plus all kilowatt hours at 8.78.

Natural Gas - Natural gas is served to the City of Goldendale via Avista Corporation, with feeds taken from a high-pressure transmission line owned by Northwest Pipeline, Inc.

Communications - Landline telecommunication services are provided by Century Link. Regional headquarters are located in Hood River, Oregon. Several other providers serve the area with cell phones and internet connection systems. The Goldendale Sentinel provides weekly newspaper coverage. Local radio broadcasting is provided by KLCK-AM/FM. J & N Cable provides local cable coverage with a full line up of television stations.

Police Protection - The Goldendale Police Department is headquartered at the Goldendale Industrial Park and offers 24-hour service. The department is staffed by ten positions: the chief of police, assistant chief, 7 patrolmen, and 1 records clerk/evidence officer. The citizen to officer ratio is approximately 400 to 1. The City contracts with Klickitat County for 911 dispatch and jail facilities. .

Fire Protection - The Goldendale Fire Department is located at 225 W. Court Street. The department is staffed by a volunteer force including four officers: There is one fire station that houses UL rated fire engines, a wildland engine and several support vehicles. Response time is 3 - 5 minutes. The Goldendale Fire Department has a fire insurance rating of 6 according to the Washington State Fire Rating Bureau. Mutual aid agreements with the surrounding fire district and other fire departments are in place.

Animal Control – The Animal Control Officer works under the direction of the Public Safety Director. Primarily the Animal Control Officer serves the City of Goldendale, but also provides contract services to other cities and Klickitat County. The City also operates an Animal Control Shelter near the operations building for the Wastewater Treatment Plant facility.

Library - The Goldendale Public Library is part of the Fort Vancouver Regional Library System. The original library structure is one of the Carnegie buildings and is listed on the National Historic Register. The library system provides Goldendale citizens with a diverse collection of published materials, and if access to specific publications is not available, they can be provided via the Fort Vancouver Library.

Parks & Recreation - The parks system for the city of Goldendale presently consists of 3 parks. The parks are adequate in meeting present demands of Goldendale residents at this time. These facilities provide opportunities such as baseball fields, tennis courts, a basketball court, playground equipment, horseshoe pits and a skate park.

The Goldendale community school facilities are also utilized by area residents for recreational purposes. The school facilities used by Goldendale residents include tennis courts, a running track, basketball courts, baseball fields, and playing fields. Recreational services to the citizens of Goldendale are also provided by the Central Klickitat County Park and Recreation District. They have built a swimming pool facility to serve the needs of the District Area. The pool is equipped with a air-supported cover to allows for open air use in the summer time and covered us in the cooler times of the year. The facility currently operates about 6 months out of the year.

The City of Goldendale is centrally located within the Pacific Northwest and is only a short drive from multiple year round recreational activities in the states of Idaho, Oregon, and Washington. Brooks Memorial State Park, Observatory State Park, Maryhill State Park, the Presby Mansion, and the Maryhill Museum of Art are just a few of the local points of interest found in and around the Goldendale area.

Medical Facilities - Medical facilities for the City of Goldendale are provided by Klickitat Valley Hospital. They are fully staffed with doctors, nurses and support staff. In addition, Goldendale has dental, optometric and chiropractic care available. Life Flight helicopter service is available.

In addition, Goldendale is served with a full range of veterinarian services.

Schools - The City of Goldendale's educational system is comprised of several public and private schools.

City Hall - Goldendale City Hall is located on the south end of town at 1103 S. Columbus. The building has been remodeled to accommodate city staff and presently there is a need to expand. City Hall houses the Mayor, City Administrator, Clerk-Treasurer, Building Official/Code Enforcement, Public Works Director, and support staff.

Maintenance Equipment/Storage - The city maintenance building is located at 701 Railroad Avenue and houses the Public Works Field Supervisor as well as all the city equipment. The city crew is composed of a full-time seven member work force. The City Wastewater Treatment Plant is located on Wing Road and houses the Water/Wastewater supervisor and is composed of 2 full-time employees.

GOALS AND POLICIES

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

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

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

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

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

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

LAND USE ELEMENT

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

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

LAND USE

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

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

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

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

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

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

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

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

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

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

GOAL 2 Develop and maintain a comprehensive plan that adapts to changing conditions.

- Policy 2.1* Update zoning and subdivision ordinances to accommodate a variety of land uses and densities for commercial, industrial, and residential uses.
- 2.2 As a condition of making plan changes, it shall be determined that physical, economic, or environmental changes have occurred in the planning area since adoption of the plan and that a public need supports the change.
- 2.3 Encourage reclassification of land uses not presently zoned in accordance with the comprehensive plan designation.

GOAL 3 Develop urban policies which take into account the needs of people and the environmental setting for the purpose of minimizing land use conflicts.

- Policy 3.1* Encourage new developments adjacent to residential neighborhoods to respect the character and ensure development at a scale and design compatible with the neighborhood.
- 3.2 Encourage industrial and commercial uses which locate next to residential uses to provide and maintain appropriate structural setbacks.
- 3.3 Encourage the use of buffers to minimize impacts such as noise and dust to adjacent land uses.
- 3.4 Vehicle and pedestrian circulation patterns should be considered in the design of the subdivision for future connections.

GOAL 4 Provide areas for a variety of residential uses and dwelling types and to promote adequate housing opportunities for all economic levels.

- Policy 4.1* Housing opportunities for all income levels shall be encouraged.
- 4.2 Existing residential areas shall be protected from the encroachment of or the conversion to incompatible land uses.

GOAL 5 Provide areas for the location of light and environmentally acceptable heavy industrial uses while minimizing impacts on surrounding uses.

- Policy 5.1* Plan provisions for the location of a diversity of light and heavy industrial uses shall be made in a manner consistent with maintaining environmental and community quality.
- 5.2 Industrial uses shall be encouraged to locate where existing development is compatible with industrial uses and where adequate transportation, water, sewer, and electric services are available.

GOAL 6 Preserve critical areas such as natural wetland areas which are important recreation areas and/or wildlife habitat, provided that they are not a detriment to public health.

- Policy 6.1* Developments shall not be planned or located in known areas of natural disasters

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

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

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

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

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

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

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

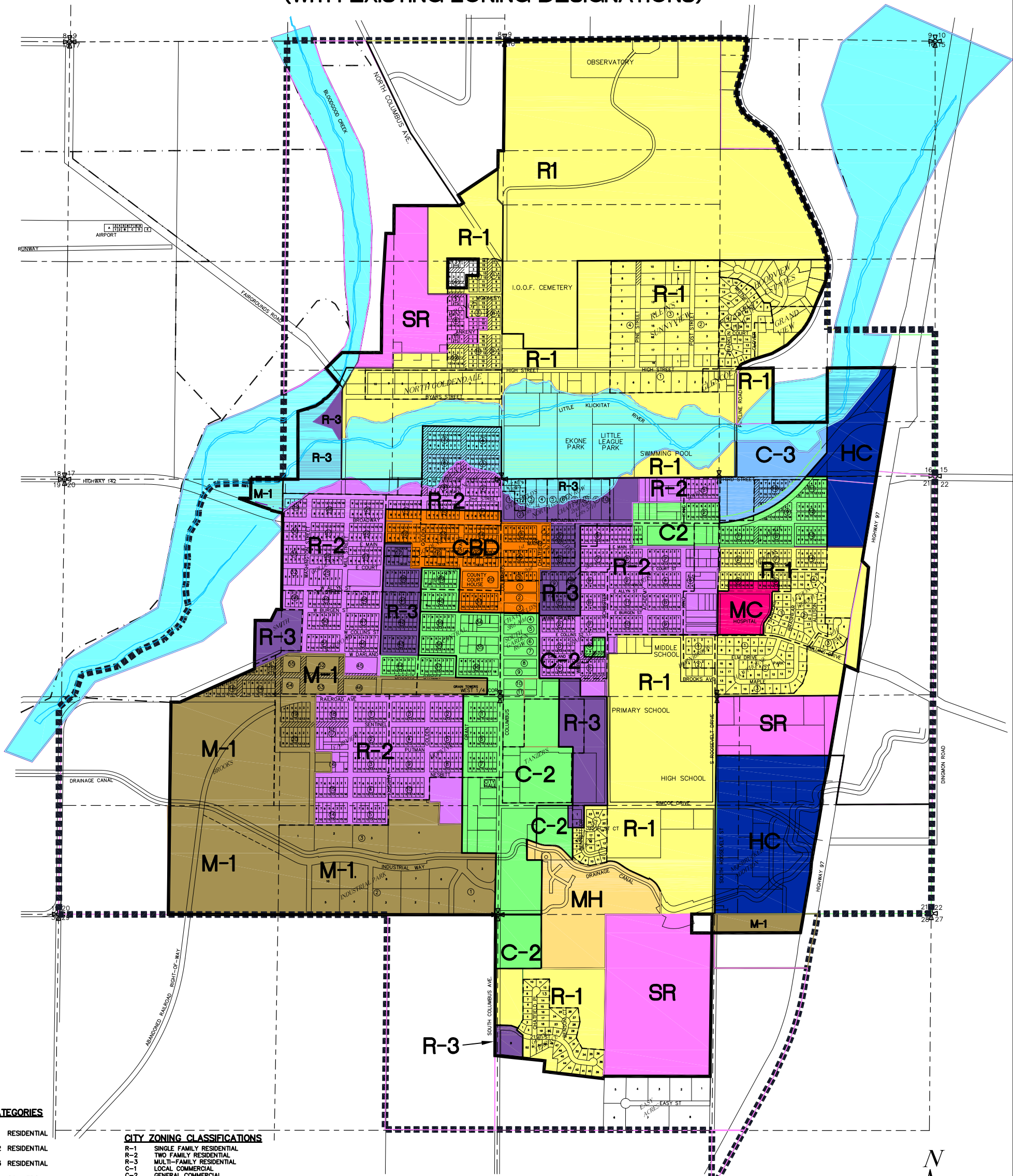
8.2 The capability of land, air, and water shall be considered in making land use decisions.

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

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

8.5 Adopt ordinances that encourage enhanced curb appeal

EXISTING CITY LIMITS (WITH EXISTING ZONING DESIGNATIONS)

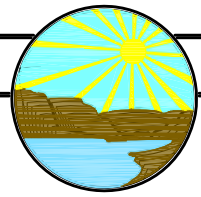


- ZONING CATEGORIES**
- R-1 RESIDENTIAL
 - R-2 RESIDENTIAL
 - R-3 RESIDENTIAL
 - C-1 COMMERCIAL
 - C-2 COMMERCIAL
 - C-3 MIXED COMMERCIAL
 - M-1 LIGHT INDUSTRIAL
 - MH MOBILE HOME PARK
 - SR SUBURBAN RESIDENTIAL
 - MC MEDICAL CENTER DISTRICT
 - FH FLOOD HAZARD
 - HC HIGHWAY COMMERCIAL
 - CBD CENTRAL BUSINESS DISTRICT

- CITY ZONING CLASSIFICATIONS**
- R-1 SINGLE FAMILY RESIDENTIAL
 - R-2 TWO FAMILY RESIDENTIAL
 - R-3 MULTI-FAMILY RESIDENTIAL
 - C-1 LOCAL COMMERCIAL
 - C-2 GENERAL COMMERCIAL
 - C-3 MIXED COMMERCIAL
 - M-1 LIGHT INDUSTRIAL
 - MH MOBILE HOME RESIDENTIAL
 - MH MOBILE HOME PARK
 - PD PLANNED DEVELOPMENT

- COUNTY ZONING CLASSIFICATIONS**
- R RESIDENTIAL
 - RR2 RURAL RESIDENTIAL
 - SR SUBURBAN RESIDENTIAL
 - GC GENERAL COMMERCIAL
 - IP INDUSTRIAL PARK
 - GR5 GENERAL RURAL
 - EA EXTENSIVE AGRICULTURE
 - OS OPEN SPACE
 - FH FLOOD HAZARD

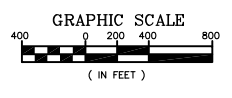
NOTE
THE 100 YEAR FLOOD LEVELS AND ELEVATIONS SHOWN ARE INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP DEVELOPED IN 1981 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



CITY OF GOLDENDALE

BASE MAP PREPARED BY
PSE Pioneer Surveying & Engineering, Inc.
&
CITY OF GOLDENDALE

- LEGEND**
- URBAN GROWTH BOUNDARY
 - ZONING LINES
 - CITY LIMIT
 - 100 YEAR FLOOD LEVEL (1981)
 - COUNTY ZONE BORDER
 - VACATED STREET



DATE	REVISIONS
8-18-03	UPDATE
10-27-03	ADDED ADDITIONS
4-18-04	CORRECTED CHATFIELD ADDITIONS
9-22-04	ADD MEDICAL CENTER DISTRICT
3-31-05	DARLAND REZONE M-1 TO C-2
4-23-05	ORLANDO HOPKINS ESTATES REMOVED GRAND VIEW
10-06-08	PULLEN REZONE SOUTH COLUMBUS C2 TO R1
7-08-10	PRELIMINARY ZONING PLAN 2010
8-20-10	UPDATED RR TO R1 ADDED TO CBD
10-02-13	CHATFIELD RD, BLOCK 3 TO CBD, HOPPER REZONE
01-14-14	ZONE UPDATES
04-07-14	NEW ZONING DESIGNATIONS APPROVED

CADD DWG: GOLDENDALE/UPDATES/EXIST ZONING-7-14

URBAN GROWTH AREAS

FINDINGS: The existing corporate city limits are bordered on two sides (East and South) by land devoted primarily to agricultural uses. The western corporate boundary is next to property primarily used for industrial purposes. The northern corporate boundary abuts rocky, forested terrain which is more suitable for residential development and less suitable for high density development activities. The County Fairgrounds and Municipal Airport are located approximately 1 mile to the north west of the City. A privately owned golf course is situated approximately 2 miles north of the city center. There are areas designated by a Corps of Engineer's study as flood hazardous areas within and adjacent to the corporate limits.

Due to a change in State Highway 97 alignment, there has been a shift in businesses from Main Street to more visible locations along the highway and major arterials into the city. This has created a tendency towards more strip development a generally unsound method of urban development. The urban growth areas map (**MAP-3**) shall be a guide for future developments and annexations. Location and distribution were determined by evaluating current development activities, circulation systems, and access to water/sewer.

GOAL 9 **Klickitat County should encourage population and economic growth to locate in urbanized areas of the county.**

Policy 9.1 Encourage industrial developments to locate in existing industrial districts within Goldendale.

9.2 Encourage commercial developments to locate in existing commercial districts within Goldendale.

GOAL 10 **Ensure joint cooperation and coordination on land use issues between Klickitat County and the City of Goldendale.**

Policy 10.1 Ensure proper coordination and cooperation with the Klickitat County Planning Department in planning in the future urban growth areas.

GOAL 11 **Provide for a sufficient amount of land within the growth boundary to accommodate growth at 20 year intervals.**

Policy 11.1 Identify lands on the rural-urban fringe which should be incorporated into the city at and 20 year interval.

11.2 Provide for larger lot sizes at the rural-urban fringe to meet the needs of all types of residential uses.

GOAL 12 **Expand corporate boundaries by annexing lands which are more conducive to higher urban development densities.**

Policy 12.1 Encourage planned unit developments, on parcels which are conducive to this type of development.

- 12.2* Ensure that the density and intensity of permitted developments are consistent with the capabilities of the land and infrastructure which serves it.

GOAL 13 Provide for efficient and economical infrastructure networks which will serve urban development as it occurs.

- Policy 13.1* Coordinate street standards and circulation planning with Klickitat County to ensure that the regional circulation system is efficient.
- 13.2* Require dedication of right-of-ways for areas adjacent to identified facilities.
- 13.3* Coordinate all utilities extensions within the urban growth area to ensure consistent service patterns.
- 13.4* Primary responsibility for extension of water and sewer lines within the Urban Growth Area should be the development applicant.
- 13.5* All proposed development within the Urban Growth Area should connect to the City sewer and water systems, with some exceptions for interim on-site or approved alternative systems when connection is not possible.
- 13.6* Encourage annexations to the city of Goldendale that meet the development policies of the City, create reasonable service areas for city services, form rational extensions of city boundaries, and are consistent with the Urban Growth Management Program.
- 13.7* Develop parameters for utility service agreements for water and sewer service outside the city limits subject to future annexation plans.

ENVIRONMENT

FINDINGS: In order to preserve the natural environment of the Goldendale area, it will be necessary to observe limitations posed upon development activities. Limitations of land relate primarily to unsuitable soil characteristics, unstable geology, and excessive slopes. Limitations of water pertain to the quality and quantity of surface and groundwater supplies, presence of wetlands and riparian areas, and presence of flood hazard areas. Air constraints refer to air, noise, and light pollution. Disregard for these limitations has produced undesirable situations for many rural communities.

GOAL 14 Protect public health, safety, and welfare from natural hazards.

- Policy 14.1* Require development activities within identified flood hazard areas to comply with the Goldendale Floodplain Ordinance.
- 14.2** Discourage development activities on slopes over 30%. Reserve the authority to require site specific evaluations for proposed developments on slopes in excess of 15%.

GOAL 15 Preserve its pristine rural environment and natural resources.

- Policy 15.1* Include provisions to protect natural drainage systems in large subdivision developments.
- 15.2** Ensure that development decisions take into consideration environmental capability with the existing natural environment,
- 15.3** Require all proposed development within 200 feet of the ordinary high water line of the Little Klickitat River to comply with the requirements of the Klickitat County Shorelines Master Plan.
- 15.4** Limited developments in areas prone to flooding to public recreation or agricultural uses.
- 15.5** Implement provisions of the Klickitat County Shorelines Master Plan to protect and enhance the shorelines of the Little Klickitat River and Bloodgood Creek.
- 15.6** Protect groundwater supplies by preventing the flow pollutants into local surface and ground waters.

GOAL 16 To enhance the aesthetic qualities of Goldendale.

- Policy 16.1* Develop, adopt, and enforce performance standards for air quality, noise, odors and light conditions.
- 16.2** Existing light pollution ordinance should be strictly enforced and an aggressive campaign should be launched to eliminate, as much as possible, major light pollution sources.
- 16.3** Encourage strict enforcement of the light control ordinance, utilizing creative approaches in addressing existing community and individual lighting problems.

TRANSPORTATION

FINDINGS: The transportation and circulation system for the city of Goldendale consists of facilities and resources used in the movement of people and goods. This system includes streets, highways, and pedestrian paths and other modes of transportation in close proximity to Goldendale. Goldendale contains approximately 31 miles of improved streets. The City itself is laid out in a grid street pattern within the center city, and there has been an ongoing effort to pave, widen and straighten the streets.

GOAL 17 Provide a safe and efficient transportation network for the City of Goldendale capable of serving current and future residents.

Policy 17.1 Implement and fund a six-year transportation improvement plan. This plan is to be updated on an annual basis.

17.2 Implement and periodically review the Pavement Management System in improving traffic-ways to accommodate the residential densities to be served.

17.3 Minimize potential traffic disruption, noise problems and adverse effects to residential properties along Federal and State highways, interchanges, major and secondary arterials.

17.4 Ensure the proper access of truck traffic throughout the City.

17.5 Protect and improve access from Highway 97 to the City center.

17.6 Implement and fund proposed improvements to the local airport.

17.7 Entice a fixed base operator to locate at the airport.

GOAL 18 Provide for future transportation system improvements for growth.

Policy 18.1 Coordinate land use developments with all means of transportation.

18.2 Require dedication of street right-of-ways as a condition of development approval.

18.3 Ensure proper coordination and cooperation with the Klickitat County Planning and Road Departments.

GOAL 19 Encourage pedestrian oriented travel ways throughout Goldendale

Policy 19.1 Establish and design bicycle, equestrian, and walking system throughout the City.

19.2 Vehicle and pedestrian circulation patterns should be considered in the design of subdivisions for future connections.

CAPITAL FACILITIES

FINDINGS: Services that the City of Goldendale provides to its residents include: water and sewer distribution and collection, road maintenance and improvements, recreational facilities, emergency services, and administrative functions.

GOAL 20 **To provide for the location of public facilities and services.**

- Policy 20.1** The type and establishment of public facilities shall be accomplished in an orderly and cost effective manner consistent with the comprehensive and capital plans of the City.
- 20.2** The development of public facilities and utilities will be planned and coordinated with Klickitat County and Washington State where applicable.
- 20.3** The development of public facilities and services shall be based upon an analysis of financial cost and adequacy of desired levels of services.
- 20.4** Construction of public facilities required in association with new development, including streets, sewer and water system improvements, and other improvements, shall be at the developer's cost.

Implementing Measures:

- IM 20.1** Prepare and adopt a city capital improvement program as a planning tool to ensure timely development and financing of public facilities in advance of need.
- IM 20.2** Maintain, utilize, and periodically update city water and sewer plans to assure adequate levels of existing and future essential and emergency services.
- IM 20.3** Actively participate in the planning processes conducted by other public and semi-public service and utility agencies.
- IM 20.4** Coordinate installation of power, and water and wastewater lines to maximize land-use potential.
- IM 20.5** Revise the platting ordinances to assure adequate and proper installation of public services at time of short plat and subdivision development.
- IM 20.6** Discourage development in areas where the cost of supplying services prevents cost-effective service or results in premature installation.
- IM 20.7** Infrastructure improvements, including sewer, water and street systems shall be constructed at the developer's cost. When appropriate, utilize developer agreements to delineate the responsibilities of the parties including the City and others who may benefit from the infrastructure construction.
- IM 20.8** The city shall maintain the right to require off-site improvements, including street, sewer, and water system improvements, and pedestrian pathways if deemed necessary.
- IM 20.9** Any public improvement shall meet the current city standards for such improvements.

UTILITIES

FINDINGS: Water is supplied to the City through a collection system of mountain springs. The primary water supply is supplemented by the recently drilled well along the transmission line. In addition, to wells south and east of town were developed and connected to the city's water distribution system.

The water collection and distribution system contains over 191,800 lineal feet of piping (26 miles). A recently completed Comprehensive Water Plan points out the need for an immediate \$1.5 million in improvements. The Water Plan dated 2012 shows the City has the ability to service an unlimited services over the projected 20-year plan. The waste treatment plant completed in 2001, has a capacity for a population demand of 6,600. Wastewater treatment is provided by a biolac system. After treatment the effluent is discharged into the Little Klickitat River.

GOAL 21 Provide Stable Long-Term Water Supply

Policy 21.1 Locate additional water supply sources

Policy 21.2 Periodically review the Comprehensive Water Plan to assure an adequate water supply for future economical growth and ensuring population expansion.

Policy 21.3 Periodically review Watershed Management Plan to assure adequate water supply to support future growth.

Policy 21.4 Implement measures to protect water sources.

Policy 21.5 Practice sustainable forestry techniques in Goldendale's watershed to maximize water yields.

GOAL 22 Maintain and Improve Water Distribution System

Policy 22.1 Water, sewer, street and land use plans should be periodically reviewed and coordinated so the City has all the necessary tools to aid orderly growth of the City.

Policy 22.2 Provide a maintenance program which will ensure the present facilities attain their maximum life expectancy.

Policy 22.3 Find and upgrade those utilities systems which are not adequate to meet current and future demands, including those serving fringe areas.

Policy 22.4 Periodically review Comprehensive Water Plan to assure adequate water distribution to support future growth.

Policy 22.5 Upgrade water and sewer service in those areas where age or condition cause high maintenance problems or low fire flows.

GOAL 23 Provide Adequate Collection and Treatment of Sewage

Policy 23.1 Pursue and implement required DOE Wastewater Treatment Plant Upgrades.

Policy 23.2 Continue to analyze infiltration and inflow collection system problems.

Policy 23.3 Monitor and correct high maintenance sewer collection system problems.

Policy 23.4 Fix infiltration and inflow problems as they become known.

ECONOMIC

FINDINGS:

GOAL 24 Strengthen and Diversify Industrial and Economic Base of the Community.

- Policy 24.1* Address the water supply and water distribution deficiencies.
- Policy 24.2* Support expansion and retention of local industry.
- Policy 24.3* Develop network marketing strategies.
- Policy 24.4* Develop a marketing strategy for target industries that export products.
- Policy 24.5* Develop plan to increase tourism.

GOAL 25 Support a strong local economy through economic diversification, tourism and revitalization of Goldendale's commercial centers.

- Policy 25.1* Obtain consensus from the downtown business owners for a downtown revitalization plan.
- Policy 25.2* Encourage and coordinate efforts with the Washington State Parks system to promote the Goldendale Observatory as a tourism destination and as a center for astronomical educational opportunities.
- Policy 25.3* Enforce local illumination control codes that improve dark sky views. Adopt educational programs explaining the benefits to of the observatory experience.
- Policy 25.4* Develop marketing strategies to external audiences.
- Policy 25.5* Maintain and enhance Highway 97 interchanges for retail, services, and tourism opportunities.

GOAL 26 Support economic development by providing adequate infrastructure.

- Policy 26.1* Design and implement plan to extend utilities and services to the most feasible sites for economic development.
- Policy 26.2* Ensure that development business and industry are provided with the necessary infrastructure, utilities, and public services.

GOAL 27 Coordinate economic development with land use regulations.

- Policy 27.1* Economic development in Goldendale should take place in a manner to enhance a clean environment and a rural atmosphere.
- Policy 27.2* Ensure that industries and businesses conform to development standards so as to minimize adverse impacts to adjacent lands and the community at large.
- Policy 27.3* Design land use regulations which the new commercial and industrial developments are compatible with existing and planned developments.
- Policy 27.4* Prohibit residential developments in areas designated for industrial and high density commercial uses.
- Policy 27.5* Encourage and recognize outstanding efforts by businesses and community

residents in upgrading their buildings and premises.

Policy 27.6 Investigate and pursue available funding which would foster economic development.

RECREATION

FINDINGS: The greater Goldendale area has many potential tourist draws, either in the City or within an easy commuter reach. For example, the peaks of Mt. Hood, Mt. Adams, Mt. Jefferson, Mt. St. Helens, and Mt. Rainier are visible. The City has a pioneer museum, a treasury of Victorian architecture, a replica of Stonehenge, the Goldendale Observatory, the Maryhill Museum, Goldendale Country Club, John Day Dam, wineries, good fishing on local rivers and streams such as the Columbia River, the Klickitat River and the Little Klickitat River, and model farms and ranches. Although Goldendale is located directly on U.S. Highway 97, passing tourists need to be enticed to enter and shop in our community. The existing highway entrances lack the appeal needed to attract tourists.

Goldendale currently has three parks, E'Kone Park is along the south shore of the Little Klickitat River, Hornibrook Park is in the Hawthorne Addition area and World War II Memorial Park on East Collins. All parks have playgrounds for children. World War II park has tennis and basketball courts. Ekone Park has baseball/softball fields, horseshoe pits and a skatepark. In addition, the Central Klickitat Parks and Recreation District serves Goldendale and the surrounding population with recreational facilities including an indoor/outdoor swimming pool.

GOAL 28 Provide the residents of Goldendale with indoor and outdoor recreational facilities of adequate size and scope to meet present and future needs.

- Policy 28.1* Maintain and improve zoning and building codes to protect public recreation areas.
- Policy 28.2* Promote multipurpose, after hours use of school facilities.
- Policy 28.3* Promote summer recreation programs.
- Policy 28.4* Work with Central Klickitat Parks and Recreation District to operate indoor and outdoor recreation facilities, including their swimming pool

GOAL 29 Develop improvement plan for parks and recreation facilities.

- Policy 29.1* Provide adequate funds to improve, operate and maintain facilities.
- Policy 29.2.* Pursue funding program to improve our park system.
- Policy 29.3* Provide access to city park facilities to educational and recreational program sponsors.
- Policy 29.4* Develop public participation in development of park plan.
- Policy 29.5* Encourage clean up of the Little Klickitat River and adjacent areas for recreation purposes.
- Policy 29.6* Develop a plan for a trail with a more accommodating grade on the city owned property on Observatory Hill.

HOUSING & RESIDENTIAL DEVELOPMENT

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

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

GOAL 30 **Promote and encourage a variety of housing types and densities that meet social and economic needs and which conform to established development standards.**

Policy 30.1 Guide the general design and character of future residential developments to assure compatibility with existing neighborhoods and preserve the qualities and appearances of the City.

Policy 30.2 Design of future residential development should include greenbelts and sidewalks which encourage people to walk to their destinations.

GOAL 31 **Promote utility systems of adequate size and capacity to accommodate residential densities to be served.**

Policy 31.1 Residential developments built on the fringes of town should include adequate provisions for connection to community sewer and water systems.

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

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

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

Policy 31.5 Areas within the urban growth boundary, desirous of proposed city zoning and set aside for residential development with community water and sewer service should be designated "high-density" (i.e. zoning designation R-1).

Policy 31.6 Areas within the urban growth boundary, desirous of proposed city zoning and serving more than four lots should meet street construction standards in the Goldendale Municipal Code.

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

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

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

Policy 32.2 Replace dilapidated housing stock with newer upgraded buildings.

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

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

EMERGENCY SERVICE

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

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

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

GOAL 33 **To assure all residents of Goldendale have high quality medical service readily available. Maintain quality of living which will attract highly qualified medical personnel to Goldendale.**

Policy 33.1 Assist and support construction of Assisted Living Facility.

Policy 33.2 Support health care facilities within the community.

GOAL 34 **Coordinate land use development with emergency service needs.**

Policy 34.1 Provide the Police and Fire Departments with the opportunity to review all proposed developments and offer suggestions on improving emergency access and safety requirements.

Policy 34.2 All proposed property development should be reviewed for adequate access and circulation of emergency equipment and adequate water supply for fire protection.

Policy 34.3 Provide land use plans and street plans, to facilitate easy and fast access to law, fire, and medical services.

GOAL 35 **Provide adequate and effective Police and Fire service to all City residents.**

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

Policy 35.2 Support capital improvements to the fire department.

GOAL 36 **Support community police and fire prevention education.**

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

Policy 36.2 Maintain a high degree of professionalism along all department personnel.

Policy 36.3 Promote fire prevention programs.

Policy 36.4 Improve fire safety awareness among business and citizens.