



**CITY OF ILWACO
CITY COUNCIL MEETING
Monday, June 13, 2016**

6:00 p.m. REGULAR COUNCIL MEETING

AGENDA

- A. Call to order**
- B. Flag Salute**
- C. Roll Call**
- D. Approval of Agenda**
- E. Consent Agenda**

All matters, which are listed within the consent section of the agenda, have been distributed or made available for review to each member of the council prior to the meeting. Items listed are considered routine and will be enacted with one motion unless a council member specifically requests it to be removed from the Consent Agenda to be considered separately. The staff recommends the approval of the following items:

- 1. Approval of Minutes (TAB 1)
 - a. May 23, 2016 Regular Meeting
- 2. Claims & Vouchers (TAB 2)
 - a. Checks: 38956 to 38961 + electronic payments \$35,198.19
 - b. Checks: 38962 to 39027 \$86,361.39
 - GRAND TOTAL: \$121,559.58

F. Reports

- 1. Staff Reports (TAB 3)
 - a. Chief of Police Report
- 2. Council Reports
- 3. Mayor's Report

G. Comments of Citizens and Guests Present

At this time, the mayor will call for any comments from the public on any subject not on the agenda. Please limit your comments to five (5) minutes. The City Council does not take any action or make any decisions during public comment. To request an item be added to a future agenda, please contact the city clerk for the council rules of procedure for agenda items.

H. Public Hearing

I. Business

1. **6 Year Transportation Plan (TAB 4) - Cassinelli**

J. Discussion

1. **Short Term Vacation Rentals (TAB 9) – City Planner**
2. **Service Agreement for Robert Droll (TAB 10) – Cassinelli**

K. Correspondence and Written Reports

1. Ordinance 848 Burn Ban

L. Future Discussion/Agendas

1. Interlocal Agreement for Building Inspector Services - *Cassinelli*
2. Charter Franchise Agreement Renewal - *Cassinelli*
3. 1st Budget Amendment - *Treasurer*
4. Shoreline Master Program Update - *Cassinelli*
5. Proposal and Contract for Professional Engineering Services, Sahalee Water and Sewer Improvements - *Cassinelli*
6. Update to Critical Areas Ordinance - *Cassinelli*
7. Comprehensive Plan Amendment – *Cassinelli*
8. Neighborhood Preservation Ordinance – *Cassinelli*
9. Ordinance Amending Title 8 – Health and Safety – *Cassinelli*

M. Adjournment

N. Upcoming Meetings

COUNCIL/COMMISSION	PURPOSE	DAY	DATE	TIME	LOCATION
City Council	Regular Meeting	Monday	06/13/16 06/27/16	6:00 p.m.	Community Building
Planning Commission	Regular Meeting	Tuesday	06/21/16	6:00 p.m.	Community Building
Parks & Rec. Commission	Regular Meeting	Tuesday	06/14/16	6:00 p.m.	Fire Hall



**CITY OF ILWACO
CITY COUNCIL MEETING
Monday, May 23, 2016**

A. Call to Order

1. Mayor Cassinelli called the meeting to order at 6:00 p.m.

B. Flag Salute

1. The Pledge of Allegiance was recited.

C. Roll Call

1. Present: Councilmembers Jensen, Karnofski, Marshall, Chambreau, Forner, and Mayor Cassinelli.

D. Approval of Agenda

1. **ACTION: Motion to approve the agenda as presented. (Karnofski/Marshall) 5 Ayes 0 Nays 0 Abstain.**

E. Approval of Consent Agenda

1. Including Checks 38924 to 38925 + Electronic totaling \$16,213.67, Checks: 38926 to 38955 totaling \$72,140.11 for a grand total of \$88,353.78.

ACTION: Motion to approve the consent agenda. (Jensen/Forner) 5 Ayes 0 Nays 0 Abstain.

F. Reports

1. Staff Reports

i. Treasurer

A written report was included with the council agenda packet. The budget amendment won't come forward until we have all the final figures from L&I for fines.

ii. Deputy City Clerk

The planner has issued a Determination of Completeness for Freedom Market 420 CUP. The Determination lists 2 items which are still required for the application to be considered complete and the applicant has 90 days to provide the documents.

2. Council Reports

- i. Councilmember Karnofski reported that Wellspring is putting together a Responsible Retailer Program for retailers of cigarettes, e-cigs, alcohol, and marijuana. She would like to have a workshop with City Council prior to review

of the CUP for Freedom Market 420. Parks and Rec is working on the Black Lake Triathlon for September 17, 2016.

- ii. Councilmember Forner reported that the Fire Dept. is buying a few more items to satisfy the L&I claims.

3. Mayor's Report

- i. Mayor Cassinelli attended the Pacific County Marine Resource Science Fair. Also, had a telephone conference with Robert Droll, Nick Haldeman, and City Staff regarding the City Park. Council may need to have a special meeting to execute the contract for services.

G. Comments of Citizens and Guests Present

- 1. Citizen Larry Hamilton expressed concern over RV occupancy and potential in home businesses planned for 211 Pearl Ave SE. A letter will be sent to the owner regarding overnight RV use in the district.

H. Public Hearing

1. 6 Year Transportation Plan

Mayor Cassinelli closed the Regular Meeting at 6:15 p.m. and opened the Public Hearing for the 6 Year Transportation Plan. The city is required to update the six-year transportation improvement program annually for submission to the state. This plan is utilized by the city when seeking funds from other agencies such as the Transportation Improvement Board. The Mayor called for public comment of which there was none. The Public hearing was closed at 6:16 p.m. and the Regular Meeting was re-opened.

I. Business

1. Shoreline Master Program

Council discussed what authority DOE has to change (or request changes to) the SMP as it has been drafted by the city and presented in its final form. Councilmember Jensen preferred to adopt now.

ACTION: I move to wait to adopt the SMP until Pacific County's ocean uses and modifications provisions are finalized. (Karnofski/Forner) 4 Ayes 1 Nay 0 Abstain.

J. Discussion

1. 6 Year Transportation Plan

Council reviewed the projects listed in the plan and discussed locations of improvements.

ACTION: Move to business for next meeting.

2. Shoreline Master Program

Council discussed the reference of WAC's and RCW's. Would like to have less references to RCW's because they appear confusing to laymen, or perhaps just using one reference in the beginning of the document.

ACTION: Move to business at this meeting. (Karnofski/Forner) 5 Ayes 0 Nays 0 Abstain.

3. Utility Tax Ordinance Amendment

Council discussed the an update the IMC to better define modern utility services which are taxed by the city. Councilmember Chambreau questioned why the council desires to increase taxes for citizens.

ACTION: None

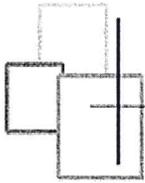
K. Future Discussion/Agendas

1. Short Term Vacation Rentals – *City Planner*
2. Safety Accident Prevention Plan – *Cassinelli*
3. Charter Franchise Agreement Renewal - *Cassinelli*
4. Interlocal Agreement for Building Inspector Services - *Cassinelli*
5. Proposal and Contract for Professional Engineering Services, Sahalee Water and Sewer Improvements - *Cassinelli*
6. Update to Critical Areas Ordinance - *Cassinelli*
7. Comprehensive Plan Amendment – *Cassinelli*
8. Neighborhood Preservation Ordinance – *Cassinelli*
9. Ordinance Amending Title 8 – Health and Safety – *Cassinelli*

L. Motion to adjourn the meeting (Chambreau) Mayor Cassinelli adjourned the meeting at 7:00 p.m.

Mike Cassinelli, Mayor

Holly Beller, City Clerk



Register

Number	Name	Fiscal Description	Amount
<u>38956</u>	Fero, Jimmie W	2016 - June - First Meeting	\$1,074.42
<u>38957</u>	Williams, Thomas R	2016 - June - First Meeting	\$978.24
<u>38958</u>	AWC - Life Insurance	2016 - June - First Meeting	\$18.40
<u>38959</u>	AWC Employee Benefit Trust	2016 - June - First Meeting	\$4,748.89
<u>38960</u>	Dept of Retirement - Def Comp	2016 - June - First Meeting	\$155.00
<u>38961</u>	Dept of Retirement Systems	2016 - June - First Meeting	\$6,173.87
Alderman, Johnny	ACH Pay - 1882	2016 - June - First Meeting	\$2,067.44
Beller, Holly Celeste	ACH Pay - 1883	2016 - June - First Meeting	\$1,379.91
Benson, Austin	ACH Pay - 1884	2016 - June - First Meeting	\$1,177.97
Cassinelli, Michael	ACH Pay - 1885	2016 - June - First Meeting	\$423.70
Chambreau, Jon H.	ACH Pay - 1886	2016 - June - First Meeting	\$181.96
Fomer, Gary	ACH Pay - 1888	2016 - June - First Meeting	\$399.60
Gray, Richard Roy	ACH Pay - 1889	2016 - June - First Meeting	\$1,571.73
Jensen, David	ACH Pay - 1890	2016 - June - First Meeting	\$181.96
Marshall, Fred	ACH Pay - 1891	2016 - June - First Meeting	\$181.96
Mc Kee, David A	ACH Pay - 1892	2016 - June - First Meeting	\$1,884.03
Mulinix, Vinessa	ACH Pay - 1893	2016 - June - First Meeting	\$180.76
Richardson, Troy	ACH Pay - 1894	2016 - June - First Meeting	\$3,583.91
Smith, Ariel	ACH Pay - 1895	2016 - June - First Meeting	\$1,274.11
Staples, Terri P	ACH Pay - 1896	2016 - June - First Meeting	\$434.71
<u>EFT-6-3-16</u>	Discovery Benefits	2016 - June - First Meeting	\$625.00
<u>EFT-6-3-16</u>	U.S. Treasury Department	2016 - June - First Meeting	\$6,500.62
			\$35,198.19

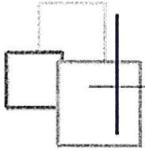
Treasurer

38956 through 38961 and electronic payments totalling \$35,198.19 are approved this 13th day of June, 2016.

Council member

Council member

Council member



Register

Fiscal: 2016
Deposit Period: 2016 - June
Check Period: 2016 - June - First Meeting

Number	Name	Print Date	Amount
Bank of the Pacific	8023281		
Check			
<u>38962</u>	A & E Security Solutions, Inc.	6/13/2016	\$329.25
<u>38963</u>	A Sparkling Castle	6/13/2016	\$455.00
<u>38964</u>	A-1 Redi Mix	6/13/2016	\$222.48
<u>38965</u>	Aquionics, Inc	6/13/2016	\$11,200.00
<u>38966</u>	Art's Auto Parts, Inc.	6/13/2016	\$34.83
<u>38967</u>	Axiom-Northwest	6/13/2016	\$723.07
<u>38968</u>	Backflow Management Inc.	6/13/2016	\$1,800.00
<u>38969</u>	Beach Batteries, Inc	6/13/2016	\$282.64
<u>38970</u>	Beller, Holly	6/13/2016	\$12.02
<u>38971</u>	BSK Associates	6/13/2016	\$475.00
<u>38972</u>	Calvert Technical Services, Inc.	6/13/2016	\$1,326.12
<u>38973</u>	Cartomation, Inc.	6/13/2016	\$466.00
<u>38974</u>	Chemtrac, Inc	6/13/2016	\$215.00
<u>38975</u>	Chinook Observer	6/13/2016	\$389.48
<u>38976</u>	City of Ilwaco	6/13/2016	\$3,018.01
<u>38977</u>	City of Long Beach	6/13/2016	\$18,568.33
<u>38978</u>	Clatsop Power Equip Inc	6/13/2016	\$363.60
<u>38979</u>	Coast Rehabilitation Services	6/13/2016	\$90.00
<u>38980</u>	Columbia Pacific Heritage Museum	6/13/2016	\$2,225.00
<u>38981</u>	Consolidated Supply Co.	6/13/2016	\$282.52
<u>38982</u>	Correct Equipment	6/13/2016	\$2,614.90
<u>38983</u>	CWCOG	6/13/2016	\$5,541.68
<u>38984</u>	Dennis CO	6/13/2016	\$100.25
<u>38985</u>	Englund Marine Supply Inc	6/13/2016	\$478.33
<u>38986</u>	Evergreen Septic Service	6/13/2016	\$522.00
<u>38987</u>	Fastenal Company	6/13/2016	\$638.68
<u>38988</u>	Ford Electric Co. Inc.	6/13/2016	\$410.52
<u>38989</u>	Fornier, Gary	6/13/2016	\$188.20
<u>38990</u>	Goulter Diamond Bar Ranch	6/13/2016	\$1,300.00
<u>38991</u>	Gray & Osborne, Inc.	6/13/2016	\$1,311.39
<u>38992</u>	Hach Company	6/13/2016	\$944.55
<u>38993</u>	Heather Reynolds, Attorney	6/13/2016	\$1,260.00
<u>38994</u>	Jnb Mechanical, Inc.	6/13/2016	\$771.16
<u>38995</u>	John Deere Financial	6/13/2016	\$1,082.23
<u>38996</u>	K & L Supply, Inc.	6/13/2016	\$871.99
<u>38997</u>	Kris Kaino	6/13/2016	\$412.00
<u>38998</u>	L N Curtis & Sons	6/13/2016	\$1,252.18
<u>38999</u>	Lawson Products	6/13/2016	\$153.51
<u>39000</u>	LEAF	6/13/2016	\$164.77
<u>39001</u>	Nancy McAllister	6/13/2016	\$412.00
<u>39002</u>	Naselle Rock & Asphalt	6/13/2016	\$43.74
<u>39003</u>	Ocean Beach Hospital	6/13/2016	\$331.00
<u>39004</u>	Oman & Son	6/13/2016	\$24.97
<u>39005</u>	One Call Concepts, Inc.	6/13/2016	\$16.73
<u>39006</u>	Pacific CO Health Dept.	6/13/2016	\$65.88

<u>39007</u>	Peninsula Sanitation Service, Inc.	6/13/2016	\$363.25
<u>39008</u>	Pitney Bowes	6/13/2016	\$357.54
<u>39009</u>	Pumptech, Inc	6/13/2016	\$1,315.77
<u>39010</u>	Sid's IGA	6/13/2016	\$103.05
<u>39011</u>	Solutions Yes	6/13/2016	\$16.19
<u>39012</u>	Sunset Auto Parts Inc.	6/13/2016	\$270.85
<u>39013</u>	The Planter Box	6/13/2016	\$102.22
<u>39014</u>	The Watershed Company	6/13/2016	\$270.00
<u>39015</u>	US Postmaster	6/13/2016	\$110.00
<u>39016</u>	USA Blue Book	6/13/2016	\$1,097.31
<u>39017</u>	Verizon Wireless	6/13/2016	\$92.82
<u>39018</u>	Visa	6/13/2016	\$1,798.87
<u>39019</u>	Vision Municipal Solutions, Llc	6/13/2016	\$435.21
<u>39020</u>	WA Fire Chiefs Assoc.	6/13/2016	\$300.00
<u>39021</u>	Wadsworth Electric	6/13/2016	\$3,296.13
<u>39022</u>	Walter E. Nelson Co. of Astoria	6/13/2016	\$349.55
<u>39023</u>	Western Display Fireworks, LTD.	6/13/2016	\$11,250.00
<u>39024</u>	Wilcox & Flegel Oil Co.	6/13/2016	\$990.64
<u>39025</u>	William R. Penoyar, Attorney at Law	6/13/2016	\$412.00
<u>39026</u>	Wirrkala Radio-TV	6/13/2016	\$13.99
<u>39027</u>	Young's Bay Electronics	6/13/2016	\$24.99
			Total Check
			Total 8023281
			Grand Total
			\$86,361.39
			\$86,361.39
			\$86,361.39

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Ilwaco, and that I am authorized to authenticate and certify said claims.

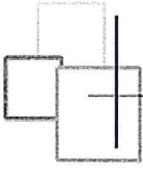
Treasurer

38962 through 39027 totalling \$86,361.39 are approved this 13th day of June, 2016.

Council member

Council member

Council member



Voucher Directory

Vendor	Number	Reference	Account Number	Description	Amount
A & E Security Solutions, Inc.	38962			2016 - June - First Meeting	
		Invoice - 6/6/2016 1:33:13 PM			
			001-000-000-514-20-31-00	Office & Operating Supplies	\$65.85
			001-000-000-522-10-31-00	Office & Operating Supplies	\$65.85
			101-000-000-543-30-30-00	Office And Operating	\$65.85
			401-000-000-534-00-31-00	Operation & Maintenance	\$65.85
			409-000-000-535-00-31-01	Operations And Maintenance	\$65.85
		Total Invoice - 6/6/2016 1:33:13 PM			\$329.25
	Total 38962				\$329.25
Total A & E Security Solutions, Inc.					\$329.25
A Sparkling Castle	38963			2016 - June - First Meeting	
		Invoice - 5/24/2016 9:09:36 AM			
			001-000-000-514-20-31-00	Office & Operating Supplies	\$80.00
			001-000-000-522-10-31-01	Training/Attendance	\$40.00
			001-000-000-572-50-41-00	Custodian Library	\$335.00
		Total Invoice - 5/24/2016 9:09:36 AM			\$455.00
	Total 38963				\$455.00
Total A Sparkling Castle					\$455.00
A-1 Redi Mix	38964			2016 - June - First Meeting	
		Invoice - 6/1/2016 11:22:39 AM			
			8747		
			101-000-000-542-70-31-00	Roadside Operating	\$111.24
			401-000-000-534-00-31-00	Operation & Maintenance	\$111.24
		Total Invoice - 6/1/2016 11:22:39 AM			\$222.48
	Total 38964				\$222.48
Total A-1 Redi Mix					\$222.48
Aquionics, Inc	38965			2016 - June - First Meeting	
		Invoice - 6/7/2016 10:41:26 AM			
			0032936-IN		
			409-000-000-594-35-64-01	Machinery & Equipment	\$5,600.00
			409-000-000-594-64-35-04	Add'l Machinery & Equipment	\$5,600.00
		Total Invoice - 6/7/2016 10:41:26 AM			\$11,200.00
	Total 38965				\$11,200.00
Total Aquionics, Inc					\$11,200.00
Art's Auto Parts, Inc.	38966			2016 - June - First Meeting	
		Invoice - 6/1/2016 11:22:16 AM			
			409-000-000-535-00-31-01	Operations And Maintenance	\$34.83
		Total Invoice - 6/1/2016 11:22:16 AM			\$34.83
	Total 38966				\$34.83

Total Art's Auto Parts, Inc.				\$34.83
Axiom-Northwest				
38967		2016 - June - First Meeting		
	Invoice - 5/24/2016 8:48:26 AM			
	1605005			
	401-000-000-534-00-35-00	Small Tools & Equipment		\$723.07
	Total Invoice - 5/24/2016 8:48:26 AM			\$723.07
Total 38967				\$723.07
Total Axiom-Northwest				\$723.07
Backflow Management Inc.				
38968		2016 - June - First Meeting		
	Invoice - 6/1/2016 11:33:28 AM			
	8149			
	401-000-000-534-00-31-06	Office & Customer Service		\$1,800.00
	Total Invoice - 6/1/2016 11:33:28 AM			\$1,800.00
Total 38968				\$1,800.00
Total Backflow Management Inc.				\$1,800.00
Beach Batteries, Inc				
38969		2016 - June - First Meeting		
	Invoice - 6/1/2016 11:17:19 AM			
	37964			
	409-000-000-535-00-31-01	Operations And Maintenance		\$12.85
	Total Invoice - 6/1/2016 11:17:19 AM			\$12.85
	Invoice - 6/1/2016 11:17:55 AM			
	37960			
	409-000-000-535-00-31-01	Operations And Maintenance		\$37.11
	Total Invoice - 6/1/2016 11:17:55 AM			\$37.11
	Invoice - 6/6/2016 1:33:51 PM			
	1612			
	001-000-000-522-10-35-00	Small Tools & Equipment		\$99.99
	Total Invoice - 6/6/2016 1:33:51 PM			\$99.99
	Invoice - 6/6/2016 1:34:16 PM			
	1611			
	001-000-000-576-80-48-00	Repairs & Maintenance		\$21.77
	101-000-000-543-30-30-00	Office And Operating		\$21.77
	401-000-000-534-00-31-00	Operation & Maintenance		\$21.77
	408-000-000-531-38-31-01	Operations & Maintenance		\$21.77
	409-000-000-535-00-31-01	Operations And Maintenance		\$21.77
	Total Invoice - 6/6/2016 1:34:16 PM			\$108.85
	Invoice - 6/6/2016 1:34:17 PM			
	1610			
	001-000-000-576-80-48-00	Repairs & Maintenance		\$23.84
	Total Invoice - 6/6/2016 1:34:17 PM			\$23.84
Total 38969				\$282.64
Total Beach Batteries, Inc				\$282.64
Beller, Holly				
38970		2016 - June - First Meeting		
	Invoice - 6/7/2016 10:42:22 AM			
	reimbursement postage			
	001-000-000-511-60-49-00	Miscellaneous		\$12.02
	Total Invoice - 6/7/2016 10:42:22 AM			\$12.02
Total 38970				\$12.02
Total Beller, Holly				\$12.02
BSK Associates				

38971	2016 - June - First Meeting		
	Invoice - 5/24/2016 9:05:56 AM		
	V601520		
	401-000-000-534-00-31-06	Office & Customer Service	\$475.00
	Total Invoice - 5/24/2016 9:05:56 AM		\$475.00
Total 38971			\$475.00
Total BSK Associates			\$475.00
Calvert Technical Services, Inc.			

38972	2016 - June - First Meeting		
	Invoice - 6/6/2016 1:32:26 PM		
	4653		
	401-000-000-534-00-41-04	Professional Services - Computer	\$1,326.12
	Total Invoice - 6/6/2016 1:32:26 PM		\$1,326.12
Total 38972			\$1,326.12
Total Calvert Technical Services, Inc.			\$1,326.12
Cartomation, Inc.			

38973	2016 - June - First Meeting		
	Invoice - 5/24/2016 9:09:26 AM		
	001-000-000-557-20-41-00	Ilwaco Web Page	\$50.00
		GIS map storage	
	409-000-000-535-00-41-02	Professional Services - Computer	\$416.00
		GIS wastewater mapping services contract	
	Total Invoice - 5/24/2016 9:09:26 AM		\$466.00
Total 38973			\$466.00
Total Cartomation, Inc.			\$466.00
Chemtrac, Inc			

38974	2016 - June - First Meeting		
	Invoice - 5/24/2016 8:44:26 AM		
	25202		
	401-000-000-534-00-35-00	Small Tools & Equipment	\$215.00
	Total Invoice - 5/24/2016 8:44:26 AM		\$215.00
Total 38974			\$215.00
Total Chemtrac, Inc			\$215.00
Chinook Observer			

38975	2016 - June - First Meeting		
	Invoice - 5/24/2016 8:40:46 AM		
	SP2013		
	001-000-000-511-30-44-00	Official Publications	\$48.21
	Total Invoice - 5/24/2016 8:40:46 AM		\$48.21
	Invoice - 5/24/2016 8:41:43 AM		
	Sp2024		
	001-000-000-511-30-44-00	Official Publications	\$64.28
	Total Invoice - 5/24/2016 8:41:43 AM		\$64.28
	Invoice - 6/1/2016 11:07:14 AM		
	SP2031		
	001-000-000-511-30-44-00	Official Publications	\$68.08
	Total Invoice - 6/1/2016 11:07:14 AM		\$68.08
	Invoice - 6/2/2016 4:53:24 PM		
	001-000-000-511-30-44-00	Official Publications	\$208.91
	Total Invoice - 6/2/2016 4:53:24 PM		\$208.91
Total 38975			\$389.48
Total Chinook Observer			\$389.48
City of Ilwaco			

38976	2016 - June - First Meeting		
	Invoice - 5/24/2016 8:40:46 AM		
	SP2013		
	001-000-000-511-30-44-00	Official Publications	\$48.21
	Total Invoice - 5/24/2016 8:40:46 AM		\$48.21
	Invoice - 5/24/2016 8:41:43 AM		
	Sp2024		
	001-000-000-511-30-44-00	Official Publications	\$64.28
	Total Invoice - 5/24/2016 8:41:43 AM		\$64.28
	Invoice - 6/1/2016 11:07:14 AM		
	SP2031		
	001-000-000-511-30-44-00	Official Publications	\$68.08
	Total Invoice - 6/1/2016 11:07:14 AM		\$68.08
	Invoice - 6/2/2016 4:53:24 PM		
	001-000-000-511-30-44-00	Official Publications	\$208.91
	Total Invoice - 6/2/2016 4:53:24 PM		\$208.91
Total 38976			\$389.48
Total Chinook Observer			\$389.48
City of Ilwaco			

38976	2016 - June - First Meeting		
	Invoice - 5/24/2016 8:40:46 AM		
	SP2013		
	001-000-000-511-30-44-00	Official Publications	\$48.21
	Total Invoice - 5/24/2016 8:40:46 AM		\$48.21
	Invoice - 5/24/2016 8:41:43 AM		
	Sp2024		
	001-000-000-511-30-44-00	Official Publications	\$64.28
	Total Invoice - 5/24/2016 8:41:43 AM		\$64.28
	Invoice - 6/1/2016 11:07:14 AM		
	SP2031		
	001-000-000-511-30-44-00	Official Publications	\$68.08
	Total Invoice - 6/1/2016 11:07:14 AM		\$68.08
	Invoice - 6/2/2016 4:53:24 PM		
	001-000-000-511-30-44-00	Official Publications	\$208.91
	Total Invoice - 6/2/2016 4:53:24 PM		\$208.91
Total 38976			\$389.48
Total Chinook Observer			\$389.48
City of Ilwaco			

Invoice - 6/1/2016 11:49:10 AM

001-000-000-511-60-47-02	City Sewer - Museum	\$41.87
001-000-000-514-20-47-02	Water - City Hall	\$75.59
001-000-000-514-20-47-03	Sewer - City Hall	\$123.38
001-000-000-514-20-47-04	Storm Drainage	\$25.11
001-000-000-522-50-47-01	Water	\$180.48
001-000-000-522-50-47-02	Sewer	\$234.18
001-000-000-522-50-47-03	Storm Drainage	\$70.47
001-000-000-572-50-47-01	City Water	\$182.34
001-000-000-572-50-47-02	City Sewer	\$237.84
001-000-000-572-50-47-03	Storm Drainage	\$10.99
001-000-000-576-80-47-01	Water-Parks, Sprinklers,Blk Lake	\$189.80
001-000-000-576-80-47-02	Sewer-Parks, Black Lake	\$47.73
001-000-000-576-80-47-03	Storm Drainage	\$21.97
409-000-000-535-00-47-02	Water	\$638.85
409-000-000-535-00-47-03	Sewer	\$904.42
409-000-000-535-00-47-05	Storm Drainage	\$32.99

Total Invoice - 6/1/2016 11:49:10 AM \$3,018.01

Total 38976

\$3,018.01

Total City of Ilwaco

\$3,018.01

City of Long Beach

38977

2016 - June - First Meeting

Invoice - 5/24/2016 9:07:21 AM

001-000-000-521-10-50-00	Law Enforcement Contract	\$18,568.33
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Total Invoice - 5/24/2016 9:07:21 AM \$18,568.33

Total 38977

\$18,568.33

Total City of Long Beach

\$18,568.33

Clatsop Power Equip Inc

38978

2016 - June - First Meeting

Invoice - 5/24/2016 8:59:24 AM

63754		
001-000-000-576-80-35-00	Small Tools & Equipment	\$363.60

Total Invoice - 5/24/2016 8:59:24 AM \$363.60

Total 38978

\$363.60

Total Clatsop Power Equip Inc

\$363.60

Coast Rehabilitation Services

38979

2016 - June - First Meeting

Invoice - 6/2/2016 4:51:35 PM

001-000-000-575-50-40-01	Community Bldg Other-Mntc	\$90.00
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Total Invoice - 6/2/2016 4:51:35 PM \$90.00

Total 38979

\$90.00

Total Coast Rehabilitation Services

\$90.00

Columbia Pacific Heritage Museum

38980

2016 - June - First Meeting

Invoice - 6/7/2016 2:46:32 PM

LTAC 2016		
104-000-000-557-30-41-01	Heritage Museum	\$2,225.00

Total Invoice - 6/7/2016 2:46:32 PM \$2,225.00

Total 38980

\$2,225.00

Total Columbia Pacific Heritage Museum

\$2,225.00

Consolidated Supply Co.

38981

2016 - June - First Meeting

Invoice - 5/24/2016 8:49:28 AM

S7760912.001

	401-000-000-534-00-48-01	Water Line Replacement	\$282.52
	Total Invoice - 5/24/2016 8:49:28 AM		\$282.52
Total 38981			\$282.52
Total Consolidated Supply Co.			\$282.52
Correct Equipment			
38982	2016 - June - First Meeting		
	Invoice - 5/24/2016 8:42:01 AM		
	33158		
	401-000-000-534-00-31-03	Annual Meter Calibrations	\$633.10
	Total Invoice - 5/24/2016 8:42:01 AM		\$633.10
	Invoice - 6/2/2016 4:48:27 PM		
	409-000-000-594-64-35-04	Add'l Machinery & Equipment	\$1,981.80
	Total Invoice - 6/2/2016 4:48:27 PM		\$1,981.80
Total 38982			\$2,614.90
Total Correct Equipment			\$2,614.90
CWCOG			
38983	2016 - June - First Meeting		
	Invoice - 5/26/2016 11:33:22 AM		
	2016-75		
	001-000-000-558-60-41-00	Planner Services	\$5,541.68
	Total Invoice - 5/26/2016 11:33:22 AM		\$5,541.68
Total 38983			\$5,541.68
Total CWCOG			\$5,541.68
Dennis CO			
38984	2016 - June - First Meeting		
	Invoice - 6/1/2016 11:31:54 AM		
	May		
	001-000-000-576-80-31-00	Office & Operating Supplies	\$24.28
	001-000-000-594-14-62-00	Governmental Facility	\$21.59
	101-000-000-543-30-30-00	Office And Operating	\$30.17
	401-000-000-534-00-31-06	Office & Customer Service	\$24.21
	Total Invoice - 6/1/2016 11:31:54 AM		\$100.25
Total 38984			\$100.25
Total Dennis CO			\$100.25
Englund Marine Supply Inc			
38985	2016 - June - First Meeting		
	Invoice - 6/3/2016 2:46:17 PM		
	001-000-000-522-10-31-00	Office & Operating Supplies	\$73.54
	401-000-000-534-00-31-00	Operation & Maintenance	\$150.64
	409-000-000-535-00-31-01	Operations And Maintenance	\$254.15
	Total Invoice - 6/3/2016 2:46:17 PM		\$478.33
Total 38985			\$478.33
Total Englund Marine Supply Inc			\$478.33
Evergreen Septic Service			
38986	2016 - June - First Meeting		
	Invoice - 6/3/2016 2:42:37 PM		
	19287		
	001-000-000-576-80-48-00	Repairs & Maintenance	\$267.00
	Total Invoice - 6/3/2016 2:42:37 PM		\$267.00
	Invoice - 6/6/2016 1:37:57 PM		
	19303		
	001-000-000-576-80-48-00	Repairs & Maintenance	\$255.00
	Total Invoice - 6/6/2016 1:37:57 PM		\$255.00
Total 38986			\$522.00

Total Evergreen Septic Service				\$522.00
Fastenal Company				
38987		2016 - June - First Meeting		
	Invoice - 5/26/2016 11:36:05 AM			
	ORAST41245			
	409-000-000-535-00-31-01	Operations And Maintenance		\$499.37
	Total Invoice - 5/26/2016 11:36:05 AM			\$499.37
	Invoice - 6/1/2016 11:30:05 AM			
	ORAST41324			
	409-000-000-535-00-31-01	Operations And Maintenance		\$139.31
	Total Invoice - 6/1/2016 11:30:05 AM			\$139.31
Total 38987				\$638.68
Total Fastenal Company				\$638.68
Ford Electric Co. Inc.				
38988		2016 - June - First Meeting		
	Invoice - 6/2/2016 4:50:25 PM			
	001-000-000-572-50-47-00	Electricity		\$410.52
	Total Invoice - 6/2/2016 4:50:25 PM			\$410.52
Total 38988				\$410.52
Total Ford Electric Co. Inc.				\$410.52
Forner, Gary				
38989		2016 - June - First Meeting		
	Invoice - 5/26/2016 11:36:37 AM			
	Yellow LED			
	001-000-000-522-10-31-01	Training/Attendance		\$44.40
	Total Invoice - 5/26/2016 11:36:37 AM			\$44.40
	Invoice - 5/26/2016 11:36:38 AM			
	Flares			
	001-000-000-522-10-31-01	Training/Attendance		\$143.80
	Total Invoice - 5/26/2016 11:36:38 AM			\$143.80
Total 38989				\$188.20
Total Forner, Gary				\$188.20
Goulter Diamond Bar Ranch				
38990		2016 - June - First Meeting		
	Invoice - 5/24/2016 9:09:07 AM			
	409-000-000-535-00-45-00	Spray Sludge Disposal Site		\$1,300.00
		sludge site		
	Total Invoice - 5/24/2016 9:09:07 AM			\$1,300.00
Total 38990				\$1,300.00
Total Goulter Diamond Bar Ranch				\$1,300.00
Gray & Osborne, Inc.				
38991		2016 - June - First Meeting		
	Invoice - 6/1/2016 11:18:18 AM			
	13433.00-6			
	001-000-000-558-60-41-00	Planner Services		\$1,153.20
	Total Invoice - 6/1/2016 11:18:18 AM			\$1,153.20
	Invoice - 6/6/2016 1:37:00 PM			
	15505.00			
	409-000-000-535-00-41-05	Professional Services		\$158.19
	Total Invoice - 6/6/2016 1:37:00 PM			\$158.19
Total 38991				\$1,311.39
Total Gray & Osborne, Inc.				\$1,311.39
Hach Company				
38992		2016 - June - First Meeting		

	Invoice - 6/2/2016 2:04:00 PM			
	9940493			
	401-000-000-534-00-31-01	Chemicals		\$486.92
	Total Invoice - 6/2/2016 2:04:00 PM			\$486.92
	Invoice - 6/2/2016 2:04:24 PM			
	9941650			
	401-000-000-534-00-31-01	Chemicals		\$193.33
	Total Invoice - 6/2/2016 2:04:24 PM			\$193.33
	Invoice - 6/2/2016 2:05:30 PM			
	9947611			
	401-000-000-534-00-31-01	Chemicals		\$264.30
	Total Invoice - 6/2/2016 2:05:30 PM			\$264.30
Total 38992				\$944.55
Total Hach Company				\$944.55
Heather Reynolds, Attorney				
38993				
			2016 - June - First Meeting	
	Invoice - 6/3/2016 2:43:42 PM			
	May			
	001-000-000-515-30-41-00	Legal Services		\$1,260.00
	Total Invoice - 6/3/2016 2:43:42 PM			\$1,260.00
Total 38993				\$1,260.00
Total Heather Reynolds, Attorney				\$1,260.00
Jnb Mechanical, Inc.				
38994				
			2016 - June - First Meeting	
	Invoice - 6/7/2016 10:28:12 AM			
	15427			
	001-000-000-575-50-40-01	Community Bldg Other-Mntc		\$771.16
	Total Invoice - 6/7/2016 10:28:12 AM			\$771.16
Total 38994				\$771.16
Total Jnb Mechanical, Inc.				\$771.16
John Deere Financial				
38995				
			2016 - June - First Meeting	
	Invoice - 5/24/2016 9:09:44 AM			
	001-000-000-591-48-71-01	John Deer Mower 8157-96 - Prin		\$1,000.00
	001-000-000-592-48-83-00	John Deer Mower 8157-96 - Interest		\$82.23
	Total Invoice - 5/24/2016 9:09:44 AM			\$1,082.23
Total 38995				\$1,082.23
Total John Deere Financial				\$1,082.23
K & L Supply, Inc.				
38996				
			2016 - June - First Meeting	
	Invoice - 6/1/2016 11:28:20 AM			
	39865			
	401-000-000-534-00-31-00	Operation & Maintenance		\$271.99
	409-000-000-535-00-31-02	Chemicals		\$600.00
	Total Invoice - 6/1/2016 11:28:20 AM			\$871.99
Total 38996				\$871.99
Total K & L Supply, Inc.				\$871.99
Kris Kaino				
38997				
			2016 - June - First Meeting	
	Invoice - 5/24/2016 9:09:01 AM			
	001-000-000-512-50-40-03	Municipal Court Services		\$412.00
	Total Invoice - 5/24/2016 9:09:01 AM			\$412.00
Total 38997				\$412.00
Total Kris Kaino				\$412.00

L N Curtis & Sons				
38998		2016 - June - First Meeting		
	Invoice - 6/1/2016 11:30:34 AM			
	23346			
	001-000-000-522-50-48-00	Repair & Maintenance		\$1,252.18
	Total Invoice - 6/1/2016 11:30:34 AM			\$1,252.18
Total 38998				\$1,252.18
Total L N Curtis & Sons				\$1,252.18
Lawson Products				
38999		2016 - June - First Meeting		
	Invoice - 5/26/2016 11:34:31 AM			
	9304100725			
	001-000-000-576-80-35-00	Small Tools & Equipment		\$153.51
	Total Invoice - 5/26/2016 11:34:31 AM			\$153.51
Total 38999				\$153.51
Total Lawson Products				\$153.51
LEAF				
39000		2016 - June - First Meeting		
	Invoice - 6/1/2016 11:21:03 AM			
	001-000-000-514-20-31-00	Office & Operating Supplies		\$28.01
	001-000-000-522-10-31-00	Office & Operating Supplies		\$26.36
	101-000-000-543-30-30-00	Office And Operating		\$28.01
	401-000-000-534-00-31-00	Operation & Maintenance		\$28.01
	408-000-000-531-38-31-01	Operations & Maintenance		\$26.36
	409-000-000-535-00-31-01	Operations And Maintenance		\$28.02
	Total Invoice - 6/1/2016 11:21:03 AM			\$164.77
Total 39000				\$164.77
Total LEAF				\$164.77
Nancy McAllister				
39001		2016 - June - First Meeting		
	Invoice - 5/24/2016 9:08:53 AM			
	001-000-000-512-50-40-03	Municipal Court Services		\$412.00
		Court services		
	Total Invoice - 5/24/2016 9:08:53 AM			\$412.00
Total 39001				\$412.00
Total Nancy McAllister				\$412.00
Naselle Rock & Asphalt				
39002		2016 - June - First Meeting		
	Invoice - 6/3/2016 2:37:41 PM			
	26688			
	101-000-000-542-70-31-00	Roadside Operating		\$43.74
	Total Invoice - 6/3/2016 2:37:41 PM			\$43.74
Total 39002				\$43.74
Total Naselle Rock & Asphalt				\$43.74
Ocean Beach Hospital				
39003		2016 - June - First Meeting		
	Invoice - 5/24/2016 8:57:54 AM			
	Joseph Williams			
	001-000-000-523-20-40-00	Correctional Institutions		\$331.00
	Total Invoice - 5/24/2016 8:57:54 AM			\$331.00
Total 39003				\$331.00
Total Ocean Beach Hospital				\$331.00
Oman & Son				
39004		2016 - June - First Meeting		

	Invoice - 6/3/2016 2:47:09 PM		
	212488		
	001-000-000-576-80-31-00	Office & Operating Supplies	\$24.97
	Total Invoice - 6/3/2016 2:47:09 PM		\$24.97
Total 39004			\$24.97
Total Oman & Son			\$24.97
One Call Concepts, Inc.			
39005			
	2016 - June - First Meeting		
	Invoice - 6/1/2016 11:05:22 AM		
	6029070-IN		
	101-000-000-543-30-30-00	Office And Operating	\$2.39
	401-000-000-534-00-31-00	Operation & Maintenance	\$2.39
	409-000-000-535-00-31-01	Operations And Maintenance	\$2.39
	Total Invoice - 6/1/2016 11:05:22 AM		\$7.17
	Invoice - 6/1/2016 11:36:04 AM		
	6059072		
	101-000-000-543-30-30-00	Office And Operating	\$3.19
	401-000-000-534-00-31-00	Operation & Maintenance	\$3.19
	409-000-000-535-00-31-01	Operations And Maintenance	\$3.18
	Total Invoice - 6/1/2016 11:36:04 AM		\$9.56
Total 39005			\$16.73
Total One Call Concepts, Inc.			\$16.73
Pacific CO Health Dept.			
39006			
	2016 - June - First Meeting		
	Invoice - 5/24/2016 8:50:31 AM		
	2016-107		
	001-000-000-566-00-51-00	Alcohol Program 2%	\$65.88
	Total Invoice - 5/24/2016 8:50:31 AM		\$65.88
Total 39006			\$65.88
Total Pacific CO Health Dept.			\$65.88
Peninsula Sanitation Service, Inc.			
39007			
	2016 - June - First Meeting		
	Invoice - 6/3/2016 2:40:38 PM		
	001-000-000-514-20-47-01	Garbage Bills	\$285.22
	409-000-000-535-00-47-04	Garbage Services	\$78.03
	Total Invoice - 6/3/2016 2:40:38 PM		\$363.25
Total 39007			\$363.25
Total Peninsula Sanitation Service, Inc.			\$363.25
Pitney Bowes			
39008			
	2016 - June - First Meeting		
	Invoice - 6/3/2016 2:38:41 PM		
	3300527465		
	001-000-000-514-20-45-00	Postage Meter Rental	\$357.54
	Total Invoice - 6/3/2016 2:38:41 PM		\$357.54
Total 39008			\$357.54
Total Pitney Bowes			\$357.54
Pumptech, Inc			
39009			
	2016 - June - First Meeting		
	Invoice - 6/1/2016 11:25:36 AM		
	106042-IN		
	401-000-000-594-34-64-01	Equipment	\$1,315.77
	Total Invoice - 6/1/2016 11:25:36 AM		\$1,315.77
Total 39009			\$1,315.77
Total Pumptech, Inc			\$1,315.77

Sid's IGA				
	39010		2016 - June - First Meeting	
		Invoice - 6/8/2016 1:16:19 PM		
		water		
		409-000-000-535-00-31-01	Operations And Maintenance	\$103.05
		Total Invoice - 6/8/2016 1:16:19 PM		\$103.05
	Total 39010			\$103.05
Total Sid's IGA				\$103.05
Solutions Yes				
	39011		2016 - June - First Meeting	
		Invoice - 6/2/2016 4:52:02 PM		
		001-000-000-514-20-31-00	Office & Operating Supplies	\$4.05
		101-000-000-543-30-30-00	Office And Operating	\$4.04
		401-000-000-534-00-31-06	Office & Customer Service	\$4.05
		409-000-000-535-00-31-08	Office Supplies & Customer Service	\$4.05
		Total Invoice - 6/2/2016 4:52:02 PM		\$16.19
	Total 39011			\$16.19
Total Solutions Yes				\$16.19
Sunset Auto Parts Inc.				
	39012		2016 - June - First Meeting	
		Invoice - 6/3/2016 2:48:17 PM		
		May		
		401-000-000-534-00-31-00	Operation & Maintenance	\$14.15
		409-000-000-594-64-35-04	Add'l Machinery & Equipment	\$256.70
		Total Invoice - 6/3/2016 2:48:17 PM		\$270.85
	Total 39012			\$270.85
Total Sunset Auto Parts Inc.				\$270.85
The Planter Box				
	39013		2016 - June - First Meeting	
		Invoice - 5/24/2016 8:57:13 AM		
		110		
		001-000-000-594-14-62-00	Governmental Facility	\$102.22
		Total Invoice - 5/24/2016 8:57:13 AM		\$102.22
	Total 39013			\$102.22
Total The Planter Box				\$102.22
The Watershed Company				
	39014		2016 - June - First Meeting	
		Invoice - 5/24/2016 8:48:58 AM		
		2016-0451		
		001-000-000-576-80-34-02	DOE Shoreline Master Program	\$270.00
		Total Invoice - 5/24/2016 8:48:58 AM		\$270.00
	Total 39014			\$270.00
Total The Watershed Company				\$270.00
US Postmaster				
	39015		2016 - June - First Meeting	
		Invoice - 6/2/2016 4:51:08 PM		
		001-000-000-514-20-49-00	Miscellaneous	\$110.00
		Total Invoice - 6/2/2016 4:51:08 PM		\$110.00
	Total 39015			\$110.00
Total US Postmaster				\$110.00
USA Blue Book				
	39016		2016 - June - First Meeting	
		Invoice - 5/26/2016 11:37:32 AM		
		953694		

401-000-000-534-00-31-00	Operation & Maintenance	\$133.94
Total Invoice - 5/26/2016 11:37:32 AM		\$133.94

Invoice - 6/7/2016 10:28:55 AM

963625

001-000-000-522-10-40-00	Safety	\$240.84
101-000-000-542-30-40-00	Safety	\$240.84
401-000-000-534-00-40-00	Safety	\$240.84
409-000-000-535-00-40-00	Safety	\$240.85

Total Invoice - 6/7/2016 10:28:55 AM		\$963.37
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Total 39016		\$1,097.31
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Total USA Blue Book		\$1,097.31
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Verizon Wireless

39017

2016 - June - First Meeting

Invoice - 6/1/2016 11:21:18 AM

401-000-000-534-00-42-00	Communications	\$92.82
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Total Invoice - 6/1/2016 11:21:18 AM		\$92.82
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Total 39017		\$92.82
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Total Verizon Wireless		\$92.82
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Visa

39018

2016 - June - First Meeting

Invoice - 6/8/2016 1:24:23 PM

001-000-000-514-20-49-00	Miscellaneous	\$175.00
001-000-000-522-10-40-00	Safety	\$291.60
001-000-000-522-10-40-00	Safety	\$225.00
001-000-000-576-80-35-00	Small Tools & Equipment	(\$112.17)
101-000-000-542-30-40-00	Safety	\$349.69
401-000-000-534-00-31-06	Office & Customer Service	\$21.50
401-000-000-534-00-40-00	Safety	\$349.68
409-000-000-535-00-31-08	Office Supplies & Customer Service	\$21.50
409-000-000-535-00-40-00	Safety	\$349.68

Total Invoice - 6/8/2016 1:24:23 PM		\$1,671.48
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Invoice - 6/8/2016 1:24:25 PM

001-000-000-514-20-31-00	Office & Operating Supplies	\$18.20
001-000-000-522-10-31-00	Office & Operating Supplies	\$18.20
001-000-000-576-80-31-00	Office & Operating Supplies	\$18.20
101-000-000-543-30-30-00	Office And Operating	\$18.20
401-000-000-534-00-31-06	Office & Customer Service	\$18.20
408-000-000-531-38-31-01	Operations & Maintenance	\$18.20
409-000-000-535-00-31-08	Office Supplies & Customer Service	\$18.19

Total Invoice - 6/8/2016 1:24:25 PM		\$127.39
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Total 39018		\$1,798.87
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Total Visa		\$1,798.87
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Vision Municipal Solutions, Llc

39019

2016 - June - First Meeting

Invoice - 6/7/2016 11:16:53 AM

May

401-000-000-534-00-31-00	Operation & Maintenance	\$167.61
408-000-000-531-38-31-01	Operations & Maintenance	\$100.00
409-000-000-535-00-31-01	Operations And Maintenance	\$167.60

Total Invoice - 6/7/2016 11:16:53 AM		\$435.21
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Total 39019		\$435.21
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Total Vision Municipal Solutions, Llc		\$435.21
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WA Fire Chiefs Assoc.

39020

2016 - June - First Meeting

Invoice - 6/3/2016 9:44:49 AM			
R2016-119			
001-000-000-522-10-31-01	Training/Attendance		\$300.00
Total Invoice - 6/3/2016 9:44:49 AM			\$300.00

Total 39020
Total WA Fire Chiefs Assoc.
Wadsworth Electric

39021

2016 - June - First Meeting

Invoice - 5/24/2016 8:43:56 AM			
409184			
401-000-000-534-00-41-03	Professional Services - Electrician		\$663.12
Total Invoice - 5/24/2016 8:43:56 AM			\$663.12
Invoice - 6/1/2016 11:03:51 AM			
409220			
001-000-000-576-80-48-00	Repairs & Maintenance		\$880.98
Total Invoice - 6/1/2016 11:03:51 AM			\$880.98
Invoice - 6/1/2016 11:21:41 AM			
402056			
001-000-000-576-80-48-00	Repairs & Maintenance		\$388.00
Total Invoice - 6/1/2016 11:21:41 AM			\$388.00
Invoice - 6/1/2016 11:24:44 AM			
402055			
401-000-000-534-00-41-03	Professional Services - Electrician		\$523.80
Total Invoice - 6/1/2016 11:24:44 AM			\$523.80
Invoice - 6/1/2016 11:25:11 AM			
402057			
401-000-000-534-00-41-03	Professional Services - Electrician		\$104.76
Total Invoice - 6/1/2016 11:25:11 AM			\$104.76
Invoice - 6/1/2016 11:29:40 AM			
402003			
401-000-000-534-00-41-03	Professional Services - Electrician		\$523.80
Total Invoice - 6/1/2016 11:29:40 AM			\$523.80
Invoice - 6/2/2016 4:52:29 PM			
409-000-000-535-00-41-01	Professional Services - Electrician		\$211.67
Total Invoice - 6/2/2016 4:52:29 PM			\$211.67

Total 39021
Total Wadsworth Electric
Walter E. Nelson Co. of Astoria

39022

2016 - June - First Meeting

Invoice - 6/1/2016 11:23:23 AM			
401939			
001-000-000-514-20-31-00	Office & Operating Supplies		\$116.52
001-000-000-575-50-40-01	Community Bldg Other-Mntc		\$116.52
001-000-000-576-80-31-00	Office & Operating Supplies		\$116.51
Total Invoice - 6/1/2016 11:23:23 AM			\$349.55

Total 39022
Total Walter E. Nelson Co. of Astoria
Western Display Fireworks, LTD.

39023

2016 - June - First Meeting

Invoice - 5/26/2016 11:31:15 AM			
16-5071			
001-000-000-573-90-49-01	Port of Ilwaco Fireworks		\$7,500.00
104-000-000-557-30-40-03	Miscellaneous		\$3,750.00
Total Invoice - 5/26/2016 11:31:15 AM			\$11,250.00

Total 39023			\$11,250.00
Total Western Display Fireworks, LTD.			\$11,250.00
Wilcox & Flegel Oil Co.			
39024	2016 - June - First Meeting		
	Invoice - 6/6/2016 1:41:20 PM		
	PB		
	001-000-000-576-80-31-00	Office & Operating Supplies	\$140.66
	101-000-000-543-30-30-01	Gasoline & Oil Products	\$140.66
	401-000-000-534-00-32-00	Gasoline	\$324.29
	408-000-000-531-38-32-00	Gas/Oil Products	\$140.66
	409-000-000-535-00-32-00	Gas/oil Products	\$99.31
	Total Invoice - 6/6/2016 1:41:20 PM		\$845.58
	Invoice - 6/7/2016 9:53:10 AM		
	Fire		
	001-000-000-522-10-32-00	Gasoline	\$145.06
	Total Invoice - 6/7/2016 9:53:10 AM		\$145.06
Total 39024			\$990.64
Total Wilcox & Flegel Oil Co.			\$990.64
William R. Penoyar, Attorney at Law			
39025	2016 - June - First Meeting		
	Invoice - 5/24/2016 9:08:37 AM		
	001-000-000-512-50-40-03	Municipal Court Services	\$412.00
	Total Invoice - 5/24/2016 9:08:37 AM		\$412.00
Total 39025			\$412.00
Total William R. Penoyar, Attorney at Law			\$412.00
Wirkkala Radio-TV			
39026	2016 - June - First Meeting		
	Invoice - 5/26/2016 3:26:32 PM		
	419510		
	401-000-000-534-00-31-00	Operation & Maintenance	\$13.99
	Total Invoice - 5/26/2016 3:26:32 PM		\$13.99
Total 39026			\$13.99
Total Wirkkala Radio-TV			\$13.99
Young's Bay Electronics			
39027	2016 - June - First Meeting		
	Invoice - 5/26/2016 11:33:55 AM		
	10171028/22-K384		
	401-000-000-534-00-31-00	Operation & Maintenance	\$24.99
	Total Invoice - 5/26/2016 11:33:55 AM		\$24.99
Total 39027			\$24.99
Total Young's Bay Electronics			\$24.99
Grand Total	Vendor Count	66	\$86,361.39

Long Beach Police

P.O. Box 795
Long Beach, WA 98631

lbpdchief@centurytel.net

Phone 360-642-2911
Fax 360-642-5273

06-01-16

Page 1 of 6

To: Mayor Cassinelli and Ilwaco City Council

From: Chief Flint R. Wright

Ref.: Monthly Report for May 2016

During the month of May the Long Beach Police Department handled the following cases and calls:

Long Beach

552 Total Incidents
Aid Call Assists: 15
Alarms: 5
Animal Complaints: 13
Assaults: 12
Assists: 59
(Includes 8 Law Enforcement Agency Assists Outside City Boundaries)
Burglaries: 1
Disturbance: 20
Drug Inv.: 0
Fire Call Assists: 3
Follow Up: 97
Found/Lost Property: 15
Harassment: 10
Malicious Mischief: 2
MIP – Alcohol: 0
MIP – Tobacco: 0
Missing/Found Persons: 0
Prowler: 3
Runaway: 0
Security Checks: 152
Suspicious: 20
Thefts: 14
Traffic Accidents: 6
Traffic Complaints: 11
Traffic Tickets: 13
Traffic Warnings: 50
Trespass: 6
Warrant Contacts: 8
Welfare Checks: 17

Ilwaco

393 Total Incidents
Aid Call Assists: 3
Alarms: 3
Animal Complaints: 3
Assaults: 6
Assists: 30
Burglaries: 1
Disturbance: 18
Drug Inv.: 2
Fire Call Assists: 1
Follow Up: 84
Found/Lost Property: 1
Harassment: 4
Malicious Mischief: 0
MIP – Alcohol: 0
MIP – Tobacco: 0
Missing/Found Persons: 2
Prowler: 0
Runaway: 0
Security Checks: 159
Suspicious: 15
Thefts: 6
Traffic Accidents: 1
Traffic Complaints: 3
Traffic Tickets: 5
Traffic Warnings: 23
Trespass: 7
Warrant Contacts: 5
Welfare Checks: 11

The Loyalty Day Parade, held May 1st, went very well. The weather was perfect and the crowds were large and well behaved. I used 4 officers for the parade and 7 flaggers.

I attended training May 4th – 6th. The training was put on by the Labor Relations Institute. I attended training on reducing stress, basics of bargaining, how to mentor newer generations into leadership, updates on current labor and employment topics, getting the injured employee back to work and motivating and rewarding public employees.

Officer Rodney Nawn attended training May 10th – 12th. The class title was “Inside the Tape” and dealt with homicide investigations. Some of the topics covered included proper crime scene protocol, cold case reviews, crime scene indicators related to motive, DNA review and touch evidence and many other related topics.

On the 16th the department received notification that once again we met the state mandated 24 hour minimum training requirement for each officer. Each officer in the department received on average 51 hours of training during 2015. I want to again thank the Long Beach City Council and the Mayor for the continued funding for training. A copy of the certificate from the Criminal Justice Training Commission is attached.

On the 19th Officer Jeff Cutting attended training titled “The Ultimate Leader”. The training dealt with recognizing and developing your own leadership style, developing the enthusiastic beginner, the disillusioned learner, the cautious performer and the self-reliant achiever and other leadership related topics.

May 21st was “Armed Forces Day” and our local Coast Guard Station held an open house. They requested a patrol car and officer to be part of the open house. Reserve Officer David Tobin represented the department that day.

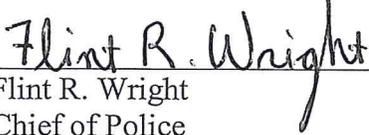
The department had firearms range training on the 25th. Only half of the department shot and the other half will shoot in June. The officers qualified with their duty, backup and off duty handguns.

On May 26th I met with Washington State Parks and area law enforcement to continue to plan for the upcoming July 4th celebration. State Parks is going to have 14 rangers working the area July 1st - 4th. We will also assist them on the beach for the beach areas in front of Long Beach.

Memorial Day Weekend, May 27th – 30th, was busy. There were a number of assault and disturbance calls. There were no serious injuries although we are investigating a possible drug overdose death. We also had many dog bite calls.

Officer Rodney Nawn and Reserve Officer Dave Tobin attended the Memorial Day Services at the Ilwaco Cemetery and at Black Lake. The department also provided traffic control for the service at Black Lake.

Attached you will find a letter of commendation to Officers Rodney Nawn, Casey Meling, Mike Parker and Jeff Cutting. All four officers put in a great deal of time and effort on an important case. Once again I am reminded of how fortunate I am to be in charge of a department with the officers I have.



Flint R. Wright
Chief of Police

Washington State Criminal Justice Training Commission

Hereby recognizes that

Long Beach Police Department

Has satisfactorily met the requirements of WAC 139-05-300 & RCW 43.101.095 to achieve
2015 Compliance of the In-Service Training Mandate

Given May 2, 2016



Susan L. Rahr
WSCJTC Executive Director

Long Beach Police

P.O. Box 795
Long Beach, WA 98631

lbpdchief@centurytel.net

Phone 360-642-2911
Fax 360-642-5273

Memo

05-18-16

**To: Officer Rodney Nawn
Officer Casey Meling
Officer Mike Parker
Officer Jeff Cutting**

From: Chief Flint R. Wright

Ref.: Letter of Commendation

Wow! The past 48 hours have been a blur and we are all exhausted. I wanted to formally commend each one of you for the hard work on the Berani case.

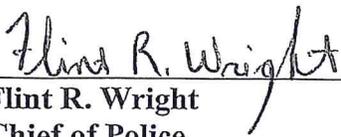
Officer Nawn you put together a strong case that resulted in an arrest warrant and a search warrant. The number of hours you were forced to work in the last 48 hours would have tempted anyone to take a shortcut or to stop short of doing a full and complete investigation. You once again showed that dedication to duty is utmost in your mind and I want to officially commend you for a job well done.

Officer Meling you assisted Officer Nawn without being asked and with great determination and resolve. Your level of expertise was vital to the successful outcome of this case. I want to officially commend you for once again "stepping up" and helping out.

Officer Parker you gave up your weekend to assist. You did it with a smile and a great attitude and I appreciate it very much. Last night you were on your way out of town and 45 minutes away but when called upon you did not hesitate to turn around and come to our assistance. Then you got the pleasure of making two separate jail transports. I want to officially commend you for your great attitude and assistance.

Officer Cutting I want to thank you for answering your phone and coming out to help. You assisted with the search warrant and transport of the suspect and had to endure a great deal of demeaning comments from the suspect. Your professionalism and dedication are greatly appreciated.

Officers, I can't thank you enough. You are good officers and you make it a joy to be the Chief of Police. I am truly blessed to have each of you.



Flint R. Wright
Chief of Police

CITY OF ILWACO
CITY COUNCIL AGENDA ITEM BRIEFING

A. Meeting Dates: Council Workshop: Public Hearing: 5/23/2016
Council Discussion Item: 5/23/16 Council Business Item: 6/13/16

Issue/Topic: **Six-Year Transportation Improvement Program**

B. Sponsor(s):

1. David Jensen
2. Gary Forner

C. Background (overview of why issue is before council):

Annually, the city is required to update the six-year transportation improvement program and submit it to the state. The Streets Committee as well as Nancy Lockett has recently reviewed the plan and made suggestions.

D. Discussion (specific details relevant to the issue, pros/cons, alternatives and any other decision-making details)

While the city has very little money to complete the projects listed on the plan, the projects typically must be listed on the plan when seeking funds from other agencies, such as the Transportation Improvement Board.

E. Impacts:

1. Fiscal: TIB/WSDOT funds
2. Legal:
3. Personnel:
4. Service/Delivery: There are numerous deteriorating streets in the city.

F. Time Constraints/Due Dates: The plan must be submitted to the regional office by July 1, 2016.

G. Proposed Motion: **I move to adopt the proposed resolution revising and extending the six-year transportation improvement program from 2017-2022.**

**CITY OF ILWACO
RESOLUTION NO. 2016-XX**

**A RESOLUTION OF THE CITY OF ILWACO, WASHINGTON, REVISING
AND EXTENDING THE SIX YEAR TRANSPORTATION IMPROVEMENT
PROGRAM**

WHEREAS, pursuant to the requirements of RCW 35.77.010, laws of the State of Washington, the City of Ilwaco has prepared a revised and extended Six Year Transportation Improvement program for the ensuing six calendar years of 2017 to 2022, and

WHEREAS, pursuant further to said law, the City Council did hold a public hearing on said plan at 6:00 pm or soon thereafter on the 23rd day of May 2016,

NOW THEREFORE, be it resolved by the City Council that the revised and extended Six Year Transportation Improvement Program for the ensuing calendar years 2017 to 2022 be the same and is hereby adopted, and

Be it further resolved, that a copy of this resolution be filed with the Department of Transportation District Aid Engineer of the State of Washington.

Effective Date. This Resolution, being an exercise of power specifically delegated to the city legislative body, is not subject to referendum and shall take effect five (5) days after passage by the City Council.

**PASSED BY THE CITY COUNCIL OF THE CITY OF ILWACO, AND SIGNED
IN AUTHENTICATION OF ITS PASSAGE THIS XXTH DAY OF _____, 2016.**

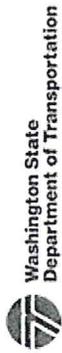
Mike Cassinelli, Mayor

ATTEST:

Ariel Smith, Treasurer

VOTE	Jensen	Karnofski	Marshall	Chambreau	Forner	Cassinelli
Ayes						
Nays						
Abstentions						
Absent						

EFFECTIVE:



Six Year Transportation Improvement Program From 2017 to 2022

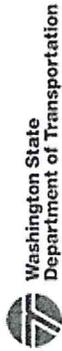
Agency: Ilwaco
 County: Pacific
 MPO/RTPO: SWW RTPO

N Inside Y Outside

Functional Class	06	B. STIP ID	WA-02776	Hearing	05/23/16	Adopted	05/23/16	Amendment		Resolution No.	2016-XX	Improvement Type	03	Utility Codes		Total Length	0.110	Environmental Type		RW Required	No
Priority Number	1	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description Adelia and Spruce Street Cutoff Adelia St. and Spruce St. SR 101 Cutoff to Lake Street Pave from SR 101 cutoff to Lake Street including parking area																			

Funding Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE			0				76,000
P	CN			0				400,000
Totals				0				476,000
Totals				0				496,000

Expenditure Schedule Phase	Funding					
	1st	2nd	3rd	4th	5th & 6th	Totals
PE	76,000	0	0	0	0	76,000
CN	0	420,000	0	0	0	420,000
Totals	76,000	420,000	0	0	0	496,000



Six Year Transportation Improvement Program From 2017 to 2022

Agency: Ilwaco
 County: Pacific
 MPO/RTPO: SWW RTPO

N Inside Y Outside

Functional Class	03	Priority Number	2	B. STIP ID		Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
				G. Structure ID		05/23/16	05/23/16		2016-XX	07		0.340		No
A. PIN/Project No.				Capt. Robert Gray Drive - Vandalia										
C. Project Title				Captain Robert Gray Drive										
D. Road Name or Number				Stringtown Rd to Orellius E										
E. Begin & End Termini				Chip seal Capt. Robert Gray Dr. from Stringtown Rd to Orellius E										
F. Project Description														

Funding		Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	CN			2018		0	TIB	118,679	6,246	124,925
Totals						0		118,679	6,246	124,925

Expenditure Schedule		1st	2nd	3rd	4th	5th & 6th
Phase	CN	124,925	0	0	0	0
Totals		124,925	0	0	0	0



Six Year Transportation Improvement Program From 2017 to 2022

Agency: Ilwaco
 County: Pacific
 MPO/RTPO: SWW RTPO

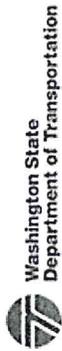
N Inside

Y Outside

Functional Class	09	Priority Number	3	B. STIP ID		Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required	
				G. Structure ID		05/23/16	05/23/16		2016-XX	07		0.050		No	
				WA-02807											
				Cooks Hill Intersection											
				Cooks Road NE											
				Cooks Road NE to SR 101											
				Rebuild hazardous intersection											

Funding	Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
	P	PE	2018		0	TIB	50,000	0	50,000
	P	CN	2018		0	TIB	446,850	26,150	473,000
Totals					0		496,850	26,150	523,000

Expenditure Schedule						
Phase	1st	2nd	3rd	4th	5th & 6th	Totals
PE	50,000	0	0	0	0	50,000
CN	0	473,000	0	0	0	473,000
Totals	50,000	473,000	0	0	0	523,000



Six Year Transportation Improvement Program From 2017 to 2022

Agency: Ilwaco
 County: Pacific
 MPO/RTPO: SWW RTPO

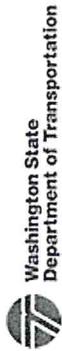
N Inside

Y Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
00	4	Discovery Trail Extension Main Street to Cooks Hill Connect the Discovery from Main Street to Cooks Hill.	WA-06602	05/23/16	05/23/16		2016-XX	28		1.400		Yes

Funding Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE			0		260,000	0	260,000
P	CN			0		1,468,000	0	1,468,000
			Totals	0		1,728,000	0	1,728,000

Expenditure Schedule Phase	Totals				
	1st	2nd	3rd	4th	5th & 6th
PE	260,000	0	0	0	0
CN	0	1,468,000	0	0	0
Totals	260,000	1,468,000	0	0	0



Six Year Transportation Improvement Program From 2017 to 2022

Agency: Ilwaco
County: Pacific
MPO/RTPO: SWW RTPO

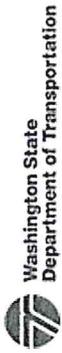
N Inside

Y Outside

Functional Class	06	Priority Number	5	B. STIP ID		Hearing	05/23/16	Adopted	05/23/16	Amendment		Resolution No.	2016-XX	Improvement Type	07	Utility Codes		Total Length	0.340	Environmental Type		RW Required	No
				G. Structure ID		WA-02759 05/23/16																	
				A. PIN/Project No.		Hilltop School Route - Advent Street																	
				C. Project Title		Advent and Hemlock																	
				D. Road Name or Number		Spruce to Quaker																	
				E. Begin & End Termini		Pave Advent Ave.: Spruce thru Fir (w/sidewalks Spruce to Willow).																	
				F. Project Description		Advent, Hemlock; Advent to Brumbach.																	

Funding		Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
	P	PE	2018			0	TIB	80,000	0	80,000
	P	CN	2019			0	TIB	401,000	25,000	426,000
Totals						0		481,000	25,000	506,000

Expenditure Schedule		1st	2nd	3rd	4th	5th & 6th
Phase	PE	80,000	0	0	0	0
	CN	0	401,000	0	0	0
Totals		80,000	401,000	0	0	0



Six Year Transportation Improvement Program From 2017 to 2022

Agency: Ilwaco
 County: Pacific
 MPO/RTPO: SWW RTPO

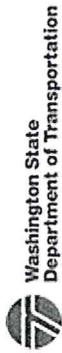
Y Outside

N Inside

Functional Class	09	Priority Number	6	A. PIN/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. Structure ID	Hearing 05/23/16	Adopted 05/23/16	Amendment	Resolution No. 2016-XX	Improvement Type 07	Utility Codes	Total Length 0.320	Environmental Type	RW Required No
				Scarboro Lane Improvements Scarboro Ln/Scarboro Dr Scarboro Ln South to Scarboro Ln South Scarboro Ln N from Scarboro Dr to Ortelius Dr Chip Seal and add storm drain	WA-02772 05/23/16								

Funding		Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE			2018		0	TIB	40,000	0	40,000
P	CN			2019		0	TIB	197,000	12,000	209,000
Totals						0		237,000	12,000	249,000

Expenditure Schedule						
Phase	1st	2nd	3rd	4th	5th & 6th	Totals
PE	40,000	0	0	0	0	40,000
CN	0	209,000	0	0	0	209,000
Totals	40,000	209,000	0	0	0	249,000



Six Year Transportation Improvement Program From 2017 to 2022

Agency: Ilwaco
 County: Pacific
 MPO/RTPO: SWW RTPO

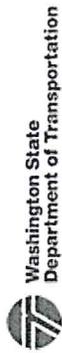
N Inside

Y Outside

Functional Class	08	Priority Number	7	A. PIN/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	G. Structure ID WA-02762	Hearing	05/23/16	Adopted	05/23/16	Amendment	Resolution No.	2016-XX	Improvement Type	03	Utility Codes	Total Length	0.400	Environmental Type		RW Required	No
				Lake Street Improvements Lake Street Adelia to Williams Pave shoulder and new sidewalks																	

Funding		Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
	P	PE		2017		0	TIB	94,000	0	94,000
	P	CN		2018		0	TIB	476,000	30,000	506,000
		Totals				0		570,000	30,000	600,000

Expenditure Schedule		1st	2nd	3rd	4th	5th & 6th
Phase						
PE	94,000	0	0	0	0	0
CN	0	506,000	0	0	0	0
Totals	94,000	506,000	0	0	0	0



Six Year Transportation Improvement Program From 2017 to 2022

Agency: Ilwaco
County: Pacific
MPO/RTPO: SWW RTPO

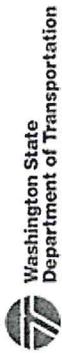
N Inside

Y Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
08	8	Pearl Av and Myrtle Av/Fire Hall Pearl Av and Myrtle Av Spruce to Howerton/Main Pave Pearl Av: Spruce to Howerton Pave Myrtle Av: Spruce to Lake Chip Seal Myrtle Av: Spruce end to (Main)	WA-02773	05/23/16	05/23/16		2016-XX	07		0.280		No

Funding	Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds		
										2017	2018
P	PE				0		61,000		61,000		
P	CN				0		309,000	19,000	328,000		
				Totals	0		370,000	19,000	389,000		

Expenditure Schedule	Phase	1st		2nd		3rd		4th		5th & 6th	
		0	61,000	0	328,000	0	0	0	0	0	0
	PE		61,000								
	CN		0		328,000						
	Totals		61,000		328,000						



Six Year Transportation Improvement Program From 2017 to 2022

Agency: Ilwaco

County: Pacific

MPO/RTPO: SWW RTPO

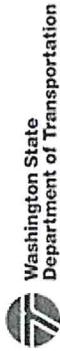
N Inside

Y Outside

Functional Class	03	Priority Number	9	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description		B. STIP ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
				Ortelius Drive Ortelius Drive Stringtown Rd. to Capt. Robert Gray Drive Chip seal and add storm drains from Stringtown Rd. to Capt. Robert Gray Dr.		WA-02784	05/23/16	05/23/16		2016-XX	03		0.450		No

Funding Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2017		0	TIB	54,000	0	54,000
P	CN	2018		0	TIB	273,000	17,000	290,000
Totals				0		327,000	17,000	344,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	54,000	0	0	0	0
CN	0	290,000	0	0	0
Totals	54,000	290,000	0	0	0



Six Year Transportation Improvement Program From 2017 to 2022

Agency: Ilwaco

County: Pacific

MPO/RTPO: SWW RTPO

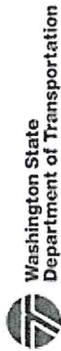
N Inside

Y Outside

Functional Class	09	Priority Number	10	B. STIP ID				Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
				G. Structure ID				05/23/16	05/23/16		2016-XX	03		0.150		No
A. PIN/Project No.				Vandalia Cul-de-Sacs												
C. Project Title				Chattam/Rochelle/Dellar/Glemorag/Ortelius												
D. Road Name or Number				Capt. Robert Gray Dr to South to dead end												
E. Begin & End Termini				Chip seal from Capt. Robert Gray Dr to end of each Vandalia cul-de-sac												
F. Project Description																

Funding Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2019		0	TIB	20,000	0	20,000
P	CN	2020		0	TIB	99,000	7,000	106,000
Totals				0		119,000	7,000	126,000

Expenditure Schedule	1st	2nd	3rd	4th	5th & 6th
Phase					
PE	20,000	0	0	0	0
CN	0	106,000	0	0	0
Totals	20,000	106,000	0	0	0



Six Year Transportation Improvement Program From 2017 to 2022

Agency: Ilwaco
 County: Pacific
 MPO/RTPO: SWW RTPO

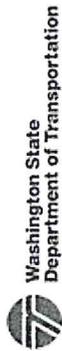
N Inside

Y Outside

Functional Class	00	Priority Number	11	B. STIP ID G. Structure ID		Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
				WA-02806	05/23/16	05/23/16			2016-XX	28		1.000		No
				A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description Sidewalk Improvement Project Various Various to Various Repair/construct various city sidewalks										

Funding		Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN		2018		0	TIB	20,000	0	20,000
Totals					0		20,000	0	20,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	20,000	0	0	0	0
Totals	20,000	0	0	0	0



Six Year Transportation Improvement Program From 2017 to 2022

Agency: Ilwaco
County: Pacific
MPO/RTPO: SWW RTPO

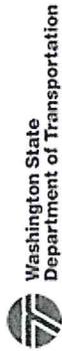
N Inside

Y Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Terminal F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
09	12	Reservoir Road Reservoir Road Wecoma to Dead End Chip Seal road from Wecoma to dead end	WA-02803	05/23/16	05/23/16		2016-XX	06		0.080		No

Funding Status	Phase	Phase Start Year (YYYY)		Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
		2018	2019						
P	PE				0	TIB	11,000	0	11,000
P	CN				0	TIB	54,000	4,000	58,000
Totals					0		65,000	4,000	69,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	11,000	0	0	0	0
CN	0	58,000	0	0	0
Totals	11,000	58,000	0	0	0



Six Year Transportation Improvement Program From 2017 to 2022

Agency: Ilwaco
County: Pacific
MPO/RTPO: SWW RTPO

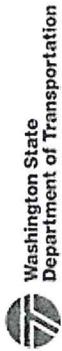
N Inside

Y Outside

Functional Class	09	Priority Number	13	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Terminal F. Project Description	B. STIP ID G. Structure ID	Hearing	05/23/16	Adopted	05/23/16	Amendment	Resolution No.	2016-XX	Improvement Type	05	Utility Codes	Total Length	0.470	Environmental Type		RW Required	No
				Miscellaneous Chip Seals Advent/Myrtle/Ash/Eagle/Main SE/Pearl to Chip seal Advent SE from Lake to Spruce; Myrtle SE from Lake to dead end; Ash NE; Eagle NE	WA-03625	05/23/16															

Funding		Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
Status	P	CN	2017		0		0		26,064
					Totals		0	0	26,064

Expenditure Schedule		1st	2nd	3rd	4th	5th & 6th
Phase	CN	26,064	0	0	0	0
Totals		26,064	0	0	0	0



Six Year Transportation Improvement Program From 2017 to 2022

Agency: Ilwaco
 County: Pacific
 MPO/RTPO: SWW RTPO

N Inside

Y Outside

Functional Class	09	Priority Number	14	A. PIN/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description				Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
				G. Structure ID	WA-03624	05/23/16	05/23/16	05/23/16		2016-XX	05		0.130		No	
				Main Street SW Main St SW to Repair sloughing street. Connect to Discovery Trail.												

Funding Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds	
									2019
P	PE	2019		0		44,000	0	44,000	
P	CN	2020		0		165,000	9,000	174,000	
Totals				0	0	209,000	9,000	218,000	

Expenditure Schedule	Phase	1st	2nd	3rd	4th	5th & 6th
PE		44,000	0	0	0	0
CN		0	174,000	0	0	0
Totals		44,000	174,000	0	0	0



Six Year Transportation Improvement Program From 2017 to 2022

Agency: Ilwaco
 County: Pacific
 MPO/RTPO: SWW RTPO

Y Outside

N Inside

Functional Class	09	Priority Number	15	B. STIP ID		Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required	
				G. Structure ID		05/23/16	05/23/16		2016-XX	01		0.150		No	
				WA-02788		05/23/16									
				City Center Reservoir Road		Chip Seal and dedicate gravel road on city property within the county's jurisdiction									
				City Center Reservoir Rd											
				Quaker to dead end/Cedar											

Funding Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2018		0	TIB	64,000	0	64,000
P	CN	2018		0	TIB	244,000	13,000	257,000
Totals				0		308,000	13,000	321,000

Expenditure Schedule	Phase	1st	2nd	3rd	4th	5th & 6th
PE		64,000	0	0	0	0
CN		0	257,000	0	0	0
Totals		64,000	257,000	0	0	0

Grand Totals for Ilwaco	Federal Funds	State Funds	Local Funds	Total Funds
0	5,525,529	214,460		5,739,989



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DETERMINATION OF NON-SIGNIFICANCE WAC 197-11-340

Description of proposal:	City of Ilwaco Transportation Improvement Program (TIP) Annual Update
Proponent:	City of Ilwaco (Ariel Smith, City Treasurer)
Location of proposal, including street address, if any:	Citywide
Lead agency:	City of Ilwaco
Responsible Official:	Sam Rubin, City Planner
Address:	c/o Cowlitz-Wahkiakum Council of Governments Administration Annex, 207 Fourth Avenue North Kelso, Washington 98626-4195
E-mail:	srubin@cwkog.org
Phone:	360.577.3041

The Responsible Official for the City of Ilwaco hereby makes the following findings and conclusions based upon a review of the environmental checklist; other information on file with the City of Ilwaco and other public agencies; and the policies, plans, and regulations designated by the City of Ilwaco as a basis for the exercise of substantive authority under the Washington State Environmental Policy Act (SEPA) pursuant to Chapter 43.21C WAC.

Findings of Fact:

General. The proposal, adoption of an annual update to the City's TIP, constitutes a nonproject action as described in WAC 197-11-704. The City is updating its TIP to comply with RCW 35.77.010. Future project actions as described in the above-referenced WAC will be directed by the TIP once it is adopted.

Applicability of Part B. The Responsible Official considered whether Part B of the environmental checklist is applicable to this nonproject action and finds that it is reasonable and appropriate to exclude Part B, as allowed by WAC 197-11-315(1)(e). Environmental review related to individual project actions will address the environmental elements included under Part B at the time those projects are being undertaken. Therefore, evaluation of individual elements of the environment is not included in this determination.

Part D. The Responsible Official finds that the nonproject analysis in Part D is adequate and appropriate in terms of environmental protection. The planning document is intended to direct and prioritize public investments in transportation infrastructure. As noted above, project-level review will occur with individual projects as they may be funded and carried out.

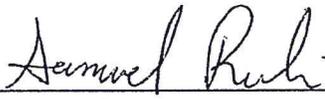
Conclusion of the Responsible Official

The Responsible Official determines that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement is not required. This decision was made after review of a completed environmental checklist and other information on file with the lead agency, which is available to the public upon request.

This DNS is issued under WAC 197-11-340. The City of Ilwaco will not act on this proposal until after 14 days from date of issue. Comments must be received by 5:00 pm on June 8, 2016.

There is no administrative appeal opportunity for this determination. Appeals must be filed in accordance with WAC 197-11-680.

The issuance of this DNS does not constitute final TIP approval. The TIP cannot be adopted until the comment deadline has expired. The City must comply with any applicable requirements of statute, rule, WAC, and all other agencies with jurisdiction prior to adopting the TIP.

Date 5/16/2016 Signature 
Sam Rubin, SEPA Responsible Official

Published/posted/mailed: May, 25, 2016

to: Applicant (Ariel Smith)
Washington State Department of Ecology, SEPA Register, separegister@ecy.wa.gov
Washington State Department of Transportation
Nancy Huntley, huntlen@wsdot.wa.gov
Trevin Taylor, taylor@wsdot.wa.gov
Washington State Department of Health, kelly.cooper@doh.wa.gov
Washington State Department of Fish & Wildlife, Lisa Wood, SEPAdesk@dfw.wa.gov
Washington State Department of Natural Resources, sepacenter@dnr.wa.gov
Shoalwater Bay Tribe, Steve Spencer, sspencer@shoalwaterbay-nsn.gov
SWWRTPO, Judith Donovan, jdonovan@cw cog.org
U.S. Army Corps of Engineers, Southwest Regulatory Field Office, 2108 Grand Blvd.,
Vancouver 98661

City of Ilwaco TIP – SEPA

SEPA ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable: City of Ilwaco 6-year Transportation Improvement Plan (TIP)
2. Name of applicant: City of Ilwaco
3. Address and phone number of applicant and contact person: Ariel Smith, Treasurer, PO Box 548, Ilwaco, WA 98624; 360.642.3145
4. Date checklist prepared: May 10, 2016,
5. Agency requesting checklist: City of Ilwaco
6. Proposed timing or schedule (including phasing, if applicable): Final adoption by City Council in late June 2016.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Future actions will include carrying out individual projects listed in the TIP as funding is available. Also, the TIP itself will be updated on an annual basis in compliance with RCW 35.77.010.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

No environmental information has been prepared related to adoption of the TIP. Appropriate project-level environmental review will be completed for individual projects listed within the TIP as they are carried out.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.
10. List any government approvals or permits that will be needed for your proposal, if known.

City Council adoption
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

City of Ilwaco TIP – SEPA

The proposal is the adoption of the Six-Year TIP for the years 2017-2022 for the City of Ilwaco. The TIP identifies road improvement projects for public streets. Planned improvements include full reconstruction, pavement preservation, overlay projects, signal projects, sidewalks, and safety projects. Annual review and adoption of the TIP is required by RCW 35.77.010. See Exhibit A for a complete list of projects.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The TIP is applicable citywide; individual project parameters are listed in Exhibit A.

B. ENVIRONMENTAL ELEMENTS

This portion is not included as allowed by WAC 197-11-315(1)(e). The questions in this section do not contribute meaningfully to the analysis of this nonproject proposal.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name: Ariel Smith, Treasurer
City of Ilwaco

Date
Submitted: May 11, 2016

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The adoption of the TIP will not, itself, result in increased discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

Proposed measures to avoid or reduce such increase are:

City of Ilwaco TIP – SEPA

Any impacts to water or air or in terms of hazardous substances or noise that may occur as a result of individual projects listed in the TIP will be addressed in project-specific environmental analysis conducted prior to and in conjunction with construction.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The adoption of the TIP will not, itself, affect plants, animals, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:
Any impacts to plants, animals, fish, or marine life that may occur as a result of individual projects listed in the TIP will be addressed in project-specific environmental analysis conducted prior to and in conjunction with construction.

3. How would the proposal be likely to deplete energy or natural resources?

The adoption of the TIP will not, itself, deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:
Any impacts to energy or natural resources that may occur as a result of individual projects listed in the TIP will be addressed in project-specific environmental analysis conducted prior to and in conjunction with construction. Using sustainable construction practices is encouraged by many federal and state funding sources. Options such as reusing materials removed during construction may be used by the contractor to lower construction costs and conserve natural resources. Maintaining and preserving pavement conserves energy by providing a smoother driving surface and reducing the need for more extensive reconstruction projects.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The TIP directs future road construction and maintenance projects, which may be proximate to environmentally sensitive areas, floodplains, habitat, or other areas considered under this section. The adoption of the TIP will not, itself, use or affect these areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:
Any impacts to environmentally sensitive areas, including habitat, wetlands, or floodplains, or other such areas that may occur as a result of individual projects listed in the TIP will be addressed in project-specific environmental analysis conducted prior to and in conjunction with construction.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The adoption of the TIP will have a future effect on publicly owned land (right of

City of Ilwaco TIP – SEPA

way) and its development in terms of road placement, maintenance, new construction, funding, and related factors that could include right-of-way acquisition. This, in turn, relates to and implements the comprehensive plan's transportation element.

Proposed measures to avoid or reduce shoreline and land use impacts are: Any impacts to land or shorelines that may occur as a result of individual projects listed in the TIP will be addressed in project-specific environmental analysis conducted prior to and in conjunction with construction.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The adoption of the TIP will not, itself, increase demands on transportation or public utilities. Implementation of the plan is intended to service current and future projected demand for publicly owned transportation facilities within the city.

Proposed measures to reduce or respond to such demand(s) are: Any impacts to transportation, public utilities, or public services that may occur as a result of individual projects listed in the TIP will be addressed in project-specific environmental analysis conducted prior to and in conjunction with construction.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The adoption of the TIP will not conflict with local, state, or federal laws or requirements for environmental protection. Construction design of individual projects listed in the TIP will consider and apply such requirements as appropriate.

City of Ilwaco TIP – SEPA

Priority Number	Project Title	Project Length	Project Description	Estimated Cost	Expenditure						Base Year	Federal Code	Federal Fund	Special Code	State Fund	Local Fund
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6						
1	44th and Spruce Street Cutoff	0.110	Phase from SR 100 road to Lake Street to decommissioning area	\$560,000.00	\$ 760,000.00	\$ 480,000.00						FE	2016	HB	\$ 760,000.00	\$ 200,000.00
2	Capitol Court Drive - Vertical	0.340	City seal Cap. Robert Gray Dr. from Siregamm rd to Oakes E	\$18,975.00	\$ 129,975.00							CI	2016	HB	\$ 129,975.00	\$ 6,025.00
3	Coast Hill Intersection	0.050	Rehabilitate road intersection	\$95,000.00	\$ 90,000.00	\$ 470,000.00						FE	2016	HB	\$ 90,000.00	\$ 6,025.00
4	Discovery Trail Extension	1.400	Connect the Discovery Trail from Main Street to Louis Hill	\$1,710,000.00	\$ 780,000.00	\$ 1,480,000.00						FE	2018	HB	\$ 280,000.00	\$ 26,190.00
5	Highway 30 and Spruce Street	0.340	Phase Main St. Spruce Dr. from Siregamm rd to Oakes E	\$95,000.00	\$ 80,000.00	\$ 40,000.00						FE	2016	HB	\$ 80,000.00	\$ 20,000.00
6	School Lane Improvement	0.320	City seal and sidewalk	\$400,000.00	\$ 400,000.00	\$ 280,000.00						FE	2016	HB	\$ 400,000.00	\$ 20,000.00
7	Lake Street Improvement	0.400	Phase sidewalk and new sidewalks	\$500,000.00	\$ 900,000.00	\$ 560,000.00						FE	2017	HB	\$ 900,000.00	\$ 20,000.00
8	Phase 1 and 2 of Hwy 101	0.280	Phase 1 and 2 of Hwy 101 from Spruce to Discovery Trail	\$380,000.00	\$ 610,000.00	\$ 320,000.00						FE	2017	HB	\$ 610,000.00	\$ 20,000.00
9	Discovery Drive	0.450	City seal and sidewalk from Siregamm rd to Cap. Robert Gray Dr	\$340,000.00	\$ 500,000.00	\$ 290,000.00						FE	2017	HB	\$ 500,000.00	\$ 19,000.00
10	Vanada C&E-505	0.150	City seal from Cap. Robert Gray to end of each Vanada C&E-505	\$18,000.00	\$ 200,000.00	\$ 105,000.00						FE	2018	HB	\$ 200,000.00	\$ 7,000.00
11	Special Improvement Program	1.000	Rehabilitate various city streets	\$200,000.00	\$ 200,000.00	\$ 105,000.00						FE	2018	HB	\$ 200,000.00	\$ 7,000.00
12	Recreation Road	0.050	City seal from Veterans to dead end	\$90,000.00	\$ 110,000.00	\$ 50,000.00						FE	2018	HB	\$ 110,000.00	\$ 4,000.00
13	Wagahaven City Seal	0.100	City seal from SE from lake to Spruce Drive SE from lake to end of Main Street	\$50,000.00	\$ 150,000.00							FE	2017	HB	\$ 150,000.00	\$ 5,000.00
14	Main Street SW	0.130	Phase 1 and 2 of Main Street and connect to Discovery Trail	\$210,000.00	\$ 400,000.00	\$ 170,000.00						FE	2018	HB	\$ 400,000.00	\$ 9,000.00
15	City Center Reseal Road	0.150	City seal and sidewalk from lake to Spruce Drive SE from lake to end of Main Street	\$210,000.00	\$ 400,000.00	\$ 250,000.00						FE	2018	HB	\$ 400,000.00	\$ 9,000.00



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SUMMARY

Issue: Revisions and additions to Title 15 Ilwaco Municipal Code (IMC) creating operating standards for vacation rentals in Ilwaco. The proposed code adds a new section under Title 15 IMC, adds the zoning districts where vacation rentals are allowed to the Land Use Table, and adds operating standards for vacation rentals.

Environmental Review: The proposed ordinance is a non-project action as defined in WAC 197-11-774 and requires, at minimum, a SEPA checklist and threshold determination. No SEPA checklist has been completed to date since final language of the proposed plan has not been created.

60-Day Review: As a development regulation, the ordinance is subject to a state review and comment period. Per RCW 36.70A.106, the ordinance must be submitted to the state Department of Commerce at least 60 days prior to its adoption. It should be in as close to final form as possible, as any substantive amendments after state review may require resubmittal.

Planning Commission Review: The Ilwaco Planning Commission recommended on February 2, 2016, that the draft ordinance be adopted by the City Council.

Comprehensive Plan Consistency: The ordinance is consistent with 2015 Ilwaco Comprehensive Plan. The plan emphasizes creating and encouraging a year-round economy that additionally addresses seasonal tourism. Vacation rentals are specifically addressed in the land-use element as an option to include in the expansion of housing options within the city. Policy 2.6 under Housing Diversity (page 13) specifically states that the City will continue to encourage the development of housing for seasonal residents that includes single-family homes, condominium, and apartments. Many of these housing types may be used for short-term vacation rentals.

The comprehensive plan also assumes that there will likely be a growing part-time or seasonal population in Ilwaco, and that some of the seasonal visitors may become full-time residents.

Public Hearing: The Ilwaco City Council held a public hearing on the draft vacation rental ordinance on April 11, 2016 and received comments from the public.

Recommendation: The City Planner recommends that City Council continue to discuss and provide feedback on the proposed draft language.

Section 3:

Section 3 of the proposed ordinance would create a new chapter in the IMC entitled Vacation Rentals. This section establishes regulations for the siting and operation of vacation rentals in all zoning districts. Comments received by councilmembers and the public at the April 11, 2016 public hearing were incorporated into the updated draft language. Planner's comments are shown below throughout the draft language.

Section 3. A new Chapter 15.41 of the Ilwaco Municipal Code is hereby created to read as follows:

Vacation Rentals.

15.41.010 Purpose.

The purpose of this subsection is to establish regulations for the siting and operation of vacation rentals in all zoning districts.

15.41.020 General Standards.

A. Subject to the requirements in this chapter, vacation rentals are allowed as a primary permitted use within the following zoning districts: R-3, R-4, R-5, C-1, C-2, and M-1; provided, that vacation rentals located within the C-1 and C-2 zoning districts shall not be allowed on the ground floor of a structure.

B. Subject to the requirements in this chapter, vacation rentals are allowed as a conditional use within the R-1 and R-2 zoning districts.

C. Vacation rentals shall meet all applicable requirements of the zoning district in which they are located, including but not limited to setbacks; maximum height; lot coverage standards; and requirements for signs, landscaping, and nonpermanent equipment.

D. Except in the C-1 zoning district, one (1) off-street parking space shall be provided for each bedroom in the vacation rental, but in no event shall fewer than two (2) spaces be provided.

Planner's Comment: 15.41.020 was updated based on Councilmember Marshall's comments received on Feb 23, 2016 and discussion at the April 11, 2016 public hearing. Language was updated to allow vacation rentals to be permitted via a conditional use permit in the R-1 and R-2 zoning district.

E. An informational sign must be posted conspicuously inside the vacation rental.

15.41.040 Violations.

Violations of this chapter shall be subject to the general penalty provisions in Chapter 1.20 IMC.

Planner's Comments: Updated information includes the allowance of clustered development to utilize a shared solid waste collection facility. Additional updates to the language include formatting changes for clarity, allowance of a local representative to be the 24-hour contact, and clarification that the City does not enforce restrictive covenants. Section 15.41.040 was added to address Mike Colbach's comments on the issue of enforcement of regulations for vacation rentals.

Section 4:

Section 4 of the proposed draft ordinance amends IMC 15.44.020 (land use table). 'Short term rental of dwelling units' has been removed from the residential element of the land use table. 'Vacation rentals' has been added to the Retail Trade and Services section and an "A" has been added to the zoning districts under which a Vacation Rental is an allowed use: R-3, R-4, R-5, C-1, C-2, and M-1. The zoning districts R-1, R-1S, and R-2 are left blank to indicate they may be permitted with a conditional use per IMC 15.44.010 (B).

Section 5:

Section 5 amends IMC 15.46.040 Parking standards for specific activities. The text amendments include moving 'Hotels' out of the 'Living Activities' element and into the 'Commercial Activities' element in order for the municipal code to be consistent with the land use table. 'Vacation Rentals' is added as number 12 in the 'Commercial Activities' element with the language proposed in IMC 15.41.020 (D). Additional text amendments include adding vacation rentals in IMC 15.46.040 (G).

FUTURE STEPS

1. Finalize language for proposed vacation rental ordinance
2. Develop Findings of Fact and Conclusions of Law related to final proposed ordinance
3. Submit 60-day Notice of Intent to Adopt to the state Department of Commerce
4. Complete SEPA checklist and issue threshold determination



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SUMMARY

Issue: Revisions and additions to Title 15 Ilwaco Municipal Code (IMC) creating operating standards for vacation rentals in Ilwaco. The proposed code adds a new section under Title 15 IMC, adds the zoning districts where vacation rentals are allowed to the Land Use Table, and adds operating standards for vacation rentals.

Environmental Review: The proposed ordinance is a non-project action as defined in WAC 197-11-774 and requires, at minimum, a SEPA checklist and threshold determination. No SEPA checklist has been completed to date since final language of the proposed plan has not been created.

60-Day Review: As a development regulation, the ordinance is subject to a state review and comment period. Per RCW 36.70A.106, the ordinance must be submitted to the state Department of Commerce at least 60 days prior to its adoption. It should be in as close to final form as possible, as any substantive amendments after state review may require resubmittal.

Planning Commission Review: The Ilwaco Planning Commission recommended on February 2, 2016, that the draft ordinance be adopted by the City Council.

Comprehensive Plan Consistency: The ordinance is consistent with 2015 Ilwaco Comprehensive Plan. The plan emphasizes creating and encouraging a year-round economy that additionally addresses seasonal tourism. Vacation rentals are specifically addressed in the land-use element as an option to include in the expansion of housing options within the city. Policy 2.6 under Housing Diversity (page 13) specifically states that the City will continue to encourage the development of housing for seasonal residents that includes single-family homes, condominium, and apartments. Many of these housing types may be used for short-term vacation rentals.

The comprehensive plan also assumes that there will likely be a growing part-time or seasonal population in Ilwaco, and that some of the seasonal visitors may become full-time residents.

Public Hearing: The Ilwaco City Council held a public hearing on the draft vacation rental ordinance on April 11, 2016 and received comments from the public.

Recommendation: The City Planner recommends that City Council continue to discuss and provide feedback on the proposed draft language.

OVERVIEW OF PROPOSED ORDINANCE

Section 1:

Section 1 of the proposed ordinance addresses the definitions currently found in the IMC. This section adds three definitions including Itinerant Lodging, Long-Term Lodging and Vacation Rental. These definitions provide a framework for understanding the different types of lodging that are addressed in the proposed ordinance.

“Lodging, Itinerant” means a hotel, motel or other facility engaged in the rental or provision of lodging for periods of thirty (30) days or less. Also refers to an actual facility for rent, including, but not limited to, bed and breakfast rooms, condominium hotel units, hotel rooms, motel rooms, RV spaces, camping spaces, timeshare units, and vacation rentals. See also definitions of Bed and Breakfast, Guest Cottage (as applied to paying guests), Hotel or Motel, and Hostel. Contrast to “Long-Term Lodging” as defined herein.

The definition of itinerant lodging attempts to cover multiple types of lodging that may be rented for periods of 30 days or less. The opposite of itinerant lodging is referred to as Long-Term Lodging.

“Lodging, Long-Term” means a facility engaged in the rental or provision of lodging facilities for periods of thirty-one (31) days or more. Also refers to the actual facility for rent. Contrast to “Itinerant Lodging” as defined herein.

Long-Term Lodging refers to units or facilities that exceed 30-day rental periods.

“Vacation Rental” means the use of a dwelling unit or portion thereof as itinerant lodging. See also definition of “Itinerant Lodging.”

The definition of Vacation Rental in Section 1 of the proposed ordinance covers the unit or part of the unit that is being rented for periods of 30 days or less.

Section 2:

Section 2. Section 2 of Ordinance 791 (2011), codified as IMC 15.29.045, is hereby repealed.

Section 2 of the proposed ordinance would repeal IMC 15.29.045, which details standards for ‘Short-Term Rental of Dwelling Units’ in the R-3 Resort District zone. With the removal of this section, all vacation rentals would be covered under proposed Chapter 15.41 IMC outlined in Section 3 of the proposed ordinance.

Section 3:

Section 3 of the proposed ordinance would create a new chapter in the IMC entitled Vacation Rentals. This section establishes regulations for the siting and operation of vacation rentals in all zoning districts. Comments received by councilmembers and the public at the April 11, 2016 public hearing were incorporated into the updated draft language. Planner's comments are shown below throughout the draft language.

Section 3. A new Chapter 15.41 of the Ilwaco Municipal Code is hereby created to read as follows:

Vacation Rentals.

15.41.010 Purpose.

The purpose of this subsection is to establish regulations for the siting and operation of vacation rentals in all zoning districts.

15.41.020 General Standards.

A. Subject to the requirements in this chapter, vacation rentals are allowed as a primary permitted use within the following zoning districts: R-3, R-4, R-5, C-1, C-2, and M-1; provided, that vacation rentals located within the C-1 and C-2 zoning districts shall not be allowed on the ground floor of a structure.

B. Subject to the requirements in this chapter, vacation rentals are allowed as a conditional use within the R-1 and R-2 zoning districts.

C. Vacation rentals shall meet all applicable requirements of the zoning district in which they are located, including but not limited to setbacks; maximum height; lot coverage standards; and requirements for signs, landscaping, and nonpermanent equipment.

D. Except in the C-1 zoning district, one (1) off-street parking space shall be provided for each bedroom in the vacation rental, but in no event shall fewer than two (2) spaces be provided.

Planner's Comment: 15.41.020 was updated based on Councilmember Marshall's comments received on Feb 23, 2016 and discussion at the April 11, 2016 public hearing. Language was updated to allow vacation rentals to be permitted via a conditional use permit in the R-1 and R-2 zoning district.

15.41.030 Conditions.

A. A maximum of two (2) persons over the age of two (2) is allowed per legal bedroom, plus an additional two (2) persons per unit.

Planner's Comment: Occupancy allowance changes were updated on feedback provided by Rich Marshall and City Council on April 11, 2016. Removing the cap of up to 12 persons can allow for larger units to have more people in the vacation rental. The proposed language creates a sliding scale that determines occupancy based on the number of legal bedrooms.

B. A City business license is required per Chapter 5.04 IMC, and all transient occupancy tax (Chapter 3.24 IMC), sales and use tax (Chapter 3.16 IMC), and business and occupation tax (Chapter 3.18 IMC) provisions apply.

C. The property owner shall be responsible for the following:

1. Ensuring that weekly solid waste collection is provided during all months that a vacation rental is used for short-term rental occupancy. Weekly solid waste collection shall not be on the basis of as-needed service, but ongoing weekly solid waste service even when the unit might be unoccupied. Vacation rentals units located with a clustered development may utilize a shared solid waste collection facility.

2. Providing an operating "land line" telephone in the unit for emergency notifications.

3. Conspicuously posting and maintaining the following information inside the vacation rental:

a. A copy of the property owner's business license.

b. The vacation rental's maximum occupancy.

c. Location of assigned off-street parking, if applicable.

d. 24-hour contact information for the property owner or local representative.

e. A copy of the official Pacific County Emergency Management tsunami evacuation route map.

f. An operable, battery-powered National Oceanic and Atmospheric Administration weather alert radio.

g. Renter responsibilities, which shall at minimum include:

(1) Do not trespass on private property.

(2) Do not litter.

(3) Do not create a noise disturbance.

D. Where a provision of this section conflicts with a provision of a lawful and recorded restrictive covenant, the more restrictive provision shall apply; provided, that the City does not enforce restrictive covenants.

E. An informational sign must be posted conspicuously inside the vacation rental.

15.41.040 Violations.

Violations of this chapter shall be subject to the general penalty provisions in Chapter 1.20 IMC.

Planner's Comments: Updated information includes the allowance of clustered development to utilize a shared solid waste collection facility. Additional updates to the language include formatting changes for clarity, allowance of a local representative to be the 24-hour contact, and clarification that the City does not enforce restrictive covenants. Section 15.41.040 was added to address Mike Colbach's comments on the issue of enforcement of regulations for vacation rentals.

Section 4:

Section 4 of the proposed draft ordinance amends IMC 15.44.020 (land use table). 'Short term rental of dwelling units' has been removed from the residential element of the land use table. 'Vacation rentals' has been added to the Retail Trade and Services section and an "A" has been added to the zoning districts under which a Vacation Rental is an allowed use: R-3, R-4, R-5, C-1, C-2, and M-1. The zoning districts R-1, R-1S, and R-2 are left blank to indicate they may be permitted with a conditional use per IMC 15.44.010 (B).

Section 5:

Section 5 amends IMC 15.46.040 Parking standards for specific activities. The text amendments include moving 'Hotels' out of the 'Living Activities' element and into the 'Commercial Activities' element in order for the municipal code to be consistent with the land use table. 'Vacation Rentals' is added as number 12 in the 'Commercial Activities' element with the language proposed in IMC 15.41.020 (D). Additional text amendments include adding vacation rentals in IMC 15.46.040 (G).

FUTURE STEPS

1. Finalize language for proposed vacation rental ordinance
2. Develop Findings of Fact and Conclusions of Law related to final proposed ordinance
3. Submit 60-day Notice of Intent to Adopt to the state Department of Commerce
4. Complete SEPA checklist and issue threshold determination

ATTACHMENTS:

1. Updated Draft Ordinance with annotated comments.

Sam Rubin
Ilwaco City Planner

**CITY OF ILWACO
ORDINANCE NO. XXX**

AN ORDINANCE OF THE CITY OF ILWACO, WASHINGTON, RELATING TO VACATION RENTALS AND AMENDING CHAPTER 15 OF THE ILWACO MUNICIPAL CODE

WHEREAS, taxes from vacation rentals of homes can be used to promote travel and tourism and to support the local tourism industry; and

WHEREAS, there has been considerable growth in casual vacation rentals in private homes or portions of private homes via such online services as Airbnb and VRBO; and

WHEREAS, the City Council and Planning Commission wish to allow Ilwaco homeowners to provide short-term vacation rentals, while at the same time, to protect public interest and to avoid undesirable impacts upon existing neighborhoods; and

WHEREAS, state agency 60-day review required by RCW 36.70A.106 was initiated on XXXX, about which no comments were received; and

WHEREAS, a determination of non-significance was issued under the State Environmental Policy Act on XXXXXXXXXXXX, about which no comments were received; and

WHEREAS, the Ilwaco City Council conducted a public hearing on the proposed code amendments on April 11, 2016, and duly considered all comments made at or received in writing timely to that hearing;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ILWACO, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. IMC 15.04.020 is hereby amended to read as follows:

15.04.020 Definitions.

As used in this title:

“Access road” means a public street providing vehicular access to the boundary of a parcel of real property being proposed for development.

“Accessory use or accessory building” means a subordinate use or building (one-story detached), customarily incidental to, and located upon the same lot occupied by, the principal use or building (e.g., a storage shed, garage, gazebo, greenhouse, etc.).

“Administrative appeal” means an appeal to the city council of a decision made by the city planner.

“Adult family home” means the regular family abode of a person or persons who are providing personal care, room and board, under a license issued pursuant to RCW 70.128.060, to more than one but not more than four adults who are not related by blood or marriage to the person or persons providing the services; except that a maximum of six adults may be permitted if the Washington State Department of Social and Health Services determines that the home and the provider are capable of meeting standards and qualifications provided for by law (RCW 70.128.010).

“Agriculture” means the use of land for agricultural purposes, including farming, dairying, pasturage, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry, and the necessary accessory uses for storing produce; provided, however, that the operation of any such accessory use shall be incidental to that of normal agricultural activities; and provided further, that such uses shall not include the commercial feeding of garbage or refuse to swine or other animals.

“Alley” means a public thoroughfare or way that provides only a secondary means of access to abutting property.

“Allowed use” means any authorized use allowed alone or in conjunction with another use in a specified district and subject to the limitations of the regulations of such use district.

“Amateur radio antennae” means a structure that is erected for the purpose of transmitting and receiving noncommercial radio signals.

“Apartment house (multifamily dwelling)” means any building or portion thereof which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied, as the home or residence of three or more families living independently of each other and doing their own cooking in such building, and shall include flats and apartments.

“Applicant” means a person or persons submitting an application to the city of Ilwaco for any type of permit or approval covered in this title.

“Automobile repair” includes fixing, incidental body or fender work, changing of automobile fluids, painting, upholstering, engine tune-up, adjusting lights or brakes, or supplying and installing replacement parts of or for passenger vehicles and trucks.

“Automobile service station or gasoline filling station” means a building or lot having pumps and storage tanks where fuels, oils or accessories for motor vehicles are dispensed, sold or offered for sale at retail only, repair service is incidental and no storage or parking space is offered for rent.

“Automobile wrecking” means the dismantling or disassembling of motor vehicles or mobile homes, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked motor vehicles or their parts. Three or more dismantled, obsolete, or inoperable motor vehicles on one lot or parcel of land shall constitute a wrecking yard.

“Auxiliary dwelling unit” means an additional dwelling unit, including separate kitchen, sleeping, and bathroom facilities, separate from the owner occupied primary residential dwelling unit, on a single-family lot, not to exceed four hundred (400) square feet.

“Basement” means that portion of a building between floor and ceiling, which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is more than the vertical distance from grade to ceiling.

“Bed and breakfast” means a residential type building, or portion of the building, other than a hotel or motel, where for compensation lodging and a morning meal is provided for patrons, not including members of the owner, occupant or tenant occupant family.

“Billboard” means a sign, including both the supporting structural framework and attached billboard faces, used principally for advertising a business activity, use, product or service unrelated to the primary use of the property on which the billboard is located; excluding off-premises directional signs or temporary real estate signs.

“Binding site plan” is a to-scale drawing which identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters specified by local regulations; contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of land; and contains provisions making any development be in conformity with the site plan; processed pursuant to this code and which has been approved by city council.

“Block” means a group of lots, tracts or parcels within well-defined and fixed boundaries.

“Boarding or lodging home” means a dwelling or part thereof, other than a motel or hotel, where lodging, with or without meals, is provided, for compensation, for not more than three persons.

“Buffer strip” means an area of land or a structure used or created for the purpose of insulating, separating or screening a structure or land use from other land uses or structures, in such a manner as to reduce or mitigate any adverse impacts of one or the other.

“Building” means any structure having a roof, but excluding all forms of vehicles (e.g., a recreational vehicle (RV)), even if it is immobilized. Yard requirements (i.e., set-backs) apply to all buildings.

“Building code” means the Uniform Building Code promulgated by the International Conference of Building Officials.

“Building height” means the vertical distance measured from the average elevation of existing grade to the highest point of the roof surface of a flat roof, to the top of a mansard roof, or to the mean height level between the eaves and the ridge for a pitched roof. Average elevation of existing grade will be measured at the vertical projection of the enclosed building space. Pitched roofs are considered to be those with a 5"/12" pitch or greater.

“Building Inspector” means the building inspector for the city of Ilwaco, Washington.

“Building permit” means the permit required by the city for new construction and additions.

“Canopy” means a roof-like projection.

“Chemical processes” means a manufacturing process that uses dangerous or potentially dangerous chemicals.

“City” means the city of Ilwaco, Washington.

“City attorney” means the city attorney of the city of Ilwaco, Washington.

“City council” means the city council of the city of Ilwaco, Washington.

“City engineer” means the person appointed by the mayor and confirmed by the city council to review engineering aspects of land subdivision and development plans, or his or her designee.

“City planner” means the mayor, or his or her designee with approval of the council, of the city of Ilwaco, Washington.

“Closed record appeal” means an administrative appeal on the record to the city council, following an open record hearing on a project permit application when the appeal is on the record with no or limited new evidence or information allowed to be submitted and only appeal argument allowed (RCW 36.70B.020(1)).

“Club” means an incorporated or unincorporated association of persons organized for a social, educational, literary, or charitable purpose.

“Collector arterial,” unless otherwise defined by the city’s transportation plan, means a public street whose function is to collect traffic from neighborhoods and local streets and which connects to another public street of equal or greater classification. A “collector arterial” also may provide direct access to adjacent properties.

“Combining district” means district regulations superimposed on an underlying zoning district which impose additional regulations for specific uses, and which are valid for a stipulated time period. Uses permitted by the underlying zone may also be developed.

“Commercial unit” means any building or facility used for any purpose other than dwelling, except industrial.

“Common open space” means a parcel of land or an area of water or a combination of land and water within the site designated for a planned unit development, and designed and intended primarily for the use or enjoyment of the residents of such development.

“Community arts center” means a structure that is used for the purpose of displaying and/or selling art, conducting educational programs, and providing a means for art related meetings.

“Completion security” means a bond or other acceptable surety deposited by an applicant with the city to ensure completion within one year of improvements required to obtain a permit or approval.

“Comprehensive plan” means the most recent edition of the city of Ilwaco comprehensive plan adopted by the city council in accordance with RCW Chapter 35.63 or RCW Title 35A.

“Comprehensive water plan” means the most recent edition of the city of Ilwaco comprehensive water plan.

“Conditional uses” means certain uses which are otherwise not allowed in a use district but are permitted in specific circumstances subject to a conditional use permit granted by the city council. Conditional uses require a special degree of control to make such uses consistent with and compatible to other existing or permissible uses in the same zone or zones.

“Condominium” means a multi-family structure in which each of the tenants hold full title to their unit, and joint ownership in the common grounds.

“Consolidated permit processing” means the integrated and consolidated review and decision on two or more project permits relating to a proposed project action, including a single application review and approval process covering all project permits requested by an applicant for all or part of a project. If an applicant elects consolidated permit processing, the determination of completeness, notice of application, and notice of final decision must include all project permits being reviewed through the consolidated permit review process.

“Convalescent home or nursing home” means an establishment providing nursing, dietary, and other personal services to convalescents, invalids, or aged persons.

“Convenience store” means a retail grocery business of less than one thousand (1,000) square feet that primarily caters to residents of the same neighborhood.

“County assessor” means the assessor of Pacific County, Washington.

“County auditor” means the auditor of Pacific County, Washington.

“County road” means a road maintained for public travel by Pacific County.

Creeks, Minor. “Minor creeks” means all creeks other than major creeks and generally conforming to the following criteria: a course or route as formed by nature, or as altered by human activity, and generally consisting of a channel with a bed, banks or sides substantially throughout its length along which surface waters, with some regularity, naturally and normally flow or drain from high to lower lands.

Creeks, Rivers, Major. The following are “major creeks/rivers” identified by the city:

1. Columbia River;
2. Wallicut River.

“Crop and tree farming” means the use of land for horticultural purposes.

“Cul-de-sac” means a dead-end street of limited length having a primary function of serving adjoining land, and constructed with a turnaround at its end.

“Dangerous wastes” means those wastes designated in WAC 173-303-070 through 173-303-103 as dangerous wastes. This may include any discarded, useless, unwanted or abandoned substances, including but not limited to certain pesticides, or any residues or containers of such substances which are disposed of in such quantity or concentration as to pose a substantial present or potential hazard to

human health, wildlife or the environment because such wastes or constituents or combinations of such wastes:

1. Have short-lived toxic properties that may cause death, injury or illness or have mutagenic, teratogenic or carcinogenic properties; or
2. Are corrosive, explosive or flammable, or may generate pressure through decomposition or other means.

A moderate risk waste is not dangerous waste.

“Decision” means a final determination by the decision-making body on applications for permits or approvals or on appeals.

“Decision-making body” means the body with final approval authority for any given application.

“Dedication” means the deliberate appropriation of land by an owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate will be evidenced by the owner by the presentment for filing of a final plat or short plat showing the dedication; and, the acceptance by the public will be evidenced by the approval of such plat for filing by the city council.

“Dedication plat” means plat which indicates property to be dedicated for public right-of-way or land for public use.

“Density” means the permissible number of dwelling units that may be developed on a specific amount of land area measured in number of dwelling units per gross acre.

“Designated zone facility” means any hazardous waste facility that requires an interim or final status permit under rules adopted under RCW Chapter 70.105 and WAC Chapter 173-303, and that is not a preempted facility as defined in RCW 70.105.010 or in WAC Chapter 173-303. A hazardous waste treatment or storage facility is a designated zone facility.

“Determination of completeness” means the determination made by the city planner as to whether a project permit application is complete or incomplete (RCW 36.70B.070).

“Developer” means a person who is responsible for any undertaking that requires a permit or approval from the city of Ilwaco.

“Development or development activity” means any human-made change to improved or unimproved real estate, including but not limited to:

1. Construction, clearing, grading, filling, excavating, paving, dredging, mining, drilling, or otherwise significantly disturbing the soil of a site;
2. Building, installing, enlarging, replacing or substantially restoring a structure, impervious surface, or water management system;
3. Subdividing land into two or more parcels;
4. Construction of a permanent sign unless expressly exempted by this title;
5. Alteration of a historic property for which authorization is required by this title; or
6. Changing the use of a site so that the need for parking is increased.

“Development permit” or development approval means any written authorization from the city which authorizes the commencement of a development activity.

“Development plan” means a plan drawn to scale, indicating the proposed use, the actual dimensions and shape of the property to be built upon, the exact sizes and locations on the property of buildings already existing, if any, and the location on the property of the proposed building or alteration, yards, setbacks, landscaping, off street parking, ingress and egress and signs.

“Development standards” means regulations including but not limited to setbacks, landscaping, screening, height, site coverage, signs, building layout, drainage, parking and site design and related features of land use.

“Discontinuance” means the abandonment or nonuse of a building, structure, sign or lot for a period of six months.

“District” means a portion of the incorporated area of the city within which certain regulations and requirements apply under the provisions of this title.

“Dock-high loading areas” means truck maneuvering areas and loading or unloading areas associated with loading doors that are located above the finish grade.

“Drainage ditch” means a manmade channel with a bed, bank or sides which discharges waters into a major or minor creek, lake, pond or wetland.

“Dripline” means a circle drawn at the soil line directly under the outermost branches of a tree.

“Duplex” means a building used or intended to be used as a home of two families living independently of each other having two separate kitchen facilities and bathroom facilities (i.e., two separate dwelling units).

Dwelling, Multiple-Family. “Multiple-family dwelling” means a residential building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided.

Dwelling, Single-Family. “Single-family dwelling” means a detached residential dwelling unit, other than a mobilehome, designed for and occupied by one family only.

Dwelling, Two-Family. “Two-family dwelling” means a detached residential building containing two dwelling units, designed for occupancy by not more than two families.

“Dwelling unit” means a building or portion of a building designed for occupancy by one family for residential purposes and having kitchen facilities.

“Easement” means a nonownership interest in land; a grant by a property owner to specific persons or to the public for a specific purpose or purposes such as ingress, egress and for utilities.

“Emergency repair” means work necessary to prevent destruction or dilapidation to real property or its structures immediately threatened or damaged by fire, flood, earthquake, or other disaster.

“Equivalent dwelling unit (EDU)” means any residential or nonresidential use which has been found to place a demand on the city’s sewerage system or water system approximately equal to the demand thereon by a single-family dwelling.

“Erosion hazard areas” means and includes areas that because of natural characteristics, including vegetative cover, soil texture, slope, gradient and rainfall patterns, or man-made changes to such characteristics, are vulnerable to erosion.

“Essential public facilities” means public facilities and privately-owned or operated facilities serving a public purpose that are typically difficult to site. They include:

1. Type One. Multi-county facilities on the State Office of Financial Management (OFM) list of future projects. These are major facilities serving or potentially affecting more than one county. These facilities include, but are not limited to, regional transportation facilities, such as regional airports, state correction facilities, and state education facilities.
2. Type Two. These are local or inter-local facilities serving or potentially affecting residents or property in more than one jurisdiction. They could include, but are not limited to, county jails, county landfills, community colleges, sewage treatment facilities, communication towers and inpatient facilities (e.g., substance abuse facilities, mental health facilities, and group homes). (Note: Facilities that would not have impacts beyond the jurisdiction in which they are proposed to be located would be Type Three facilities.)
3. Type Three. These are facilities serving or potentially affecting only the jurisdiction in which they are proposed to be located.

“Extremely hazardous waste” means those wastes designated in WAC 173-303-070 through 173-303-103 as extremely hazardous wastes. This may include any dangerous waste which:

1. Will persist in a hazardous form for several years or more at a disposal site and which in its persistent form:
 - a. Presents a significant environmental hazard and may be concentrated by living organisms through a food chain or may affect the genetic makeup of man or wildlife, and
 - b. Is highly toxic to man or wildlife;
2. Is disposed of at a hazardous waste disposal site in such quantities as would present an extreme hazard to man or the environment.

“Family” means one or more related persons living together or not more than six unrelated persons living together in a single dwelling unit.

“Family day care provider” means a residential facility where supervision is provided for periods less than twenty-four (24) hours for twelve (12) or fewer children from the age of birth to eleven (11) years of age, exclusive of members of the occupant’s family. Such facility must be operated in accordance with state requirements.

“Fee schedule” means the most current list, adopted by resolution of the city council, of the fees required for submitting applications to the city under this title and other city laws.

Fence, One Hundred Percent Sight-Obscuring. “One hundred (100) percent sight-obscuring fence” means a fence constructed of solid wood, metal or other appropriate material which totally conceals the subject use from adjoining uses at six feet above the base of the fence line, at twenty (20) feet from the subject property line.

Fence, Sight-Obscuring. “Sight-obscuring fence” means, at minimum, a chain link fence with woven slats in every row or available space of the fence.

“Flag lot” means a tract or lot of land of uniform dimensions in which the portion fronting on a street is less than the required minimum width for construction of a building or structure on that lot but leads from the access point to a lot with proper dimensions for building.

“Front of house” means that part of the house that faces the street, road, or public access way.

“Front yard” means an open, unoccupied space extending across the full width or depth of the lot, between the building and the property line adjacent to the street. On corner lots, both yards abutting streets are considered front yards.

Frontage, Building or Occupancy. “Building or occupancy frontage” means the length of that portion of a building or ground floor occupancy which abuts a street, publicly used parking area or mall appurtenant to such building or occupancy, expressed in lineal feet and fractions thereof.

Garage or Carport, Private. “Private garage or carport” means a building, or a portion of a building, principally for vehicular equipment such as automobiles, boats, etc., not more than one thousand (1,000) square feet in area, in which only motor vehicles used by the tenants of the buildings on the premises are stored or kept.

“General sewer plan” means the most recent edition of the General Sewer Plan of the city of Ilwaco.

“Grade” means a ground elevation established for the purpose of regulating the height of the structure. The building grade is the level of the ground adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the grade is determined by averaging the elevation of the ground for each face of the building.

“Grading permit” means the permit required under Chapter 70 of the Uniform Building Code.

“Grocery store” means a retail business of one thousand (1,000) square feet or more that sells primarily food.

“Gross floor area” means the area included within the surrounding exterior walls of a building expressed in square feet and fractions thereof. The floor area of a building not provided with surrounding exterior walls shall be the usable area under the horizontal projections of the roof or floor above.

“Ground cover” means low-growing vegetative materials with a mound or spreading manner of growth that provides solid cover within two years after planting. Examples include sod or seed lawn, ivy, junipers, cotoneaster, etc.

Group Home.

1. Class I Group Home. “Class I group home” means publicly or privately operated residential facilities such as state-licensed foster homes and group homes for children; group homes for individuals who are developmentally, physically or mentally disable; group homes or halfway houses for recovering alcoholics and former drug addicts; and other groups not considered within Class II or III group homes.

a. Group Home, Class I-A. A Class I-A group home shall have a maximum of seven residents including resident staff.

b. Group Home, Class I-B. A Class I-B group home shall have a maximum of ten (10) residents including resident staff.

c. Group Home, Class I-C. The number of residents for a Class I-C group home will be based upon the density of the underlying zoning district.

2. Class II Group Home. “Class II group home” means publicly or privately operated residential facilities for juveniles under the jurisdiction of the criminal justice system. These homes include state-licensed group care homes or halfway homes for juveniles which provide residence in lieu of sentencing or incarceration, and halfway houses providing residence to juveniles needing correction or for juveniles selected to participate in state-operated work release and prerelease programs. The planning director shall have the discretion to classify a group home proposing to serve juveniles convicted of the offenses listed under Class III group home in this section as a group home Class III, and any such home shall be sited according to the regulations contained within the Group III classification.

- a. Group Home, Class II-A. A Class II-A group home shall have a maximum of eight residents including resident staff.
- b. Group Home, Class II-B. A Class II-B group home shall have a maximum of twelve (12) residents including resident staff.
- c. Group Home, Class II-C. A Class II-C group home shall have a maximum of eighteen (18) residents including resident staff.

3. Class III Group Home. "Class III group home" means privately or publicly operated residential facilities for adults under the jurisdiction of the criminal justice system who have entered a pre- or post-charging diversion program, or been selected to participate in state-operated work/training release or other similar programs. Such groups also involve individuals who have been convicted of a violent crime against a person or a crime against property with a sexual motivation and convicted or charged as a sexual or assaultive violent predator.

"Guest cottage" means an accessory, detached dwelling without any kitchen facilities designed for and used to house transient visitors or nonpaying guests of the occupants of the main building.

"Halfway house" means a dwelling unit that houses formerly incarcerated or institutionalized persons that have been released to transition back into society.

"Half-width street" means any public or private street right-of-way or easement which is less than the full required width specified in this chapter, and which is established so that the additional half-width right-of-way or easement may be provided at a later date to complete a full-width roadway.

"Hazardous substance" means any liquid, solid, gas or sludge, including any material, substance, product, commodity or waste, regardless of quantity, that exhibits any of the characteristics or criteria of hazardous waste as described in rules adopted under RCW Chapter 70.105 or in WAC 173-303-090, 173-303-100, 173-303-101, 173-303-102 or 173-303-103.

"Hazardous substance facility buffer zone" means a setback area between the hazardous substance land use facility boundary and the nearest point of the hazardous substance land use property line, necessary to provide added protection to adjacent land uses or resources of beneficial use. All hazardous waste treatment and storage facilities must maintain at least a fifty (50) foot buffer zone.

"Hazardous substance land use" means any use which is permitted under this title and which includes a designated zone facility or the processing or handling of a hazardous substance.

"Hazardous substance land use facility" means the projected line enclosing the area of all structures and lands on which hazardous substance land use activities occur, have occurred in the past or will occur in the future. This does not include the application of products for agricultural purposes.

Hazardous Substance, Processing or Handling of. "Processing or handling of a hazardous substance" means the compounding, treatment, manufacture, synthesis, use or storage of hazardous substances in excess of the following amounts in bulk quantities: five thousand (5,000) pounds of solid hazardous substances, five hundred (500) gallons of liquid hazardous substances, and six hundred fifty (650) cubic feet of gaseous hazardous substances.

"Hazardous waste" means any dangerous and extremely hazardous waste, including substances composed of radioactive and hazardous components. A moderate risk waste is not a hazardous waste.

"Hazardous waste facility" means the contiguous land and structures, other appurtenances and improvements on the land used for recycling, storing, treating, incinerating or disposing of hazardous waste.

"Hazardous waste storage facility" means any designated zone facility which holds hazardous waste for a temporary period not to exceed five years; this does not include accumulation of hazardous waste by the generator on the site of generation, as long as the generator complies with the applicable requirements of WAC 173-303-200 and 173-303-201.

"Hazardous waste treatment facility" means any designated zone facility which processes hazardous waste by physical, chemical or biological means to make such waste nonhazardous or less hazardous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume.

Hazardous Waste Treatment or Storage Facility, Off-Site. "Off-site hazardous waste treatment or storage facility" means any hazardous waste treatment or storage facility which treats or stores wastes that are generated off the site.

Hazardous Waste Treatment or Storage Facility, On-Site. "On-site hazardous waste treatment or storage facility" means any hazardous waste treatment or storage facility which treats or stores only those wastes that are generated on the site.

"Highest shade-producing point" means the point of a structure which casts the longest shadow at noon on December 21st.

“Home occupation” means an occupation carried on entirely within a residence by the occupants, which does not include storage or sale of stock in trade.

“Homeowners’ association” means an incorporated, nonprofit organization operating under recorded land agreements through which (1) each lot owner is automatically a member; and (2) each lot is automatically subject to a charge for a proportionate share of the common property; and (3) a charge, if unpaid, becomes a lien against the property.

“Hostel” means a low cost hotel catering to the traveling public, consisting of large common sleeping rooms.

“Hotel or motel” means a building in which there are guest rooms where lodging with or without meals is provided for compensation, and where provision may or may not be made for cooking in any individual room or suite and in which building may be included one apartment for use of the resident manager. Not included in this definition are institutions housing persons under legal restraint or requiring medical attention or care.

“Impervious surface” means that hard surface area which either prevents or retards the entry of water into the soil mantle as it entered under natural conditions preexistent to development, or that hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions preexistent to development. Common impervious surfaces include but are not limited to rooftops, concrete or asphalt paving, paved walkways, patios, driveways, parking lots or storage areas, and oiled, macadam or other surfaces which similarly impede the natural infiltration of surface water.

“Improvements” means altering or modifying land and/or structures which results in added value to the property.

“Industrial user” means a nonresidential user of the public sewer which discharges a waste that is distinct from sanitary sewage, resulting in an industrial waste.

“Industrial waste” means any liquid, solid or gaseous material or combination thereof resulting from any process of industry, manufacturing, commercial, food processing, business, agriculture, trade or research, including, but not limited to, development, recovering or processing of natural resources and:

1. Has a concentration of biochemical oxygen demand (BOD) and suspended solids (SS) in excess of two hundred (200) milligrams per liter per average workday; or

2. Has a discharge containing cadmium, chromium, copper, lead, zinc, silver or similar toxic substances; or
3. Is found by the city, State Department of Ecology or United States Environmental Protection Agency to have a significant impact on the wastewater treatment system; or
4. Has a discharge flow of ten thousand (10,000) gallons or more per average workday.

“Interior court” means a space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three or more sides by walls of a building.

“JARPA” means the joint aquatic resource permits application, which must be completed whenever work is proposed in or near water.

“Judicial appeal” means an appeal to the Pacific County Superior Court of a decision made by the city council.

“Junkyard” means a place where waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleaned, packed, disassembled or handled, including auto and motor vehicle wrecking yards, house wrecking yards, used lumber yards and yards for use of salvaged house wrecking and structural steel materials and equipment.

“Kennel” means any fenced lot and/or structure on which four or more dogs or cats over six months of age are kept for breeding, sale, training, boarding or sporting purposes, or are cared for or kept for any purpose other than as a pet.

“Lake” means a natural or artificial body of water of two or more acres or where the deepest part of the basin at low water exceed two meters (six and six-tenths feet). Artificial bodies of water with a recirculation system approved by the public works director are not included in this definition.

“Landscaping” means vegetative cover including shrubs, trees, flowers, seeded lawn or sod, ivy and other similar plant material.

“Landslide hazard areas” means and includes areas potentially subject to landslides based upon the following combination of geologic, topographic and hydrologic factors:

1. Areas of historic failure;
2. Areas with all three of the following characteristics:

- a. Slopes of twenty-five (25) percent gradient or greater,
 - b. Hillsides intersecting geologic contacts with a relatively permeable sediment overlaying a relatively impermeable sediment or bedrock, and
 - c. Springs or groundwater;
3. Slopes that are parallel or subparallel to planes or weak in subsurface materials;
 4. Privately owned areas with slopes that have gradients greater than eighty (80) percent subject to rock fall during seismic shaking;
 5. Areas potentially unstable as a result of rapid stream incision, stream bank erosion and undercutting by wave action;
 6. Areas located in a canyon or an active alluvial fan presently or potentially subject to one percent or greater chance of inundation by debris flows or catastrophic flooding;
 7. Areas with slope gradients of forty (40) percent or greater not composed of consolidated rock. These will be of at least ten (10) feet of vertical relief.

“Local access” means a street whose primary function is to provide direct access to adjoining properties and which serves a limited area only, usually a neighborhood.

“Lodging, Itinerant” means a hotel, motel or other facility engaged in the rental or provision of lodging for periods of thirty (30) days or less. Also refers to an actual facility for rent, including, but not limited to, bed and breakfast rooms, condominium hotel units, hotel rooms, motel rooms, RV spaces, camping spaces, timeshare units, and vacation rentals. All itinerant lodging is subject to the City’s transient occupancy tax, as required by Chapter 3.34. See also definitions of Bed and Breakfast, Guest Cottage (as applied to paying guests), Hotel or Motel, and Hostel. Contrast to “Long-Term Lodging” as defined herein.

“Lodging, Long-Term” means a facility engaged in the rental or provision of lodging facilities for periods of thirty-one (31) days or more. Also refers to the actual facility for rent. Contrast to “Itinerant Lodging” as defined herein.

“Loop” means a street of limited length forming a loop, having a beginning and ending on the same street, having no other intersecting street, and having as its primary function the provision of direct access to adjoining properties.

“Lot” means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area and having frontage upon a street or alley. The term includes tracts and parcels.

“Lot area” means the total land space or area contained within the boundary lines of any lot, tract, or parcel of land, and may be expressed in square feet or acres.

Lot, Corner. “Corner lot” means a lot abutting upon two or more streets at their intersection, or upon two parts of the same street, such streets or parts of the same street forming an interior angle of less than one hundred thirty-five (135) degrees within the lot lines.

“Lot frontage” means the front of a lot shall be that portion nearest the street. The user of a corner lot has the option of determining which part of the lot fronting on a street shall become the lot frontage, but the entrance shall be in the front.

“Lot lines” means the property lines bounding the lot.

Lot Measurements.

1. Depth of a lot shall be considered to be the distance between the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.
2. Width of a lot shall be considered to be the distance between the side lines connecting front and rear lot lines; provided, however, that width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than eighty (80) percent of the required lot width, except in the case of lots on the turning circle of cul-de-sacs, where the eighty (80) percent requirement shall not apply.

“Lot of record” means a lot which is part of a subdivision recorded in the office of the county assessor, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

Lot, Riverfront. “Riverfront lot” means any lot or land parcel which is adjacent to a riverfront road or a riverfront park.

Lot, Through. “Through lot” means a lot that has both ends fronting on a street. Either end may be considered the front.

“Lot width” means the distance between side lot lines measured at the regulatory/required front building line.

“Maintenance security” means a bond or other acceptable surety deposited by an applicant with the city to:

1. Cover the cost of replacing or repairing any or all required site improvements; and
2. To warrant against defects in labor and material, and against any damage or defects caused by construction activity on the site, for a period of two years from acceptance of improvements by the city.

“Major arterial” means, unless otherwise defined by the city’s transportation plan, a street connecting two or more cities or communities, connecting two highways of equal or greater capacity, or serving as the primary access to a large land area. A major arterial may also serve a large traffic generator (e.g., an industrial area) and perform a secondary function of providing local access.

“Major nonconforming building or structure” means any nonconforming building or structure located on a parcel which at any point borders or is in a residential district and which is not in compliance with the minimum development standards of the district in which it is located.

“Manufactured home” means a single-family dwelling built after June 15, 1976, in accordance with the Department of Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards Act, which is a national, preemptive building ordinance.

“Manufactured home standards” means the manufactured home construction and safety standards as promulgated by the United States Department of Housing and Urban Development (HUD).

“Minor nonconforming building or structure” means any nonconforming building or structure which is not a major nonconforming structure and which is not in compliance with the minimum development standards of the district in which it is located.

“Mixed use building or structure” means a building that contains two or more separate and distinct uses permitted in the zoning district where such building is located.

“Mobilehome” means a factory-built dwelling built before June 15, 1976, to standards other than the HUD ordinance, and acceptable under applicable state ordinances in effect at the time of construction or

introduction of the home into the state. Mobilehomes have not been built since introduction of the HUD Manufactured Home Construction and Safety Standards Act.

“Mobilehome park” means a parcel (or contiguous parcels) of land divided into two or more mobile or manufactured home lots for rent or sale.

“Moderate risk waste” means those wastes defined in WAC 173-303-040 as moderate risk wastes. This may include any waste that exhibits any of the properties of hazardous waste but is exempt from regulation under RCW Chapter 70.105 solely because the waste is generated in quantities below the threshold for regulation, and any household waste which is generated from the disposal of substances identified by the department of ecology as hazardous household substances.

“Modification” is a grant of relief from the strict requirements of this title which permits construction in a manner that would otherwise be prohibited by this title; a minimal relaxation or modification of the strict terms of this title as applied to specific property when, because of particular physical surroundings, shape or topographical condition of the property, compliance would result in practical difficulty; or a grant of relief from the strict requirements of this title due to a proposed project not being able to meet specifically identified comprehensive plan policies and objectives.

“Motel, hotel, motor hotel, and bed and breakfast” means a building or group of buildings comprising sleeping or living units for the accommodation of guests for compensation.

“Multifamily residence” means a building or portion of a building used or intended to be used as a home of three or more families living independently of each other and having separate kitchen facilities for each family.

“MUTCD” means the Manual of Uniform Traffic Control Devices for streets and highways as adopted by the Washington State Department of Transportation, current edition.

“Natural or native areas” means all or portions of a parcel of land undisturbed by development and maintained in a manner which preserves the indigenous plant materials.

“Neighborhood access” means a street whose primary function is to provide direct access to adjoining properties but which also provides for traffic circulation within and through a neighborhood.

“Neighboring property owners” means the people who own land adjacent to the subject lot, both inside and outside of city limits.

“Net acreage” means the buildable area after the area of street rights-of-way and easements has been subtracted.

“Noncommercial gardens” are gardens that are planted and cultivated for the production of fruits and vegetables. Noncommercial gardens also mean gardens that are planted with shrubs, trees, plants and grasses, and maintained for aesthetic purposes where no fee or charge is made for the public to enter the premises.

“Nonconforming building or nonconforming use or nonconforming lot” means a building, use, or lot lawfully existing on the date this title becomes effective, which does not conform with the regulations of the zoning district in which it is located.

“Nonconforming sign” means any sign which is not in full compliance with the regulations of the Ilwaco Municipal Code as amended.

“Nonconformity” means any land use, structure, lot of record or sign legally established prior to the effective date of this title or subsequent amendment to it which would not be permitted by or is not in full compliance with the regulations of this title.

“North-south lot dimension” means the average distance between lines from the corners of the northern lot line south to a line drawn east-west and intersecting the southernmost point of the lot.

“Nursery school or day care center” means a building or structure in which an agency, person or persons regularly provide care for a group of children for periods of less than twenty-four (24) hours a day. Nursery school or day care centers include family day care homes, out-of-home child mini-day-care centers and child day care centers regulated by the Washington State Department of Social and Health Services.

Nursing Home. See “Convalescent home.”

“Occupancy” means the purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.

“Official map” means maps showing the designation, location and boundaries of the various districts which have been adopted and made a part of this title.

“Open green area” means landscaped areas and areas of natural or native vegetation.

“Open record hearing” means a hearing that creates the city’s record through testimony and submission of evidence and information, under procedures prescribed by the city by ordinance or resolution. An open record hearing may be held prior to a local government’s decision on a project permit to be known as an “open record predecision hearing.” An open record hearing may be held on an appeal, to be known as an “open record appeal hearing,” if no open record predecision hearing has been held on the project permit (RCW 36.70B.020(3)).

“Ordinary high-water mark,” on the streams, marshes and swamps, means that mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on the effective date of this title, or as it may naturally change thereafter; provided that in any area where the ordinary high-water mark cannot be found the ordinary high-water mark shall be the line of mean high water.

“Outside storage” means all or part of a lot which is used for the keeping of materials or products in an open, uncovered yard or in an unwallled building. Such materials shall not be for general public consumption or viewing. Such materials shall include tractors, backhoes, heavy equipment, construction materials and other similar items which detract from the appearance of the zone in which they are located.

“Overlay zone” means a set of zoning regulations which is applied to the map and subsequently imposed in addition to regulations of the underlying district. Developments within the overlay zone must conform to the requirements of both zones.

“Owner of property” means the fee simple owner of record as exists on Pacific County assessor records.

“Pacific County road standards” means the latest edition of the Pacific County road standards.

“Parking space” means an off-street space used to park a motor vehicle and having access to a public street or alley.

Parking, Temporary. “Temporary parking” means parking facilities specifically designed to accommodate vehicles and intended for public use for a period of not more than five days. Temporary parking shall not be in lieu of specified off-street parking as required in Chapter 15.46 pertaining to off-street parking and loading requirements.

“Pavement width” means paved area on shoulder type roads or paved surface between curb, thickened edge or gutter flow line; on all other roads as depicted on drawings contained in the Pacific County road standards.

“Performance standards” means regulations for the control of dangerous or objectionable elements.

“Permit-issuing authority” means the person or body that has the authority, according to this title, to issue the permit or approval in question.

“Person” includes firms, corporations, associations and agents of persons.

“Planned unit development” means a development built under those provisions of this title which permit departures from the conventional siting, setback and density requirements of other sections of this title in the interest of achieving superior site development, creating open space and encouraging imaginative design by permitting design flexibility.

“Planning commission” means the planning commission of the city of Ilwaco, Washington.

“Planning director” means a person designated by the mayor of the city to carry out all duties related to planning.

“Plat” means a map or representation of a subdivision, showing the division of a tract or parcel of land into lots, blocks, streets and alleys or other divisions and dedications.

Plat, Final. “Final plat” means the final drawing of the subdivision and dedication prepared for filing for record with the county auditor and containing all elements and requirements set forth in this title.

Plat, Preliminary. “Preliminary plat” means a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and other elements of a subdivision consistent with the requirements of this chapter. The preliminary plat is the basis for the approval or disapproval of the general layout of a subdivision.

Plat, Short. “Short plat” means the map or representation of a short subdivision.

“Pond” means an area permanently inundated by water in less than two acres in area as measured at the ordinary high water mark.

“Port master plan” means the plan developed by the port of Ilwaco that outlines future uses of port of Ilwaco property.

“Preempted facility” means any hazardous waste facility defined as a preempted facility in RCW 70.105.010 or in WAC Chapter 173-303. This may include any facility that includes as a significant part of its activities any of the following hazardous waste operations: (1) landfill; (2) incineration; (3) land treatment; (4) surface impoundment to be closed as a landfill; or (5) waste pile to be closed as a landfill.

“Principal use” means the primary use of land or a building, as distinguished from an accessory use.

“Private access tract” means a privately owned and maintained tract providing vehicular access to four or fewer residential or commercial properties.

“Private street” means a privately owned and maintained access provided for by a tract, easement, or other legal means, typically serving three or more potential dwelling units.

“Project permit or project permit application” means any land use or environmental permit or license required from the city for a project action, including, but not limited to building permits, subdivisions, binding site plans, conditional uses, shoreline substantial development permits, site plan review, permits or approvals required by critical area ordinances, and site-specific rezones authorized by a comprehensive plan (RCW 36.70B.020(4)); provided, that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of this title.

“Public street” means a publicly owned facility providing access, including the roadway and all other improvements, inside the right-of-way.

“Ravine” means an area constituting a “young valley” which contains a major or minor creek. It includes the bottom land of the ravine and the ravine sidewalls to a point where the slopes are less than fifteen (15) percent.

“RCW” means the Revised Code of Washington.

“Rear yard” means an open unoccupied space extending across the full width or depth of the lot, between the building and the rear line of the lot.

Recreational Vehicle.

1. Recreational vehicles means motorized vehicles that include a cabin for living accommodations and are commonly used for recreational travel and touring. Vehicles included in this category come in several forms: travel trailers, tent trailers and camping trailers, all of which must be towed by a

car or pickup truck; and truck campers, motor homes and camper vans, all of which have the motor within the body of the vehicle.

2. Recreational vehicles may also include any motorized or nonmotorized vehicle, boat, boat trailer or other vehicle to be used for recreational purposes.

“Recreational vehicle storage” means a piece of land or a structure dedicated to the storage of recreational vehicles.

“Reservation” means a method of holding land for future public use by dedicating public areas on a subdivision plat.

“Restricted use” means that the use is not allowed in a particular zoning district.

“Resubdivision” means the further division of a lot or lots within a subdivision previously approved and recorded.

“Revegetation” means the planting of vegetation to cover any land areas which have been disturbed during construction. This vegetation shall be maintained to ensure its survival and shall be consistent with planting requirements of the city landscape regulations.

“Rezone” means a change in zoning classification of an area from one use district to another.

“Right-of-way” means land, property or property interest (e.g., and easement), usually in a strip, acquired for or devoted to transportation purposes.

“Road” means a facility providing public or private access including the roadway and all other improvements inside the right-of-way. “Road” and “Street” will be considered interchangeable terms for the purpose of this title.

“Roadside” means the portion of an easement or right-of-way lying on either side of the roadway, including curbs, sidewalks and ditches.

“Roadside stand” means a temporary structure designed or used for the display or sale of agricultural products primarily produced on the premises upon which such a stand is located.

“Roadway” means pavement width plus any nonpaved shoulders.

“RV park” means a piece of land used for or dedicated to accommodating or housing recreational vehicles.

“Secondary arterial” means a public street connecting two or more roads of equal or greater classification, or connecting two or more communities. A secondary arterial may serve as an alternate route to higher classified road or a traffic generation of medium importance, and serves an additional function of land service.

“Seismic hazard areas” means and includes areas subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction or surface faulting.

“Service uses or activities” means a business which sells the knowledge or work of its people rather than a tangible product.

Setback, Average. “Average setback” means the mean or average depth of yard (setback) measured from the property line to the building. The average setback is computed along the full length of the property line, utilizing a designated property depth.

Shop, Thrift. “Thrift shop” means a business where items that were donated to charity are sold.

“Shopping center” means a retail shopping area designed as a unit, which utilizes a common parking area.

“Shoreline master program” means the most recent edition of the city of Ilwaco shoreline master program.

“Short subdivision” means a map of a short subdivision, together with written certificates, dedications where appropriate and data. Short plats are those that can be administratively approved in an expedited fashion by the planning director.

“Sidewalk” means a hard surfaced pedestrian access area adjacent to or within the right-of-way of a public road.

“Side yard” means an open, unoccupied space extending across the full width or depth of the lot, between the building and the side line of the lot.

“Sign” means any face of a structure or device for visual communication that is used to bring the subject to the attention of the public.

Sign, Abandoned. "Abandoned sign" means any sign which has been deserted and its effective use terminated, and which no longer fulfills the purpose for which it was constructed.

Sign, Advertising. "Advertising sign" means a sign which directs attention to a business, commodity or service or entertainment sold or offered elsewhere than on the premises and only incidentally on the premises.

"Sign area" means the entire area within a single continuous perimeter enclosing the extreme limits of a sign, but excluding any structural elements not forming an integral part of the display.

Sign, Business. "Business sign" means a sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered on the premises.

Sign, Canopy. "Canopy sign" means a sign attached to the underside of a canopy.

Sign, Construction. "Construction sign" means a temporary sign placed in advance of occupancy of a building or structure indicating the name of the building or structure, the architects, the contractors and other information regarding the building or structure.

Sign, Directional or Informational. "Directional or informational sign" means a sign designated to guide or direct pedestrians or vehicles.

Sign, Flashing. "Flashing sign" means:

1. A lighted sign whose lights or part of whose lights go on and off intermittently;
2. An illuminated sign with action or motion, or light or color changes.

Sign, Freestanding. "Freestanding sign" means a sign standing directly upon the ground or having one or more supports standing directly upon the ground, and being detached from any building or structure.

Sign, Gate or Entrance. "Gate or entrance sign" means a sign attached or adjacent to an entranceway of a residential site or subdivision, which identifies the site or subdivision.

"Sign height" means the distance from ground level to the highest point on the sign structure.

Sign, Identification. "Identification sign" means a sign used only for the purpose of identifying the occupancy of a building, structure or property.

Sign, Illuminated. "Illuminated sign" means a sign designed to give forth any artificial light or reflect such light from an artificial source.

Sign, Indirectly Illuminated. "Indirectly illuminated sign" means an illuminated nonflashing sign whose illumination is derived entirely from an external artificial source and which is so arranged that no direct rays of light are projected from such artificial source into residences or the street.

Sign, Institutional. "Institutional sign" means a sign used only for the purpose of identifying an institution.

Sign, Off-Premises. "Off-premises sign" means a sign not located on or supported by a structure not located on the same premises as the business, product, service or activity being identified or advertised by such sign or an advertising sign.

Sign, On-Premises. "On-premises sign" means a sign identifying a business, product, service or activity conducted or sold on the same premises as that on which the sign is located.

Sign, Painted. "Painted sign" means a sign which is painted on any office, wall, window, fence or structure of any kind.

Sign, Political. "Political sign" means a sign advertising a candidate for political office or a measure scheduled for election.

Sign, Portable. "Portable sign" means a sign which is not permanently affixed to the ground or to a building or structure and which may be easily moved.

Sign, Projecting. "Projecting sign" means a sign affixed to the exterior wall of a building or structure with the exposed faces perpendicular to the plane of such wall.

Sign, Roof. "Roof sign" means a sign attached to a building which projects above the structure of the building. This definition refers to the architectural unity of a building or structure.

Sign, Rotating. "Rotating sign" means a sign containing moving parts.

Sign, Subdivision. "Subdivision sign" means a sign erected and maintained within the boundaries of a recorded subdivision and indicating the name of the subdivision, the name of the contractor or subdivider and the name of the owner or agent, and giving information regarding directions, price or terms.

Sign, Temporary. "Temporary sign" means a sign intended to advertise community or civic projects, real estate for sale or lease or other special events on a temporary basis.

Sign, Wall. "Wall sign" means a sign affixed to the exterior wall of a building or structure with the exposed face of the sign on a plane parallel to the plane of such wall.

Sign, Window. "Window sign" means a sign painted on, affixed to or placed in an exterior window with the exposed face of the sign on a plane parallel to the plane of such window.

"Single-family district" means a zoning district with any of the following designations: single-family residential R-1 and R-1S.

"Single-family dwelling" means a building designed or used for residential purposes by not more than one family and containing one dwelling unit only, including mobilehomes when not located in a mobilehome park and including condominium units subject to fee simple ownership, and excluding multiple-family dwellings, apartments and motels.

"Site coverage" means that portion of a lot covered by buildings or structures.

"Site plan" means a drawing of a proposed project drawn to scale.

"Site plan review" means the process which is intended to provide for the examination of site and building development proposals in any of the following circumstances: new construction in a commercially or industrially-zoned area; or expansion or remodel of any building or other structure in commercially or industrially-zoned areas by more than twenty (20) percent of its existing floor area, or overall size in cases where floor area is not applicable.

"Slope line" means the line perpendicular to the contour lines crossing the property. The precise bearing or heading of the slope line shall be determined by the planning director.

"Solid waste incinerator" means the processing of solid wastes by means of pyrolysis, refuse-derived fuel or mass incineration within an enclosed structure. These processes may include the recovery of energy resources from such waste or the conversion of the energy in such wastes to more useful forms or combinations thereof. This definition refers to citywide or regional-scale operations and does not include solid waste incineration which is accessory to an individual principal use.

"Special permit" means a permit issued for uses permitted in a district provided such use meets the standards as required for such use.

"Special provisions" means road construction requirements peculiar to a specific project and which are not otherwise thoroughly or satisfactorily detailed and set forth in the standard specifications.

“Special trees” means trees significant due to their size, age, species and variety, or historical importance.

“Stacking space” means the space specifically designated as a waiting area for vehicles whose occupants will be patronizing a drive-in business. Such space is considered to be located directly alongside a drive-in window, facility or entrance used by patrons and in lanes leading up to and away from the business establishment.

“Standard specifications” means those specifications adopted for street construction by the city.

“Story” means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar or unused underfloor space is more than six feet above grade for more than fifty (50) percent of the total perimeter or is more than twelve (12) feet above grade at any point, such basement, cellar or unused underfloor space shall be considered as a story.

“Street” means a public thoroughfare which affords the principal means of access to abutting properties.

“Structure” means a human-made object of any kind, which is built or constructed, or any piece of work built up or composed of parts joined together in some definite manner and affixed to the earth.

“Subdivider” means a person, including a corporate person, who undertakes to create a subdivision.

“Subdivision” means the division or redivision of land into five or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership, except as provided under “short subdivision.”

Subdivision, Short. “Short subdivision” means the division or redivision of land into four or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership.

“Survey discrepancy” means a boundary hiatus, an overlapping boundary, or a physical appurtenance which indicates encroachment, lines of possession or conflict of title.

“Temporary building” means a building or a structure that is proposed to be built or constructed and utilized for a period not to exceed three years from the date of issuance of occupancy permit by the city. The city council may extend the permit for a temporary building for another three years after conducting a public hearing on the proposal.

“Temporary retail sales” means a retail trade or service with a business license lasting thirty (30) days or less.

“Townhouse” means an attached one or two-family dwelling having no side yard and sharing a common wall with adjacent dwelling units.

Trade, Retail. “Retail trade” means the sale or rental of goods and merchandise for final use or consumption.

“Transitional housing” means a facility operated publicly or privately to provide housing for individuals or families who are otherwise homeless and have no other immediate living options available to them. Transitional housing shall not exceed an eighteen (18) month period per individual or family.

“Tree” means any living woody plant characterized by one main stem or trunk and many branches, and having a diameter of two inches or more measured at three feet above ground level.

“Undeveloped land” means a parcel of land which does not have an inhabitable building or where the inhabited buildings occupy no more than three percent of the total parcel area.

“Urban growth area” means that area designated by the city’s comprehensive plan as the city’s urban growth area.

“Use” means an activity for which land or premises or a building thereon is designed, arranged or intended, or for which it is occupied or maintained, let or leased.

Use, Change of. “Change of use” shall be determined to have occurred when it is found that the general character of the operation has been modified. This determination shall include review of but not be limited to: (1) hours of operation; (2) materials processed or sold; (3) required parking; (4) traffic generation; (5) impact on public utilities; (6) clientele; and (7) general appearance and location.

“Use district” means an area or district specifically designated so as to group similar and compatible uses together.

Use, Temporary. “Temporary use” means any activity or structure permitted under the provisions of Sections 15.26.080, 15.27.090, 15.28.080, 15.29.090, 15.30.080 and 15.31.070 which is intended to exist or operate for a limited period of time and which does not comply with the development standards and requirements set out in this title as specified for the zoning district in which it is located.

“Vacation Rental” means the use of a dwelling unit or portion thereof as itinerant lodging. See also definition of “Itinerant Lodging.”

“Variance” means a waiver of one or more specific physical (rather than use) standards (such as bulk, yard or site coverage) due to the existence of a special condition or hardship that is peculiar to the land, structure or building involved, not created by the property owner. A variance cannot result in a property owner receiving a special privilege.

Vegetation, Shading. “Shading vegetation” means vegetation planted on the south side of a major creek that generally provides shade from mid-morning to mid-afternoon. Examples of shading vegetation are specified in Chapter 15.47 pertaining to landscaping.

“Vegetative aid” means bark mulch, gravel and other nonvegetative materials which promote vegetative growth by retaining moisture or preventing weeds. These materials are not a substitute for vegetative cover.

“Veterinary clinic” means any premises to which animals are brought, or where they are temporarily kept, solely for the purpose of diagnosis or treatment of any illness or injury, which does not have outdoor runs.

“Veterinary hospital” means any premises to which animals are brought, or where they are temporarily kept, solely for the purpose of diagnosis or treatment of any illness or injury, which may have outdoor runs.

“View” means an unrestricted angle of vision.

“WAC” means Washington Administrative Code.

“Walkway” means a pedestrian access which is within the building side envelope, total building complex or between lots, but not adjacent to or within the right-of-way of a public street.

“Yard” means the land unoccupied or unobstructed, from the ground upward, except for such encroachments as may be permitted by this title, surrounding a building site.

Yard, Front. “Front yard” means an open space, other than a court, on the same lot with the building, between the front line of the building (exclusive of steps) and the front property line, including the full width of the lot to its side line.

Yard, Rear. "Rear yard" means an open space on the same lot with the building between the rear line of the building (exclusive of steps, porches and accessory buildings) and the rear line of the lot, including the full width of the lot to its side lines.

Yard, side. "Side yard" means an open space on the same lot with the building between the side wall line of the lot and extending from front yard to rear yard. No portion of a structure shall project into any side yard, except cornices, canopies, eaves or other architectural features, which may project two feet, zero inches.

"Zone" means the land area designated in the zoning code and on the zoning map for a specific type of development.

"Zoning" means the regulation of the use of private lands or the manner of construction related thereto in the interest of achieving a comprehensive plan of development. Such regulation shall also govern those public and quasi-public land use and buildings which provide for proprietary type services for the community's benefit as contrasted with governmental activities. Governmental activities are encouraged to cooperate under these regulations to secure harmonious city development.

"Zoning lot" means a tract of land occupied or to be occupied by a principal building and its accessory facilities, together with such open spaces and yards as are required under the provisions of this title, having not less than the minimum area required by this title for a zoning purpose in the district in which such land is situated, and having its principal frontage on a public street of standard width and improvement. A zoning lot need not necessarily coincide with the record lot, which refers to land designated as a separate and distinct parcel on a legally recorded subdivision plat or in a legally recorded deed filed in the records of the county.

"Zoning permit" means a certificate, issued prior to a building permit, stating that the proposed use is in accordance with the requirements and standards of this title.

Section 2. Section 2 of Ordinance 791 (2011), codified as IMC 15.29.045, is hereby repealed.

Section 3. A new Chapter 15.41 of the Ilwaco Municipal Code is hereby created to read as follows:

Vacation Rentals.

15.41.010 Purpose.

The purpose of this subsection is to establish regulations for the siting and operation of vacation rentals in all zoning districts.

15.41.020 General Standards.

A. Subject to the requirements in this chapter, vacation rentals are allowed as a primary permitted use within the following zoning districts: R-3, R-4, R-5, C-1, C-2, and M-1; provided, that vacation rentals located within the C-1 and C-2 zoning districts shall not be allowed on the ground floor of a structure.

B. Subject to the requirements in this chapter, vacation rentals are allowed as a conditional use within the R-1 and R-2 zoning districts.

C. Vacation rentals shall meet all applicable requirements of the zoning district in which they are located, including but not limited to setbacks; maximum height; lot coverage standards; and requirements for signs, landscaping, and nonpermanent equipment.

D. Except in the C-1 zoning district, one (1) off-street parking space shall be provided for each bedroom in the vacation rental, but in no event shall fewer than two (2) spaces be provided.

15.41.030 Conditions.

A. A maximum of two (2) persons over the age of two (2) is allowed per legal bedroom, plus an additional two (2) persons per unit.

B. A City business license is required per Chapter 5.04 IMC , and all transient occupancy tax (Chapter 3.24 IMC), sales and use tax (Chapter 3.16 IMC), and business and occupation tax (Chapter 3.18 IMC) provisions apply.

C. The property owner shall be responsible for the following:

1. Ensuring that weekly solid waste collection is provided during all months that a vacation rental is used for short-term rental occupancy. Weekly solid waste collection shall not be on the basis of as-needed service, but ongoing weekly solid waste service even when the unit might be unoccupied. Vacation rentals units located with a clustered development may utilize a shared solid waste collection facility.

2. Providing an operating "land line" telephone in the unit for emergency notifications.

3. Conspicuously posting and maintaining the following information inside the vacation rental:

a. A copy of the property owner's business license.

b. The vacation rental's maximum occupancy.

c. Location of assigned off-street parking, if applicable.

d. 24-hour contact information for the property owner or local representative.

e. A copy of the official Pacific County Emergency Management tsunami evacuation route map.

f. An operable, battery-powered National Oceanic and Atmospheric Administration weather alert radio.

g. Renter responsibilities, which shall at minimum include:

(1) Do not trespass on private property.

(2) Do not litter.

(3) Do not create a noise disturbance.

D. Where a provision of this section conflicts with a provision of a lawful and recorded restrictive covenant, the more restrictive provision shall apply; provided, that the City does not enforce restrictive covenants.

E. An informational sign must be posted conspicuously inside the vacation rental.

15.41.040 Violations.

Violations of this chapter shall be subject to the general penalty provisions in Chapter 1.20 IMC.

Section 4. IMC 15.44.020 is hereby amended to read as follows:

Land Use	R-1	R-1S	R-2	R-3	R-4	R-5	C-1	C-2	M-1	P
Amusement										
Bowling alley				A	A			A		
Firing range (indoor)				A	A			A		
Game, card rooms, video games				A	A	A		A		
Gyms, exercise facilities, spas, health clubs				A	A	A		A		
Golf course				A	A					

Land Use	R-1	R-1S	R-2	R-3	R-4	R-5	C-1	C-2	M-1	P
Community Services										
Bus stop shelter	A	A	A	A	A	A	A	A	A	A
Churches, temples, synagogues			A	A	A	A		A		
Community arts center				A				A		
Community center, meeting hall, fraternal organization, clubs, youth clubs				A		A		A		
Conference/meeting facilities				A	A	A		A		

Convalescent or nursing home								A		
Hospital				A				A		
Preschool facilities								A		
Fire stations	A	A	A	A	A	A	A	A	A	
Library, Public								A		
Museum, Nonprofit				A			A	A		
Museum, For-profit				A	A			A		
Art galleries				A	A	A	A	A		
Parks	A	A	A	A	A	A	A	A	A	A
Police stations (without detention facilities)								A	A	
Police stations (with detention facilities)									A	
Schools, Public	A	A	A	A	A	A		A		
Vocational school								A		
Public swimming pools				A		A		A		A
Theaters and auditoriums				A	A	A		A		
Exhibit halls				A	A	A		A		
Mortuary, without crematorium								A		

Land Use	R-1	R-1S	R-2	R-3	R-4	R-5	C-1	C-2	M-1	P
Manufacturing										
Automobile wrecking										
Sawmilling									A	
Log/chip storage									A	
Food/seafood processing								A	A	
Boat building/repair								A	A	
Canoe and kayak building								A	A	
Furniture manufacture								A	A	

Prefabricated housing								A	A	
Cabinetry shop								A	A	
Welding, sheet metal and machine shops								A	A	
Other light manufacturing on a case-by-case basis									A	

Land Use	R-1	R-1S	R-2	R-3	R-4	R-5	C-1	C-2	M-1	P
Parking										
Commercial (pay for use) parking lots						A	A	A	A	
Public garage							A	A	A	
Public parking lots				A		A	A	A	A	

Land Use	R-1	R-1S	R-2	R-3	R-4	R-5	C-1	C-2	M-1	P
Residential										
Accessory structures (e.g., garage)	A	A	A	A	A			A		
Adult family home	A	A	A	A	A			A		
Assisted living facility				A						
Condominium			A	A	A			A		
Duplexes			A	A	A			A		
Family daycare provider	A	A	A	A	A			A		
Group home	A	A	A	A	A					
Home occupations	A	A	A	A	A		A	A		
Keeping of chickens for noncommercial, personal use	A	A	A							
Multifamily residences/apartments			A	A	A			A		

Residences above groundfloor commercial				A	A		A	A		
Residential on groundfloor in commercial building				A	A			A		
Single-family residence	A	A	A	A	A			A		
Townhouse			A	A	A			A		
Used manufactured home		A								
Manufactured home	AE	AE	AE		AE					
Short term rental of dwelling units	-	-	-	A	-	-	-	-	-	-
Planned unit and cluster developments				A						

Land Use	R-1	R-1S	R-2	R-3	R-4	R-5	C-1	C-2	M-1	P
Retail Trade and Services										
Adult entertainment business									A	
Animal clinic/hospital								A		
Antique shop				A			A	A	A	
Appliance stores							A	A		
Auto maintenance/repair shops								A	A	
Auto paint/body shop								A	A	
Auto parts and accessories							A	A		
Auto sales, new or used								A		
Bakery, retail				A			A	A		
Bakery, wholesale with retail							A	A		
Bakery, wholesale only								A	A	

Bar, tavern, micro-brewery with retail				A			A	A		
Beauty parlor/barber shop/personal service				A	A	A	A	A		
Bed and breakfast establishment								A		
Boat accessories							A	A	A	
Books, stationary, office supplies				A			A	A		
Building materials (if housed), hardware store							A	A	A	
Camera and photography supply store, photo studio				A	A		A	A		
Campground					A	A				
Canoe and kayak rentals, service, and supplies				A	A		A	A	A	
Car wash								A	A	
Clothing store				A	A		A	A		
Computer, electronic store							A	A		
Convenience store				A	A		A	A	A	
Delicatessen, specialty food store				A	A		A	A	A	
Department store (in excess of 15,000 square feet)							A	A		
Drive-in restaurant								A		
Drive-in windows appurtenant to allowed use								A		
Dry-cleaning processing								A	A	

Employment agency							A	A		
Fabric store							A	A		
Farm supplies							A	A	A	
Farmers' Market							A	A		
Financial institution							A	A		
Florist				A	A		A	A		
Furniture manufacturing with retail outlet							A	A	A	
Furniture store							A	A		
Grocery store, small (1,001 —5,000 square feet)				A			A	A		
Grocery store, large (over 5,000 square feet)							A	A		
Heating/plumbing equipment (if housed inside building)							A	A	A	
Hotel/motel/hostel				A	A		A	A		
Insurance agency							A	A		
Jewelry, watch sales/repair				A	A		A	A		
Laundromat and/or dry-cleaning drop-off only				A	A	A	A	A	A	
Liquor store							A	A		
Locksmith							A	A		
Lumberyards (fenced)								A	A	
Medical/dental offices							A	A		
Medical/dental clinics							A	A		
Mini-storage					A	A		A	A	
Novelty/gift shops				A	A	A	A	A		
Offices, business or professional				A			A	A		

Paint, glass, wallpaper sales and decorating							A	A		
Park store						A				
Pawn shop								A		
Pet store							A	A		
Pharmacy							A	A		
Printing establishment/copy center (service only)							A	A		
Printing establishments and newspaper printing							A	A	A	
Recycling drop-off station— public										
(enclosed containers only)				A	A	A		A	A	
Rental — truck, auto								A		
Repairs — small appliances, business machines							A	A	A	
Repairs — upholstery, furniture							A	A	A	
Restaurants, cafes, and similar establishments (with or without bar)				A	A	A	A	A		
Retail shops for custom work without chemical processes							A	A	A	
Retail shops for custom work with chemical processes									A	
RV park				A		A				
Seafood market				A			A	A	A	
Second hand shop							A	A	A	

Service station								A	A	
Shoe repair or shoe shine				A	A		A	A		
Sports equipment—										
sales and rentals				A	A	A	A	A		
Storage (rental for personal/commercial use) above first floor								A	A	
Studios (artists/craftspeople)				A	A		A	A	A	
Tailors							A	A		
Telephone exchanges								A		
Telegraph offices							A	A		
Thrift shops								A		
Tire repair shops (with enclosed storage area)								A	A	
Toy, hobby/crafts/art supplies and variety shops				A			A	A		
<u>Vacation rentals</u>				A	A	A	A	A	A	
Vendor carts for food, drink or special occasion retail sales				A		A	A	A	A	
Video rentals				A		A	A	A		

Land Use	R-1	R-1S	R-2	R-3	R-4	R-5	C-1	C-2	M-1	P
Transportation										
Bus passenger terminals, without storage or maintenance facilities								A	A	

Taxi terminals, dispatch centers (without maintenance facilities)									A		
School bus garage, not adjacent to school									A		
School bus garage, adjacent to school	A								A		

Land Use	R-1	R-1S	R-2	R-3	R-4	R-5	C-1	C-2	M-1	P
Utilities										
Utility service substations (must be landscaped and screened from any adjacent residential use)					A	A		A	A	
Public road/utility shops								A	A	

Land Use	R-1	R-1S	R-2	R-3	R-4	R-5	C-1	C-2	M-1	P
Wholesale Trade and Storage										
Warehouses for storage						A		A	A	
Wholesale distribution center (housed within buildings)								A	A	

Land Use	R-1	R-1S	R-2	R-3	R-4	R-5	C-1	C-2	M-1	P
Essential Public Facilities										
Type One										
Regional transportation facility (e.g., airports)									A	
State correctional facilities									A	

State or regional educational facility								A		
Type Two										
County jails								A		
Regional solid waste handling facilities									A	
Community colleges								A	A	
Sewage treatment facilities							A	A		
Communication towers and antennas								A		

Section 5. IMC 15.46.040 is hereby amended to read as follows:

15.46.040 Parking standards for specific activities.

The requirement of one space per dwelling unit may be reduced to no less than one space for every two dwelling units plus employee parking as determined by the city planner (except multiple dwellings for senior citizens). The city planner shall base his decision on the following:

- A. Availability for private, convenient, regular transportation services to meet the needs of the tenants;
- B. Accessibility to and frequency of public transportation;
- C. Pedestrian access to health, medical and shopping facilities;
- D. Minimum age requirement to reside in subject apartments;
- E. Special support services offered by the facility.

Special parking for recreational vehicles will not be required as long as the facility does not permit recreational vehicles other than campers or vehicles that fit into a regular-sized parking stall. If recreational vehicles are to be stored on the development, they must be screened and fenced. Compact stalls will not be permitted except for one-third of the required employee parking.

Parking standards for specific activities are as follows:

Activity	Number of Parking Spaces
A. Living Activities	
1. Dwellings:	
a. Single-family	Two parking spaces per single/family dwelling
b. Two family	Two parking spaces per dwelling unit
c. Multifamily and apartment	<p>One parking space per unit for apartments of four hundred (400) square feet or less of floor area in all sized developments; two parking spaces for each dwelling unit for developments with forty-nine (49) or less dwelling units; one and eight-tenths parking spaces per dwelling unit for developments of fifty (50) or more dwelling units. For developments of fifty (50) or more dwelling units, one parking space for each fifteen (15) dwelling units for recreational vehicles. Recreational vehicle parking spaces shall be in defined, fenced and screened areas with a minimum of six foot high sight obscuring fences or landscaping as determined by the city planner, or the developer may provide areas of usable open space equal to that area that would be required for recreational vehicle parking. A vehicle less than twenty (20) feet long that is used as primary transportation is not subject to recreational vehicle parking regulations. If open space in lieu of recreational vehicle parking is provided, its appropriateness will be determined at the time of development</p>

Activity	Number of Parking Spaces
	<p>plan review by the city planner. Only garages which are accessed by driveways eighteen (18) feet in length shall meet the definition of parking space, as required by this title. Garages without the driveway of required length are permitted, but shall not be counted toward the parking space requirements of this title.</p>
d. Multiple dwellings for senior citizens	One parking space for each four dwelling units
e. Exceptions for senior citizen apartments in multifamily and apartment houses	Approved building plans must show one and eight-tenths spaces per dwelling unit. The additional spaces, plus any required landscaping, shall be installed if at any time the structure is not used for senior citizen apartments
2. Boarding houses and lodging	One parking space for the proprietor, plus one space per sleeping room for boarders or lodging use, plus one additional space for each four persons employed on the premises
3. Mobilehomes	Two parking spaces for each mobilehome site, plus one screened space for each ten (10) lots for recreational vehicles
4. Travel trailers	One parking space for each trailer site
5. Hotels	One parking space for each guest room, plus two parking spaces for each three employees
B. Commercial activities	

Activity	Number of Parking Spaces
1. Banks	One parking space for each two hundred (200) square feet of gross floor area, except when part of a shopping center
2. Professional and business offices	One parking space for each two hundred and fifty (250) square feet of gross floor area, except when part of a shopping center
3. Shopping centers	Four and one-half spaces per one thousand (1,000) square feet of gross leasable area (GLA) for centers having GLA of less than four hundred thousand (400,000) square feet, and five spaces per one thousand (1,000) square feet of GLA for centers having a GLA of over four hundred thousand (400,000) square feet
4. Restaurants, nightclubs, taverns, and lounges	One parking space for each one hundred (100) square feet of gross floor area, except when part of a shopping center
5. Retail stores, supermarkets, department stores and personal service shops	One parking space for each two hundred (200) square feet of gross floor area, except when located in a shopping center
6. Other retail establishments, furniture, appliance, hardware stores, household equipment service shops, clothing or shoe repair shops	One parking space for each five hundred (500) square feet of gross floor area, except when located in a shopping center
7. Drive-in business	One parking space for each one hundred (100) square feet of gross floor area, except when located in a shopping center
8. Uncovered commercial area, new and used car lots, plant nursery	One parking space for each five thousand (5,000) square feet of retail sales area in

Activity	Number of Parking Spaces
9. Motor vehicle repair and services	<p>addition to any parking requirements for buildings, except when located in a shopping center</p> <p>One parking space for each four hundred (400) square feet of gross floor area, except when part of a shopping center</p>
10. Industrial showroom and display	One parking space for each five hundred (500) square feet of display area
11. Hotels	One parking space for each guest room, plus two parking spaces for each three employees
12. Vacation rentals	One (1) off-street parking space for each bedroom; provided, that no fewer than two (2) spaces shall be provided.
1. Manufacturing, research and testing laboratories, creameries, bottling establishments, bakeries, canneries, printing and engraving shops	One (1) parking space for each one thousand (1,000) square feet of gross floor area. For parking requirements for associated office area, see Professional and Business Offices.
2. Warehouses and storage buildings	One (1) parking space for each two thousand (2,000) square feet of gross floor area, including office area.
3. Speculative warehouse and industrial buildings with multiple use or tenant potential	One parking space for each one thousand (1,000) square feet of gross floor area if building size is less than one hundred thousand (100,000) square feet, or one parking space for each two thousand (2,000) square feet of gross floor area for buildings which exceed one hundred thousand (100,000) square feet gross of

Activity	Number of Parking Spaces
	<p>floor area. This is a minimum requirement and valid for construction permit purposes only. Final parking requirements will be based upon actual occupancy</p>
D. Recreation amusement activities	
<p>1. Auditoriums, theaters, places of public assembly, stadiums and outdoor sports areas</p>	<p>One parking space for each four fixed seats, or one parking space for each one hundred (100) square feet of floor area of main auditorium or of principal place of assembly not containing fixed seats, whichever is greater</p>
<p>2. Bowling alleys</p>	<p>Five spaces for each alley, except when located in a shopping center</p>
<p>3. Dance halls and skating rinks</p>	<p>One parking space for each two hundred (200) square feet of gross floor area, except when located in a shopping center</p>
<p>4. Golf driving ranges</p>	<p>One parking space for each driving station</p>
<p>5. Miniature golf courses</p>	<p>One parking space for each two hundred (200) square feet of gross floor area. Such spaces shall be located adjacent to the building and shall be designated for visitors by signing or other special markings</p>
<p>6. Recreational buildings, whether independent or associated with a multifamily complex</p>	<p>One parking space for each two hundred (200) feet of gross floor area. Such spaces shall be located adjacent to the building and shall be designated for visitors by signing or other special markings</p>
E. Educational activities	

Activity	Number of Parking Spaces
1. Senior high schools, public, parochial and private	One space for each employee plus one space for each ten (10) students enrolled. In addition, if buses for the transportation of children are kept at the school, one off-street parking space shall be provided for each bus, of a size sufficient to park each bus
2. Elementary, middle and junior high	Two and one-half parking spaces for each employee. In addition, if buses for transportation of students are kept at the school, one off-street parking space shall be provided for each bus, of a size sufficient to park each bus.
One additional parking space for each one hundred (100) students shall be provided for visitors in the vicinity of or adjacent to the administration portion of the building or complex. Such parking spaces shall be so designated by signing or other special marking as approved by the city planner	
3. Libraries and museums	One parking space for each two hundred fifty (250) square feet in office and public use
4. Nursery schools and day care centers	One parking space for each employee, plus loading and unloading areas
F. Medical activities	

Activity	Number of Parking Spaces
1. Medical and dental offices	One parking space for each two hundred (200) square feet of gross floor area, except when located in a shopping center
2. Convalescent, nursing and health institutions	One parking space for each two beds, plus one parking space for each staff doctor, plus one parking space for each three employees
3. Hospitals	One parking space for each three beds, plus one parking space for each staff doctor, plus one parking space for each three employees
G. Religious activities	
1. Churches	One space for each five seats in the main auditorium, provided that the spaces for any church shall not be less than ten (10). For all existing churches enlarging the seating capacity of their auditoriums, one additional parking space shall be provided for each five additional seats provided by the new construction. For all existing churches making structural alterations or additions which do not increase the seating capacity of the auditorium, no additional parking need be provided
2. Mortuaries or funeral homes	One parking space for each one hundred (100) square feet of floor area of assembly rooms

F. Other Uses. For uses not specifically identified in this section, the amount of parking required shall be determined by the city planner, based on parking required for similar uses, and, if appropriate, documentation provided by the applicant.

G. Mixed Occupancies or Mixed Use if One Occupancy. In the case of two or more uses in the same building, the total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately, except in shopping centers and vacation rentals. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as permitted in subsection H of this section pertaining to joint use.

H. Joint Use. The joint use of parking facilities may be authorized only for those uses which have dissimilar peak hour parking demands or parking facilities in excess of the requirements set out in this title. The following conditions must be fulfilled before a joint use facility is allowed:

1. The facility must be located within a radius of five hundred (500) feet of the buildings or use areas it is intended to serve;
2. Documentation of dissimilar peak hour parking demands must be provided by the applicant; and
3. The subject property shall be legally encumbered by an easement or other appropriate means which provides for continuous joint use of the parking facilities. Documentation shall require review and approval of the city attorney.

I. Employee Parking. Where employee parking will be maintained separately and in addition to parking for the general public, the regulations of this subsection shall apply:

1. Minimum parking stall sizes, aisle widths and percentage of compact car stall shall be as per other requirements in this chapter.
2. Employee parking must be clearly identified as such and not become parking for the general public.
3. If the employee parking is changed to parking for the general public, the normal regulations for off-street parking shall be in force.
4. Employee parking shall not be in lieu of parking requirements per activity as stated in this section.

J. Temporary Parking Facilities. Temporary parking facilities may be permitted by the city planner when it has been shown that:

1. The existing use of the subject property has adequate legal nonconforming parking or that existing parking conforms to the applicable standards of this title;
2. The temporary parking facility is primarily intended to serve the public at large and not the existing use on the property;
3. The temporary parking facility serves a public need;
4. The temporary facility meets the following minimum standards:
 - a. There shall be a minimum of two hundred eighty-five (285) square feet gross area per stall.
 - b. The pavement section shall be a minimum of four inches of five-eighths inch minus C.R. crushed rock with bituminous surface treatment, subject to city planner review.
 - c. On-site drainage control and detention shall be provided per the drainage ordinance.
 - d. Ingress and egress and interior circulation and perimeter control shall be subject to city planner approval.

K. Compact Car Parking.

1. Parking stall size shall be a minimum of eight feet by seventeen (17) feet. Aisle width shall be per the requirements of Section 15.46.080 and Diagram 2 following this chapter.
2. Compact car parking spaces shall be clearly identified by signing or other marking as approved by the city planner.
3. Compact car parking spaces shall not exceed thirty (30) percent of the total required parking, and shall not be interspersed equally throughout the entire parking area.
4. See Section 15.46.080 and Diagram 2 following this chapter for typical compact car stall arrangements.
5. No more than four compact car parking stalls shall be placed side-by-side, or eight head-to-head. (Ord. 627 (part), 1999)

Section 6. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance

Section 7. Referendum and Effective Date. This Ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect and is in full force five (5) days after its passage, approval and publication of an approved summary of the title as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF ILWACO, AND SIGNED IN AUTHENTICATION OF ITS PASSAGE THIS _____ DAY OF _____, 2016.

Mike Cassinelli, Mayor

ATTEST:

Holly Beller, Deputy City Clerk

VOTE	Jensen	Karnofski	Marshall	Chambreau	Forner	Cassinelli
Ayes						
Nays						
Abstentions						
Absent						

PUBLISHED: Month date, Year

EFFECTIVE: Month date, Year

SERVICES AGREEMENT

THIS AGREEMENT, is made and entered into in duplicate this day of June, 2016, by and between **City of Ilwaco**, a Washington Municipal Corporation, PO Box 548 Ilwaco, WA 98624, hereinafter referred to as the "City" and Bob Droll, ASLA hereinafter referred to as the "Contractor."

1. Scope of Services.

The Contractor shall perform such services and accomplish such tasks, including the furnishing of all materials and equipment necessary for full performance thereof, for the Ilwaco City Park Transformation as further set forth in Attachment A (the "Work").

2. Compensation and Method of Payment.

Payment for services shall be \$50,000.00 for the fulfillment of the contract, these payments shall be made monthly depending on the work completed. Payment for any work in addition to the services described in Attachment A must be approved in writing by City prior to commencement of the additional work.

3. Term.

This contract will commence on the date that it is signed by both parties, and terminate upon project completion, unless terminated earlier pursuant to Section 10.

4. Independent Contractor Relationship.

4.1 The parties intend that an independent Contractor/City relationship will be created by this Agreement. The City is interested primarily in the results to be achieved; subject to paragraphs herein, the implementation of services will lie solely with the discretion of the Contractor. No agent, employee, servant or representative of the Contractor shall be deemed to be an employee, agent, servant or representative of the City for any purpose, and the employees of the Contractor are not entitled to any of the benefits the City provides for its employees. The Contractor will be solely and entirely responsible for its acts and for the acts of its agents, employees, servants, subcontractors or representatives during the performance of this Agreement.

4.2 In the performance of the services herein contemplated the Contractor is an independent contractor with the authority to control and direct the performance of the details of the work, however, the results of the work contemplated herein must meet the approval of the City and shall be subject to the City's general rights of inspection and review to secure the satisfactory completion thereof.

5. Consultant Employees/Agents.

The City may at its sole discretion require the Contractor to remove an employee(s), agent(s) or servant(s) from employment on this Work. The Contractor may however employ that (those) individual(s) on other non-City related works.

6. Hold Harmless/Indemnification.

Contractor shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, errors or omissions of the Contractor in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City. No liability shall attach to the City by reason of entering into this Agreement except as expressly provided herein.

7. Insurance.

The Contractor shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Contractor, its agents, representatives, or employees. Contractor shall obtain insurance as specified in Attachment B.

8. Compliance with Laws.

The Contractor, in the performance of this Agreement, shall comply with all applicable Federal, State or local laws and ordinances, including regulations for licensing, certification and operation of facilities, programs and accreditation, and licensing of individuals, and any other standards or criteria as described in this Agreement to assure quality of services. The Contractor specifically agrees to pay any applicable business and occupation (B & O) taxes that may be due on account of this Agreement.

9. Safety.

Contractor is responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Work. Contractor shall protect the lives and health of employees performing the Work and other persons, including the public, who may be affected by the Work; prevent damage to materials, supplies, and equipment; and prevent damage to other property at the site or adjacent thereto. Contractor shall comply with all laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property, or to protect them from damage, injury, or loss; Contractor shall notify owners of adjacent property and utilities when prosecution of the Work may affect them. Contractor shall keep records of and report to Owner all incidents resulting in traumatic injury, death, occupational disease or damage to property, materials, supplies, or equipment. If hazardous chemicals are to be utilized on the project site, Contractor shall comply with the provisions of WAC 296-62. Contractor shall promptly notify Owner of all spills or releases of any hazardous substances which are otherwise required to be reported to any regulatory agency and pay the cost of cleanup.

10. Nondiscrimination.

In the performance of this Agreement, the Contractor will not discriminate against any employee or applicant for employment on the grounds of race, creed, color, national origin, sex, marital status, age or the presence of any sensory, mental or physical handicap; provided that the prohibition against discrimination in employment because of handicap shall not apply if the particular disability prevents the proper performance of the particular worker involved. The Contractor shall ensure that applicants are employed, and that employees are treated during employment without discrimination because of their race, creed, color, national origin, sex, marital status, age or the presence of any sensory, mental or physical handicap. Such action shall include, but not be limited to: employment, upgrading, demotion or transfers, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and programs for training including apprenticeships. The Contractor shall take such action with respect to this Agreement as may be required to ensure full compliance with local, State and Federal laws prohibiting discrimination in employment.

11. Prevailing Wage.

Contractor shall pay the applicable prevailing rate of wages to all non-exempt workers, laborers, or mechanics employed in the performance of any part of the Work in accordance with RCW 39.12 and the rules and regulations of the Department of Labor and Industries (L&I). Contractor shall file a Statement of Intent to Pay Prevailing Wages with L&I and the Owner and send a copy of the approved Statement of Intent to Owner. Copies of the approved Statement of Intent shall be posted on the job site with the address and telephone number of the L&I Industrial Statistician where a complaint or inquiry concerning prevailing wages may be made. Contractor shall pay current L&I fees for filing the Statement of Intent and Affidavit of Wages Paid.

12. Termination.

Either party may terminate this Agreement, in whole or in part, at any time, by at least thirty (30) days written notice to the other party.

13. Notice.

Notice provided for in this Agreement shall be sent by certified mail to the addresses designated for the parties on the last page of this Agreement.

14. Attorney's Fees and Costs.

If any legal proceeding is brought for the enforcement of this Agreement, or because of a dispute, breach, default, or misrepresentation in connection with any of the provisions of this Agreement, the prevailing party shall be entitled to recover from the other party, in addition to any other relief to which such party may be entitled, reasonable attorney's fees and other costs incurred in that action or proceeding.

15. Jurisdiction and Venue.

This Agreement has been and shall be construed as having been made and delivered within the State of Washington, and it is agreed by each party hereto that this Agreement shall be governed by laws of the State of Washington, both as to interpretation and performance. Any action of law, suit in equity, or judicial proceeding for the enforcement of this Agreement or any provisions thereof shall be instituted and maintained only in any of the courts of competent jurisdiction in Pacific County, Washington.

16. Severability.

If, for any reason, any part, term or provision of this Agreement is held by a court of the United States to be illegal, void or unenforceable, the validity of the remaining provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid. If it should appear that any provision hereof is in conflict with any statutory provision of the State of Washington, said provision that may conflict therewith shall be deemed inoperative and null and void insofar as it may be in conflict therewith, and shall be deemed modified to conform to such statutory provisions.

17. Entire Agreement.

The parties agree that this Agreement is the complete expression of the terms hereto and any oral representations or understandings not incorporated herein are excluded. Further, any modification of this Agreement shall be in writing and signed by both parties. Failure to comply with any of the provisions stated herein shall constitute material breach of contract and cause for termination. Both parties recognize time is of the essence in the performance of the provisions of this Agreement. It is also agreed by the parties that the forgiveness of the nonperformance of any provision of this Agreement does not constitute a waiver of the provisions of this Agreement.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed the day and year first hereinabove written.

City of Ilwaco ("City")

Bob Droll ("Contractor")

Attachment A Scope of Services

Ilwaco City Park-Phase 1

Scope of Work

This assignment includes the work to be performed by Robert W. Droll, Landscape Architect, PS, (hereinafter **RWD**) for the City Park on behalf of the City of Ilwaco (hereinafter Client). Consultant Services for this contract amendment includes providing a Concept Site Plan and Construction Documents for Phase 1 improvements.

Basis of Proposal

This proposal is based upon Client's RFQ and discussions with Mayor Mike Casinelli and Park Board Member Nick Haldeman and the RCO Project Snapshot #14--1729. The intent of this project is to survey the site, develop a Master Plan and Estimate of Probable Costs followed by the design and implementation of Phase 1 Improvements. Phase 1 Improvements may include concrete pre-fab restroom, picnic shelter, walks, lighting, play area, two ADA parking stalls, and miscellaneous improvements.

It is understood Ilwaco city work forces will conduct the site preparation, demolition, and utility services. RWD will prepare the Construction Documents for the entire Phase 1 Improvements; work city forces will undertake will be shown, but will be labelled as "Not in Contract" in the Public Bid Set. It is the intent of this contract to construct Phase 1 improvements in 2016.

Project Team

Bob Droll, ASLA-Principal, Project Manager-RWD
 Randall Taylor, LEED-Landscape Technician-RWD
 Nancy Lockett, PE-Project Civil Engineer-Gray & Osborne
 Blair Prigge, PLS, Mountain to Coast Survey

Scope of Services

Task 1 35% Design Submittal

Task 1.01 Design Survey

RWD will perform a topographic survey to establish a basemap for project documents. The base map will include surface features and locatable utilities in the Ilwaco City Park:

- Establish on-site mapping point on the Washington State Plane Coordinate system and vertical datum on NAVD 88.
- Perform topographic survey of Ilwaco City Park, limits up to 10 feet beyond the apparent property line.
- Obtain the services of a private utility locator and locate existing site utilities.
- Prepare topographic basemap to include site features and contours at one foot intervals. No Boundary Survey will be performed.
- Deliverables will be an AutoCAD basemap only

RWD and Client will visit site with basemap in hand to photodocument notable features and note existing conditions that could influence design.

Task 1.02 Concept Site Plan

RWD will prepare a Sketch Level (felt tip marker over Design Survey) illustrating a Concept Plan where the Baseball Field is oriented in a northeast direction (as it is now). RWD will meet with Client to review the Concept.

Task 1.03 Preferred Concept Plan Refinement & Estimate of Probable Costs

RWD will prepare the Preferred Concept Plan in ACAD which will serve as the basis for the Phase 1 Site Plan in the Construction Documents. RWD will prepare an Estimate of Probable Costs. The Preferred Concept Plan and Estimate will include all Park features for the entire Park Development Build-out but segregate out Phase 1 and 2 Improvements. RWD will select Play Equipment and assumes ACAD files of Play Equipment will be provided by the selected vendor. Deliverable will be a black and white plot in ANSI B & D format.

Task 1.04 Project Management

RWD will provide additional Project Management services as it relates to the items listed above.

Task 2 95% Design Submittal**Task 2.01 Title Sheet**

RWD will prepare Title Sheet illustrating Plan set Table of Contents, Vicinity Map, Location Map, Site Address, General Notes, abbreviations, and Site Plan Legend.

Task 2.02 TESC & Demolition Plan

RWD will prepare plan showing existing conditions defining Project elements to be demolished, excavated & hauled off site, abandoned in place, pulverized, and salvaged for on, or off-site use. Plan will also show Staging Area and Construction Access Routes. This Plan will show the Temporary Erosion and Sedimentation Control improvements.

Task 2.03 Site Plan

RWD will prepare a Site Plan defining the horizontal layout of design features, detail call-outs, dimensioning, etc. necessary for materials and layout. Some dimensioning of improvements will be shown, however the majority of horizontal layout of design features will be available in the digital file provided to the successful Contractor.

Task 2.04 Grading Plan

RWD will prepare a Grading Plan defining the vertical relationships of all plan elements by spot elevations and contours founded on the NAVD 88 datum.

Task 2.05 Utilities Plan/Details

Prepare design drawings and specifications for utility services for the restroom and Picnic Shelter. Material/construction specifications will be provided on the plan sheets. Provide a cost estimate of electrical service requirements, PUD fees, materials, and labor for the proposed facilities. Coordinate with Pacific County PUD regarding service drop location and meter base location. The cost estimate assumes the work will be done by the electrical contractor.

Task 2.06 Play Area Enlargement

RWD will prepare a Site and Grading Plan for the Park Core defining the Play Area, Shelter and Restroom area.

Task 2.07 Site Details

RWD will prepare site details for all site plan features noting materials and dimensions.

Task 2.08 Restroom Plan, Elevation, & Details

RWD will prepare Pre-Fab Concrete Restroom (CXT) Floor Plan, Elevations (2) and Details.

Task 2.09 Design/Build Picnic Shelter Plan/Elevation

RWD will provide a Floor Plan, one Elevation, and performance specifications for a custom Design/Build Picnic Shelter. The Shelter shall have a capacity of 50 patrons and power with duplex outlets and one area light.

Task 2.10 Stormwater Plan

RWD will prepare a Stormwater Plan based on the requirements of the 2012 Washington State Department of Ecology Stormwater Management Manual for Western Washington.

Task 2.11 Irrigation Plan & Details

RWD will provide the plan and details necessary for the installation of irrigation improvements. Inasmuch as possible, irrigation and subsurface crossings will be minimized. This proposal is based upon a rotor and stream irrigation distribution system, rather than an emitter drip, or in-line drip system.

Task 2.12 Landscape Plan & Details

RWD will provide the plan and details necessary for the installation of seeding/sod and soil/rootzone improvements. No shrubs or trees are anticipated.

Task 2.13 Specifications/Project Manual

RWD will prepare Technical Specifications full specifications for the 95% and 100% Submittals. Client will provide standard Bidding information to RWD in electronic files, and RWD will assemble the complete Project Manual and Drawings which will comprise the Bid Documents for the Public Bid package.

Task 2.14 Estimate of Probable Costs

RWD will prepare detailed cost estimate of all project components. Cost items will be organized in major work cost categories, such as earthwork, concrete, electrical, etc.

Task 2.15 Client Review

RWD will meet with Client to review design direction, progress, and next steps.

Task 2.16 Project Management

Manage the contractual, scheduling, billing and timing of project. Manage the coordination of consultants and the execution of the Scope of Services. Communicate with Staff and Project Team on project design and details.

Task 3 100% Contract Documents Submittal

Task 3 is the same scope of services and Tasks as Task 2, except the work is at 100% completion.

Task 4 Bidding Services

Project will be bid via Builder's Exchange, or to the Bid Distribution organization of Client's choice. RWD will provide the following services for one Public Bid Package for the RWD Team members identified in Exhibit B.

- Respond to Bidder questions and inquiries.
- Coordinate and conduct the Pre-Bid Conference.
- Issue addenda and clarifications if required.

Task 5 Construction Services

RWD will provide the following Construction Services.

- Pre-Construction Conference.
- Submittal, Shop Drawing Review, Respond to RFIs, review Pay Applications.
- RWD will conduct five (5) construction inspections including preliminary and final punchlists.

Additional Services, Excluded Services

Specific items that are not within the scope of work/services include, but are not limited to, the following:

- Boundary Survey
- Groundwater monitoring and Wellhead Protection Plan.
- Demand analysis/economic modeling.
- Traffic Impact Analysis
- 35%, 65%, 95% & 100% Plans, Estimate and Specifications, Bidding Services or Construction Observation Services of any Phase 1 and off-site site, utility, and building improvements other than identified herein
- Legal Descriptions of easements, Rights-of-Ways, etc.
- Material Testing.
- Tree valuation, noise studies, air quality studies
- Boundary and ALTA Surveys
- Environmental Assessments
- SEPA, JARPA or any environmental, building, or regulatory permitting other than noted herein
- Geotechnical Investigations
- Hydrogeologic Report, Hydrology Studies, Environmental Studies, Noise Studies, Water Quality Testing & Monitoring
- Cultural Resources Investigation, HALS, and other Archaeological/Historic Preservation Studies
- Mitigation Site Identification and Analysis
- Web-site preparation and hosting, visual impact analysis, photo-simulations, perspective character sketches
- Building Design & Structural Calculations
- Public Meetings, neighborhood meetings, Hearing Examiner meetings, etc. other than identified herein
- Graphics and Perspective Drawings other than identified herein

Professional Fee

Professional Fees to accomplish the Scope of Services are shown in Exhibit B. RWD will perform the Scope of Services on a Lump Sum Basis.

Client Responsibilities

Client shall provide the following information or services as required for performance of the work. RWD assumes no responsibility for the accuracy of such information or services and shall not be liable for errors and omissions therein. Should RWD be required to provide services in obtaining or coordinating compilation of this information, such services shall be charged as Additional Services.

- Bid Document Distribution and Bid Award Opening
- Hardcopies of Record Drawings, Geotech Reports, utilities for the site. Existing as-built site engineering, utility base information, and any existing studies information Client may have which may influence design outcomes.
- RWD will prepare and process SEPA, Grading, and Building (Shelter) Permits. RWD assumes all permits are administratively reviewed and approved; no public hearing is anticipated.
- Pay for all permit fees
- Client will be responsible for coordinating and constructing all utility connections including power to the restroom.

Ilwaco City Park
City of Ilwaco
Project Scope of Work / Fee

Exhibit B

#	Tasks	Total	RWD						Gray & Osborne, Inc.	Survey
			Bob Droll, ASLA, Project Manager		Land. Tech III		Clerical			
			hours	subtotal	hours	subtotal	hours	subtotal		
1.00	35% Design Submittal									
1.01	Design Survey, Site Visit	\$ 4,330.00	8	\$ 1,080.00		\$ -		\$ -	\$3,250.00	
1.02	Concept Site Plan	\$ 2,420.00	12	\$ 1,620.00	8	\$ 800.00		\$ -		
1.03	Preferred Concept Plan Refinement & Estimate of Probable Costs	\$ 1,880.00	8	\$ 1,080.00	8	\$ 800.00		\$ -		
1.04	Project Management	\$ 1,080.00	8	\$ 1,080.00		\$ -		\$ -		
	Subtotal	\$ 9,710.00								
2.00	95% Design Submittal									
2.01	Title Sheet	\$ 200.00		\$ -	2	\$ 200.00		\$ -		
2.02	TESC & Demolition Plan	\$ 400.00		\$ -	4	\$ 400.00		\$ -		
2.03	Site Plan	\$ 1,200.00		\$ -	12	\$ 1,200.00		\$ -		
2.04	Grading Plan	\$ 1,600.00		\$ -	16	\$ 1,600.00		\$ -		
2.05	Utilities Plan/Details	\$ 5,933.00		\$ -	2	\$ 200.00		\$ -	\$5,733.00	
2.06	Play Area Site Enlargement	\$ 1,500.00		\$ -	15	\$ 1,500.00		\$ -		
2.07	Site Details	\$ 1,600.00		\$ -	16	\$ 1,600.00		\$ -		
2.08	Restroom Plan, Elevation & Details	\$ 1,600.00		\$ -	16	\$ 1,600.00		\$ -		
2.09	Design/Build Picnic Shelter Plan/Elevation	\$ 1,600.00		\$ -	16	\$ 1,600.00		\$ -		
2.10	Stormwater Plan	\$ 2,993.00		\$ -	2	\$ 200.00		\$ -	\$2,793.00	
2.11	Irrigation Plan & Details	\$ 1,600.00		\$ -	16	\$ 1,600.00		\$ -		
2.12	Landscape Plan & Details	\$ 400.00		\$ -	4	\$ 400.00		\$ -		
2.13	Specifications/Project Manual	\$ -		\$ -		\$ -		\$ -		
2.14	Estimate of Probable Costs	\$ 540.00	4	\$ 540.00		\$ -		\$ -		
2.15	Client Review	\$ 1,080.00	8	\$ 1,080.00		\$ -		\$ -		
2.16	Project Management	\$ 2,160.00	16	\$ 2,160.00		\$ -		\$ -		
	Subtotal	\$ 24,406.00								
3.00	100% Design Submittal									
3.01	Title Sheet	\$ 200.00		\$ -	2	\$ 200.00		\$ -		
3.02	TESC & Demolition Plan	\$ 200.00		\$ -	2	\$ 200.00		\$ -		
3.03	Site Plan	\$ 400.00		\$ -	4	\$ 400.00		\$ -		
3.04	Grading Plan	\$ 400.00		\$ -	4	\$ 400.00		\$ -		
3.05	Utilities Plan/Details	\$ -		\$ -		\$ -		\$ -		
3.06	Play Area Site Enlargement	\$ 600.00		\$ -	6	\$ 600.00		\$ -		
3.07	Site Details	\$ 800.00		\$ -	8	\$ 800.00		\$ -		
3.08	Restroom Plan, Elevation & Details	\$ 400.00		\$ -	4	\$ 400.00		\$ -		
3.09	Design/Build Picnic Shelter Plan/Elevation	\$ 800.00		\$ -	8	\$ 800.00		\$ -		
3.10	Stormwater Plan	\$ -		\$ -		\$ -		\$ -		
3.11	Irrigation Plan & Details	\$ 400.00		\$ -	4	\$ 400.00		\$ -		
3.12	Landscape Plan & Details	\$ -		\$ -		\$ -		\$ -		
3.13	Specifications/Project Manual	\$ 1,080.00	8	\$ 1,080.00		\$ -		\$ -		
3.14	Estimate of Probable Costs	\$ 270.00	2	\$ 270.00		\$ -		\$ -		
3.15	Assemble Bid Documents	\$ 670.00	2	\$ 270.00	4	\$ 400.00		\$ -		
3.16	Project Management	\$ 2,160.00	16	\$ 2,160.00		\$ -		\$ -		
	Subtotal	\$ 8,380.00								
4.00	Bidding Services									
4.01	Bidding Services	\$ 1,480.00	8	\$ 1,080.00	4	\$ 400.00		\$ -		
	Subtotal	\$ 1,480.00								
5.00	Construction Services									
5.01	Construction Services	\$ 5,400.00	40	\$ 5,400.00		\$ -		\$ -		
	Subtotal	\$ 5,400.00		\$ 18,900.00		\$ 18,700.00				
Project Development Subtotal		\$ 49,376.00								
Direct Expenses		\$ 624.00								
Project Development Total		\$ 50,000.00								
Budget		\$ 50,000.00								

ATTACHMENT B
INSURANCE REQUIREMENTS

During the term of this Contract Contractor shall maintain in force at its own expense, each insurance noted below:

1. **Required by City of contractors with one or more workers, as defined by Industrial Insurance Laws of the State of Washington.**

Workers' Compensation: All employers, including Contractor, that employ subject workers, shall provide workers' compensation insurance coverage for those workers, unless they meet the requirement for an exemption under the Industrial Insurance laws of the State of Washington. Contractor shall require and ensure that each of its subcontractors complies with these requirements.

2. **Required by City** **Not required by City.**

Professional Liability insurance with a combined single limit, or the equivalent, of not less than \$200,000, \$500,000, \$1,000,000, or \$2,000,000 each claim, incident or occurrence. This is to cover damages caused by error, omission or negligent acts related to the professional services to be provided under this Contract.

3. **Required by City** **Not required by City.**

General Liability insurance with a combined single limit, or the equivalent, of not less than \$1,000,000 each occurrence for Bodily Injury and Property Damage. It shall include contractual liability coverage for the indemnity provided under this Contract. It shall provide that City and their divisions, officers and employees are Additional Insureds but only with respect to the Contractor's services to be provided under this Contract;

4. **Required by City** **Not required by City.**

Automobile Liability insurance with a combined single limit, or the equivalent, of not less than \$200,000, \$500,000, or \$1,000,000 each accident for Bodily Injury and Property Damage, including coverage for owned, hired or non-owned vehicles, as applicable.

5. **Notice of cancellation or change.** There shall be no cancellation, material change, reduction of limits or intent not to renew the insurance coverage(s) without 30 days prior written notice from the Contractor or its insurer(s) to City;
6. **Certificates of insurance.** As evidence of the insurance coverages required by this Contract, the Contractor shall furnish acceptable insurance certificates to City prior to commencing the work. The certificate will specify all of the parties who are Additional Insureds. Insuring companies or entities are subject to City acceptance. If requested, complete copies of insurance policies, trust agreements, etc. shall be provided to the City. The Contractor shall be financially responsible for all pertinent deductibles, self-insured retentions and/or self-insurance.

**CITY OF ILWACO
ORDINANCE NO. 848**

AN ORDINANCE OF THE CITY OF ILWACO, WASHINGTON, ALLOWING FOR CITY WIDE BURNING RESTRICTIONS TO BE DECLARED BY THE FIRE CHIEF.

WHEREAS, the Washington State Legislature enacted laws that restrict both residential yard-waste burning and land clearing burning; and

WHEREAS, since 2007, residential outdoor burning has been prohibited in all Urban Growth Areas (UGA's) within the state; and

WHEREAS, Pacific County Fire Districts and Fire Departments in cooperation with the Washington Department of Natural Resources (DNR) and the Olympic Clean Air Agency (ORCAA) enacted a Fire Safety Burn Ban on outdoor burning; and

WHEREAS, exceptionally low rainfall amounts combined with an increase in population, and activities which heighten fire hazards, create a need for further restrictions of activities normally allowed under RCW 70.94.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ILWACO, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Chapter 8 shall be amended to add the following provision as Section 8.25:

- 1) Declaration by Fire Chief of City Wide Burning Restriction
 - a) A City Wide Burning Restriction, if declared by the fire chief, will;
 - i) revoke any and all discharge, firing, or throwing of any exploding or burning devices, including Legal Fireworks (aerial/projectile) by private citizens within the city limits,
 - ii) Limit the size of recreational cook fires to no more than 2ft around and 16 inches in height. Additionally;
 - (1) Fire must be attended at all times,
 - (2) Fire must be extinguished prior to leaving the site,
 - (3) Enact methods to reduce the amount of sparks omitted,
 - (4) Have a bucket of water or hose available at all times.
- 2) Enforcement
 - (1) The authority and responsibility for enforcing this chapter are vested in the chief of police, who may take such enforcement measures as deemed appropriate. Such measures may include, but are not limited to, the issuance of verbal or written warnings, the issuance of notices of infraction, when allowed under this chapter.
- 3) Violation of chapter—Infraction—Exceptions.

- a) Violations of this chapter shall be classified as infractions, except as otherwise provided. Infractions are noncriminal offenses.
- 4) Notice of infractions.
 - a) A notice of infraction represents a determination that an infraction has been committed.
- 5) Civil monetary penalties and process.
 - a) Civil infraction penalties shall accrue as follows: each violation will be punished by a fine not to exceed two hundred fifty dollars (\$250.00) per violation nor to exceed a fine of two hundred fifty dollars (\$250.00) per day that violations occur and for each day of violation thereafter until the violation has been corrected. All proceedings for the civil violation will be in accordance with Section 1.20.020.
- 6) Severability.
 - a) If any section, paragraph, clause, or phrase of this chapter be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter.

Section 2. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

Section 3. Referendum and Effective Date. This Ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect and is in full force immediately after its passage, approval and publication of an approved summary of the title, as provided by law and designated herein as a public emergency ordinance necessary for the protection of public health, public safety, public property or the public peace.

PASSED BY THE CITY COUNCIL OF THE CITY OF ILWACO, AND SIGNED IN AUTHENTICATION OF ITS PASSAGE THIS 29TH DAY OF JUNE, 2015.

Mike Cassinelli, Mayor

ATTEST:

Holly Beller, Deputy City Clerk

VOTE	Jensen	Karnofski	Marshall	Chambreau	Fornier	Cassinelli
Ayes	X	X	X		X	
Nays						
Abstentions						
Absent				X		

PUBLISHED: July 1, 2015

EFFECTIVE: July 1, 2015

Ordinance 848

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