

## **PARKS & RECREATION BOARD AGENDA**

**5:00 P.M. WEDNESDAY, SEPTEMBER 19, 2012**

**Port of Woodland Community Room**

**115 Davidson Avenue – Woodland, WA 98674**

### **MINUTES**

Approval of August 15, 2012

### **NEW BUSINESS**

Park User Fees

Council Action

- Sale 310 Scott Hill Road
- Park Road Vacation Process

### **CONTINUED BUSINESS**

Scott Hill Park & Sports Complex

Horseshoe Lake Management

Budget

Community Garden

### **OTHER**

Project Update

Shoreline Management Plan

Facility Questionnaires

October Meeting Location

### **ADJOURNMENT**

Next regular meeting - 5:00 p.m., Wednesday, October 17, 2012, at the Woodland Community Center, 782 Park Street; Ad Hoc Committee meeting directly following

**CITY OF WOODLAND  
PARK BOARD MEETING MINUTES  
AUGUST 15, 2012**

The regular meeting of the Woodland Park Board was held on August 15, 2012, at the Port of Woodland, 115 Davidson Avenue, Woodland, WA 98674.

Vice-Chair Haskins called the meeting to order at 5:10 p.m. Roll call found the following:

**BOARD MEMBERS:**

Virginia Allen  
Mike Curry  
Brad Hammons, Chair(Absent)  
Mark Haskins, Vice-Chair  
Karen Huddleston

**MAYOR/COUNCIL:**

Al Swindell  
John Burke (Absent)  
Susan Humbyrd

**STAFF:**

Jody Bartkowski, Engineering Tech  
Bart Stepp, Public Works Director

**MINUTES**

The June 2012 minutes were reviewed and approved as presented. The July meeting was cancelled.

**NEW BUSINESS**

- **Council Action.** Staff reported that Veteran's Appreciation Day was approved as presented and that the Lewis River Fall Fest agenda was modified to include a car show. Lewis River Fall Fest is being arranged by the Rotary Club of Woodland and will benefit the Scott Hill Park and Sports Complex.

**CONTINUED BUSINESS**

- **Scott Hill Park and Sports Complex.** Bart Stepp, Public Works Director, explained expenses to date relating to the sale of the house at 310 Scott Hill Road. Proceeds from the sale will go to pay off the interfund loan for the purchase of parkland and support the Park and Recreation fund for 2012. City Council will take action to surplus the home and then list it for sale with realtor.

Sandy Larson, Rotary Club of Woodland and Hilltop Park Ad Hoc Committee, reported that the Memorandum of Understanding (MOU) is being re-reviewed by the Rotary and that the Fun Run was completed. The Fun Run will be held again in 2013 and the Rotary is taking suggestions on how to improve the event for next year. Discussion ensued regarding advertising (web sites and flyers), runner and traffic concerns, stations, food, and participation.

**Horseshoe Lake Management Committee (HSLMC).** Boardmember Mike Curry reported that the Washington State Department of Fish and Wildlife (WDFW) is scheduled to begin water quality testing the first week of September, that visibility is at

six- to eight-feet, that the pump is maintaining the current water level but only running at approximately 1,200 GPM, and on the goose problem at the east end of Horseshoe Lake Park. Discussion ensued regarding the potential application of a geese repellent. The Board requested that Mr. Curry continue researching details and costs for geese repellent and report back.

- **Budget 2013.** Bart Stepp reported that the 2013 draft budget recommendations include eliminating watering at all parks, retaining two full time five month temporary park workers, and no student hires. Other maintenance expenses are status quo including \$1,200 for another year of baseline water quality testing at Horseshoe Lake by the WDFW with HSLMC volunteers. There is an additional \$2,000 request for electrical work and the installation of automatic locks to close the public restroom at night due to vandalism and cleaning issues. If the house at 310 Scott Avenue sells for what is anticipated the estimated ending fund balance is expected to carry the Park and Recreation Department through the end of 2013 with no additional cuts.

**OTHER**

**Boy Scout / Eagle Scout Projects.** Staff presented photos of the completed benches and reported that one was vandalized. Discussion ensued regarding options for replacing the stolen boards and what could be done with the bolts so that additional boards cannot be removed.

**Community Garden.** John Stark spoke regarding the status of the Community Garden and plans for 2012. Discussion ensued regarding soil preparation, coordinating with the school plant sale, and recent late growing seasons. The Board chose to postpone a decision until the next regular meeting.

**Swimming Pool Update.** Bart Stepp reported that a decision was issued, that no appeals have been received to date, and that if the site plan is approved a process for relocating Park Road will go through City Council sometime in October-November. Board and staff discussed the effect on Horseshoe Lake Park, funding, alternate locations, and YMCA participation.

**October 17, 2012 Meeting Location.** Staff reported that the regularly scheduled October 17, 2012 meeting will be held at the Woodland Community Center at 782 Park Street due to a scheduling conflict.

**ADJOURNMENT**

The meeting was adjourned at 6:00 p.m. The next regular meeting will be held at 5:00 p.m. on Wednesday, September 19, 2012, in the Port of Woodland’s Community Room.

Minutes approved: \_\_\_\_\_

\_\_\_\_\_  
Jody Bartkowski, Park Board Secretary

\_\_\_\_\_  
Date



**CITY OF WOODLAND  
FACILITIES RENTAL AND USE AGREEMENT**

- |                                     |                 |  |                   |
|-------------------------------------|-----------------|--|-------------------|
| o Horseshoe Covered Area            | Resident        | \$35/\$50 deposit                              | Usage Date: _____ |
|                                     | Non-Resident    | \$100/\$50 deposit                             |                   |
|                                     | Non-Profit Org. | \$25/\$50 deposit                              |                   |
| o Community Center                  | Resident        | \$60/\$150 deposit                             | Gate Open: _____  |
|                                     | Non-Resident    | \$100/\$150 deposit                            |                   |
|                                     | Non-Profit Org. | \$10 mo. or maintenance/\$50 dep.              |                   |
| o Council Chambers                  |                 | \$50/key deposit as required                   | Fee Amount: _____ |
| o Conference Room                   |                 | \$35/reserved only during regular office hours |                   |
| Recognized Non-profit Organization? | Yes o No o      |  |                   |

Facility Usage Date(s): \_\_\_\_\_ Day(s) of Week: \_\_\_\_\_

Arrival/Departure Time: \_\_\_\_\_ Number Attending: \_\_\_\_\_

Type of Activity/Event: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Applicant Name: \_\_\_\_\_ Organization: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Email Address: \_\_\_\_\_

**Please Read Carefully**

- Enter and vacate at above stated time
- Adult supervision is required at ALL TIMES
- Please give 24-hour notice of cancellation
- Use only facilities listed on application
- Any emergency situation or bad weather may cause cancellation of facilities without notification
- Failure to observe rules and regulations of the City may result in loss of usage privileges and forfeiture of deposit.
- No tobacco, smoking, or alcohol beverages
- User is responsible for damages and clean-up

**NOTICE: Deposits will be non-refundable if the key is not returned, a city employee is called out to unlock, clean up, etc. Report any damages or problems to City Hall Annex 225-8281 as soon as possible. If the problem occurs after hours, please call Woodland Police Dispatch at 225-8981.**

**Agreement:** The undersigned hereby makes application to the City of Woodland for use of city facilities described above and certifies that the information given in this application is correct. The undersigned further states that he/she has the authority to make this application for the applicant and agrees that the applicant will observe all rules and regulations of Woodland Municipal Code and policies of the city in which the facilities are requested. Applicant agrees that City of Woodland and City of Woodland agents, employees, and directors shall not be liable for any damage to person or property by reason of the negligent acts of Applicant, its agents, employees, invitees, or subcontractors. Applicant agrees to protect indemnify for costs, legal and other expenses, and hold harmless City of Woodland and its officers, employees, directors and agents from claims, liabilities, or suits arising out of injury to person or property from negligent acts of Applicant, its agent, employees, invitees, or subcontractors.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<b>OFFICE USE ONLY</b>		\$	θ CA	Receipt Number: _____
Amount Paid		_____	θ CK	
Approved θ	Denied θ	Received by: _____	Date: _____	Card #: _____
Request taken by: _____	Key #/Color: _____	Date: _____	Date Returned: _____	
Date: _____	Refund Check #: _____	Date: _____		

Revised 4/9/09

**City Of Woodland  
City Council Meeting Agenda Summary Sheet**

<b>Agenda Item:</b> Authorize Mayor to sign Resolution No. 615 - Disposal of Surplus Real Property, 310 Scott Hill Road	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><b>Agenda Item #:</b></td> <td style="border-bottom: 1px solid black;">Action (<u>F</u>)</td> </tr> <tr> <td><b>For Agenda of:</b></td> <td style="border-bottom: 1px solid black;">September 17, 2012</td> </tr> <tr> <td><b>Department:</b></td> <td style="border-bottom: 1px solid black;">Public Works</td> </tr> <tr> <td><b>Date Submitted:</b></td> <td style="border-bottom: 1px solid black;">September 12, 2012</td> </tr> </table>	<b>Agenda Item #:</b>	Action ( <u>F</u> )	<b>For Agenda of:</b>	September 17, 2012	<b>Department:</b>	Public Works	<b>Date Submitted:</b>	September 12, 2012
<b>Agenda Item #:</b>	Action ( <u>F</u> )								
<b>For Agenda of:</b>	September 17, 2012								
<b>Department:</b>	Public Works								
<b>Date Submitted:</b>	September 12, 2012								

<b>Cost of Item:</b>	NA
<b>Amount Budgeted:</b>	NA
<b>Unexpended Balance:</b>	NA

<b>BARS #:</b>	
<b>Description:</b>	

**Department Supervisor Approval:** Public Works Department /s/ *Bart Stepp*

**Committee Recommendation:** Parks and Recreation Committee approved 3-0 sending resolution to council for approval on September 11, 2012.

**Agenda Item Supporting Narrative (list attachments, supporting documents):**

Resolution No. #615.  
 September 5, 2012 Memo from Bart Stepp  
 September 10, 2012 letter from Rotary Club

**Summary Statement/Department Recommendation:**

Resolution needed to declare property at 310 Scott Hill Road surplus so the City can sell the property. Proceeds from the sale of this property was anticipated in the 2012 budget and will be used to pay off the \$48,390 interfund loan for the Scott Hill Park Property Acquisition and \$46,192 in park operating expenses for 2012.

To prepare for the sale of this property the City has located the septic tank and drainfield, completed a boundary line adjustment, and had an appraisal done on the property.

On September 6 City Staff and Council members walked the site with Sandy Larson and Bob Hasbrouck from the Rotary Club and discussed options for the park. Two items came up during the walkthrough the City will pursue. One is talking to the property owners that currently own the undeveloped section of Meriwether about giving the City the piece of property located just east of the park. This would provide a second access point and provide residents on the east side of town access to the park without going around the hill. The other is the water treatment plant property consists of 7.03 acres south of the main park area. Several acres of that property are undeveloped. While the City needs some of that land for a future reservoir and treatment plant expansion, some of that land could be used for the park. The eastern 0.5 acres of the undeveloped area could be set aside for the park which would compensate for the sale of the house property at 310 Scott Hill Road leaving the total park area the same before the sale of this house.

I would also like to respond to a couple of the statements in the September 10 letter from Rotary

Club. The first is the statement, "the access to the property is funneled down at the driveway to the house that the City wants to sell." The house in question is accessed off Scott Hill Road north of where the entry road to the park will turn off Scott Hill Road. The access to the park will be instead behind the back property of the house and along the west property line with the water treatment plant property (see map as part of September 5 memo). The sale of this house will not impact the access road to the park.

The second statement is in regards to holding off paying off the 24-month inter-fund loan. This paragraph does not mention the \$46,192 of park fund revenue that is expected from the sale of this house for 2012. To delay the sale of this house would create a \$46,192 deficit in the park budget for 2012 which the City cannot make up in 4 months. The park system has been operated this year based on having that revenue because that was in the approved budget. This \$46,192 is the main reason Staff is pushing to sell the house in 2012, not the interfund loan.

The sale of this house is needed to maintain our 2012 budget. At the same time the sale of this house does not impact the viability of the park project and the City will compensate for the loss of this area by providing 0.5 acres of Water Treatment Plant Property for the Park. Staff recommends approval of this resolution.

**RESOLUTION NO. 615**

**A RESOLUTION PROVIDING FOR THE DISPOSAL OF REAL PROPERTY DEEMED TO BE SURPLUS TO THE REASONABLY FORESEEABLE NEEDS OF THE CITY OF WOODLAND.**

**WHEREAS**, the property at 310 Scott Hill Road, parcel #508840100, belonging to the City of Woodland is obsolete and not used by the City; and

**WHEREAS**, the selling of the property is needed to fund park operations in 2012 and to repay an interfund loan made for the purchase of the Scott Hill Park Property, it should be in the best interest of the City to dispose of the property in a manner that will be to the best advantage to the City of Woodland;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Woodland as follows:

1. Based upon the findings and recommendations of the City, the real property at 310 Scott Hill Road, parcel #508840100, is declared to be surplus to the foreseeable needs of the City.
2. That it is deemed to be for the common benefit of the residents of said City to dispose of said property.
3. That the Mayor is authorized to dispose of the property in a manner that will be to the best advantage to the City of Woodland.

PASSED by the City of Woodland, Washington and approved by its Mayor this 17<sup>th</sup> day of September, 2012.

\_\_\_\_\_  
Grover B. Laseke, Mayor

Attest:

\_\_\_\_\_  
Mari E. Ripp, Clerk-Treasurer

Approved as to form:

\_\_\_\_\_  
William Eling City Attorney



## MEMORANDUM

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Date: September 5, 2012  
From: Bart Stepp, PE, Public Works Director  
To: City of Woodland Parks and Recreation Committee and Rotary Park Committee  
Cc: Mayor of Woodland  
Subject: Scott Hill House Surplus Information  
Enclosure: Scott Hill Park Area Map, Boundary Line Adjustment Info, Ordinance 1235

This memorandum provides information about staff's request to sell the Scott Hill Property and answer's some questions that have come up.

### Why should the City sell the Scott Hill House Property (310 Scott Hill Road)?

The 2012 budget approved back in December of 2011 assumed the sale of this property would be completed in 2012 to pay for two items in the park budget. One was to pay off the remaining funds needed to complete the purchase of the Scott Hill Park Property. Ordinance 1235, approved at the 4/2/2012 meeting, authorized an interfund loan transfer from the utility reserves to the Park Fund in the amount of \$48,390 for this acquisition. That ordinance stated that funds from the sale of this property would be used to pay off the interfund loan. The 2012 budget also assumed \$46,192 of the 2012 park operating budget would be paid for by the sale of this property. In short, the sale of this property was assumed to pay over \$94,500 in expenses this year. The only way to fill that hole without selling the property in 2012 would be to use general reserves which I do not think City Council is willing to do.

One suggestion was to try to have somebody buy the house only and move it but that would not bring in the amount of funds needed and considering the age of the house and slope of Scott Hill Road may not be feasible.

### Could the house be used as a Public Works Office?

A suggestion has been made to make the house a Public Works Office. The park budget deficit hole could then be filled by Public Works paying for it through a combination of water, sewer, and street funds. The house, however, is not suitable as a Public Works Office for several reasons. They are:

1. **Converting the house would require a conditional use permit and site plan approval.** This would require the City to make frontage improvements to Scott Hill Road in front of the house. It would be very expensive to meet the conditions set in this permit.
2. **The layout of the house is not ideal for an office.** The director's office would be upstairs away from the staff offices which is not a good layout.
3. **There is not enough parking at the site.** The current office requires 4 spots for staff, 2 spots for assigned city vehicles, and then several spaces for the public and ops staff vehicles. The house currently only has room for a couple of vehicles.
4. **The house would need significant repairs to become an office.** In addition to repairs of some walls and windows, the building would also need to be wired for phone and computer systems and an updated HVAC system.

By comparison to the Scott Hill House, the Public Works Office a couple months ago moved into an office at 300 E. Scott Avenue. That property is zoned light industrial which allows the office as a permitted use, the layout provides for all of the staff offices to be close together, there is plenty of existing parking, and the house already had a phone system and updated HVAC system. The City was able to move into that facility and provide a cost savings to the City starting in 2013 from the previous location which was leased. The Scott Hill House would not provide that return on investment.

While the current office will need to be moved once a fire station is constructed at the 300 E. Scott Property, moving it to this house is not the solution. A better long term solution for the office is to construct a new building at the existing Water Treatment Plant or Wastewater Treatment Plant Properties.

Does selling this property impact the ability to develop the park?

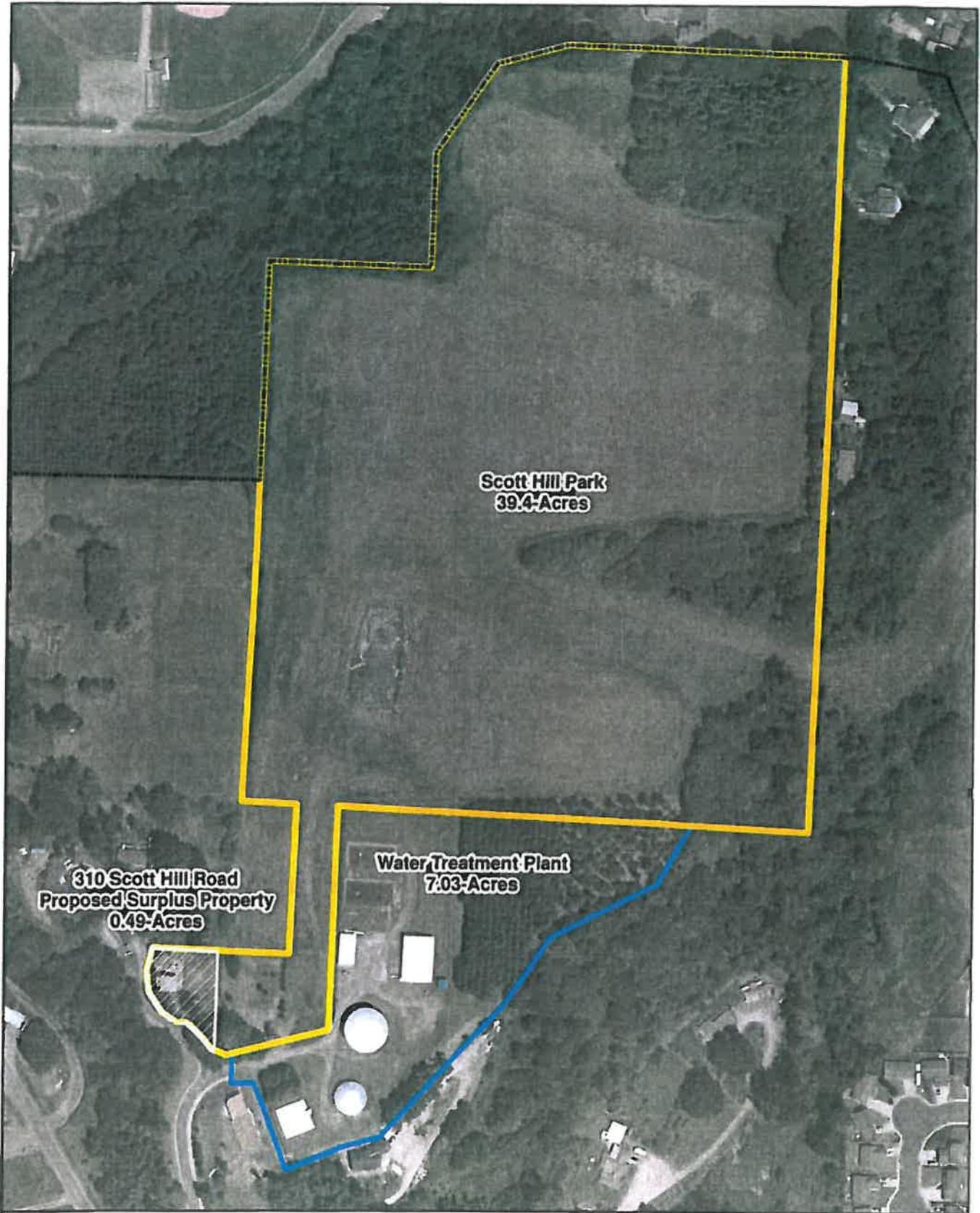
No. The boundary line adjustment completed earlier this year moved approximately 0.6 acres of the house property to the property just east of it which will be used for the main access road to the park. There is plenty of property to construct a road into the main park area which is north and east of 310 Scott Hill Road.

Earlier this year there was a suggestion of having a senior center on this property but the existing house would not work as a senior center so it would need to be torn down. With the boundary line adjustment, there is still possibly enough room in this southwest corner piece to construct a senior center depending on final road layout.

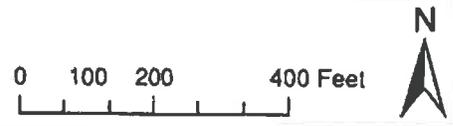
Conclusion

While it would be nice to have as big a park as possible, the City designated this property for sale as part of the 2012 budget and the revenue from this sale is supposed to pay for over \$94,500 of expenses in the 2012 budget. City Council reaffirmed that budget decision in Ordinance 1235.

Staff has operated the park system this year based on that budget. To not sell the property at this point would put the City in a significant financial hardship. Staff recommends the City sell the property.



**SCOTT HILL PARK AREA MAP**





**Rotary Club of Woodland**  
**P.O. Box 482 - Woodland, Washington 98674 - USA**

Bob Hasbrouck  
President  
(360) 225-9100

Michael Jackson  
President-Elect  
(360) 608-8163

Jeff Stay  
Vice President  
(360) 607-8595

Joy Snead  
Secretary  
(360) 225-9421

Carol Rounds  
Treasurer  
(360) 225-9421

September 10, 2012

Mayor Laseke and City Council Members

We at the Rotary Club of Woodland appreciate the opportunity we had last week to walk the park property with the Mayor, Council Members Burke and Swindell, and Staff.

In looking at the site, we continue to be grateful for the chance to work to bring the dream of Scott Hill Park to fruition. The site is beautiful, and should become a true gem for Woodland.

The concerns we previously expressed, however, remain in our minds. While there is a great deal of property, the access to the property is funneled down at the driveway to the house that the City wants to sell. We feel that this situation holds the potential for significant challenges to access.

We know that the City desires to clear the 24-month inter-fund loan early, and has every right to do so by selling the property. We urge Council to hold off on the sale of the property until we are able to have the site plan developed, so that we can determine the true impact of the sale.

Respectfully submitted,

Bob Hasbrouck  
Club President 2012-13

CITY OF WOODLAND

SEP 10 2012

RECEIVED

**City Of Woodland  
City Council Meeting Agenda Summary Sheet**

<b>Agenda Item:</b> Resolution 617, Initiating Park Road Vacation Process	<b>Agenda Item #:</b> <u>(J) Action</u> <b>For Agenda of:</b> <u>September 17, 2012</u> <b>Department:</b> <u>Planning</u> <b>Date Submitted:</b> <u>September 12, 2012</u>
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**Cost of Item:** 0  
**Amount Budgeted:** \_\_\_\_\_  
**Unexpended Balance:** \_\_\_\_\_

<b>BARS #:</b> <b>Description:</b>
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**Department Supervisor Approval:** Carolyn Johnson, Community Development Planner

**Committee Recommendation:** Public Works Committee voted 3-0 on September 11, 2012 to forward the resolution to council for approval.

<p><b>Agenda Item Supporting Narrative (list attachments, supporting documents):</b></p> <ol style="list-style-type: none"> <li>1. Staff Report to City Council</li> <li>2. Resolution</li> <li>3. Site Plan with Grading</li> <li>4. Site Plan with Aerial Image</li> </ol>
<p><b>Summary Statement:</b> Please see staff report.</p>

## STAFF REPORT – *Park Road Street Vacation*

To: City Council  
From: Carolyn Johnson, Community Development Planner  
Date: September 12, 2012  
Re: Park Road Street Vacation

### Introduction

On August 29, 2012, staff issued preliminary site plan approval for the Woodland Pool and Recreation Center project. The proposal is for a two-story community recreation center that would include a pool, locker rooms, exercise space, indoor walking track, lobby, and child care area. The proposed building is 20,800 square feet and would front Park Road. Currently, Park Road runs through the center of the privately owned property proposed for the pool site. The applicant, Mr. Dobbe, is proposing to relocate Park Road and the water line beneath it at his expense within the public right-of-way just south of the project site. ***To do so, the section of Park Road running through the site must be vacated by the Woodland City Council.*** On September 11, 2012, the Public Works Committee passed a motion to recommend City Council approval of a resolution initiating the street vacation process. If the resolution passes, the Council is expected to vote on the street vacation on October 15, 2012 after the completion of the required public notification process and public hearing.

### Background

The street vacation process is directed by RCW 35.79. A vacation can be initiated in one of two ways: 1) by petition by abutting property owners, or 2) by the legislative body. Because the City has an interest in relocating Park Road and the utility beneath it off of private property, the Mayor hopes Council will approve a resolution initiating the process. Process components include a resolution initiating the process, public notification, a public hearing, and ordinance adoption.

The vacation is expected to follow the timeline below:

Public Works Committee Study and Recommendation	9-11-2012
Resolution Initiating Street Vacation Approved by Council (Required by RCW 35.79.010 to occur at least 20 days prior to the Public Hearing)	9-17-2012
Noticing Requirements Met by City (as per RCW 35.79.020)	After 9-17-2012
Public Hearing and Ordinance Reading Before Council (Ordinance Required by RCW 35.79.030)	10-15-2012

### Legal

In a March 29, 2012 email, City Attorney Bill Eling states his legal opinion on the process needed to relocate Park Road from private property to the public right-of-way:

*I have concluded that under Washington law (1) that Park Road is a city right-of-way; (2) that the City cannot move Park Road through an internal administrative*

*process because under state statute, the legislative body holds that power; and (3) that the street vacation statute is applicable to the relocation of all or a portion of Park Road and requires legislative action.*

*I have found no authority supporting the conclusion (1) that Park Road is not a city right-of-way; (2) that the executive in a code city can approve alteration, etc of city rights of way without council action and (3) that Park Road is outside the reach of the street vacation statute . . .*

*Based on the facts as I know them [factual assumptions that might change based upon the design submitted], the procedure for vacating street abutting bodies of water, RCW 35.79.035, is not applicable. There is case law suggesting that Park Road does not "abut" water as "abut" is legally defined. However, it is dicta and refers to RCW 35.79.030. I am in the process of reviewing the statutory history of RCW 35.79.030 and RCW 35.79.035. There have been a series of modifications to 030 and 035 is the statute the Legislature adopted subsequent to the case I refer to above and governs street vacations for streets abutting bodies of water.*

#### **Important Provision of the Ordinance**

In drafting the vacation ordinance to follow, staff is considering a provision that would delay the publication of the ordinance and the effective date until the Public Works Director confirms road relocation has been satisfactorily completed.

#### **Impacts to Parkland**

Currently, Park Road runs through the center of the subject site. The proposal calls for a segment of Park Road to be relocated within its existing right-of-way but built around the subject site. This would result in a portion of Park Road being built to city standards just south of its current route. The proposed road section to be rebuilt would include half street improvements that would add 5-foot-wide sidewalks on the north side of Park Road along the entire length of the project site and connecting to Goerig Street. This would add approximately 540 feet of sidewalk to a roadway that is currently without any sidewalks. The road section proposed to be rebuilt would be 24 feet wide, matching the existing width of Park Road. The water line beneath Park Road will also be relocated as part of road construction.

Existing Horseshoe Lake Park facilities like playgrounds, picnic tables, and the boat launch will not be affected by the project. When relocated, a portion of Park Road will be built at a lower elevation from the existing road. As a result, part of the steep northern slope of Horseshoe Park between Goerig Street and the boat launch will be eliminated. This area is currently planted in ivy and is not programmed park space.

Staff has tied mitigation conditions to approvals that will reduce during-construction impacts on Horseshoe Park. Construction must be coordinated with the Public Works Departments, at least one point of access to the boat ramp must be maintained during construction, and construction cannot begin until after the annual Planters Days Festival.

**Public Notification**

As directed by RCW 35.79, staff shall follow the following notification process:

1. Following a resolution by Council, staff will post notices in the post office, library, City Hall, City Hall Annex, and at the portion of Park Road to be vacated. Notice will be posted at least 20 days before the public hearing date.
2. At least fifteen days before the hearing date, a similar notice shall be mailed to the owners or reputed owners of all lots, tracts or parcels of land or other property abutting upon any street or alley or any part thereof sought to be vacated.
3. Notice of the public hearing shall also be printed in *The Reflector* and uploaded to the City's Website.

CMJ

**CITY OF WOODLAND, WASHINGTON**

**RESOLUTION NO. 617**

*A RESOLUTION FIXING OCTOBER 15, 2012, AS THE DATE FOR PUBLIC HEARING ON A PROPOSAL TO VACATE A PORTION OF PARK ROAD LOCATED WITHIN A TRACT OF LAND LYING WITHIN THE HANS KRAFT DONATION LAND CLAIM IN THE EAS HALF OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 WEST, CITYOF WOODLAND, COWLITZ COUNTY, WASHINGTON*

**Recitals**

WHEREAS, RCW 35.79.010 authorizes the legislative authority of a Washington city to initiate the process to vacate a city street or right of way or any portion of a city street or right of way;

WHEREAS, in conjunction with a development application, an applicant has offered to relocate that portion of Park Road abutting the applicant's property to its southern boundary at applicant's expense;

WHEREAS, in order to accept such an offer, a portion of Park Road must be vacated conditioned on the receipt of an easement or right of way where Park Road is relocated;

And, WHEREAS, RCW 35.79.020 requires that a hearing be held upon no less than twenty days public notice to determine whether a street or alley should be vacated and to determine the terms and conditions thereof.

**Resolution**

NOW, THEREFORE, be it resolved by the City Council of the City of Woodland as follows:

1. Pursuant to RCW 35.79.010, the City hereby initiates the legislative procedure to vacate a portion of Park Road, a strip of real property located within the Hans Kraft Donation Land Claim in the East half of Section 24, Township 5 North, Range 1 West, Willamette Meridian, City of Woodland, Cowlitz County, Washington.

2. A legal description of the segment of Park Road submitted for vacation is attached hereto and incorporated herein as Exhibit "A."

3. Monday, October 15, 2012, at the hour of 7:00 PM or soon thereafter, in Council Chambers in City Hall, 100 Davidson Avenue, Woodland, Washington, is fixed as the time and place for the hearing on this street vacation required by RCW 35.79.

4. The Community Development Planner shall give notice of the pendency of said proposal and time and place of hearing, as required by RCW 35.79.020.

ADOPTED in an Open Public Meeting this \_\_\_\_\_ day of September, 2012.

**CITY OF WOODLAND, WASHINGTON**

Approved:

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Grover Laseke, Mayor

Attest:

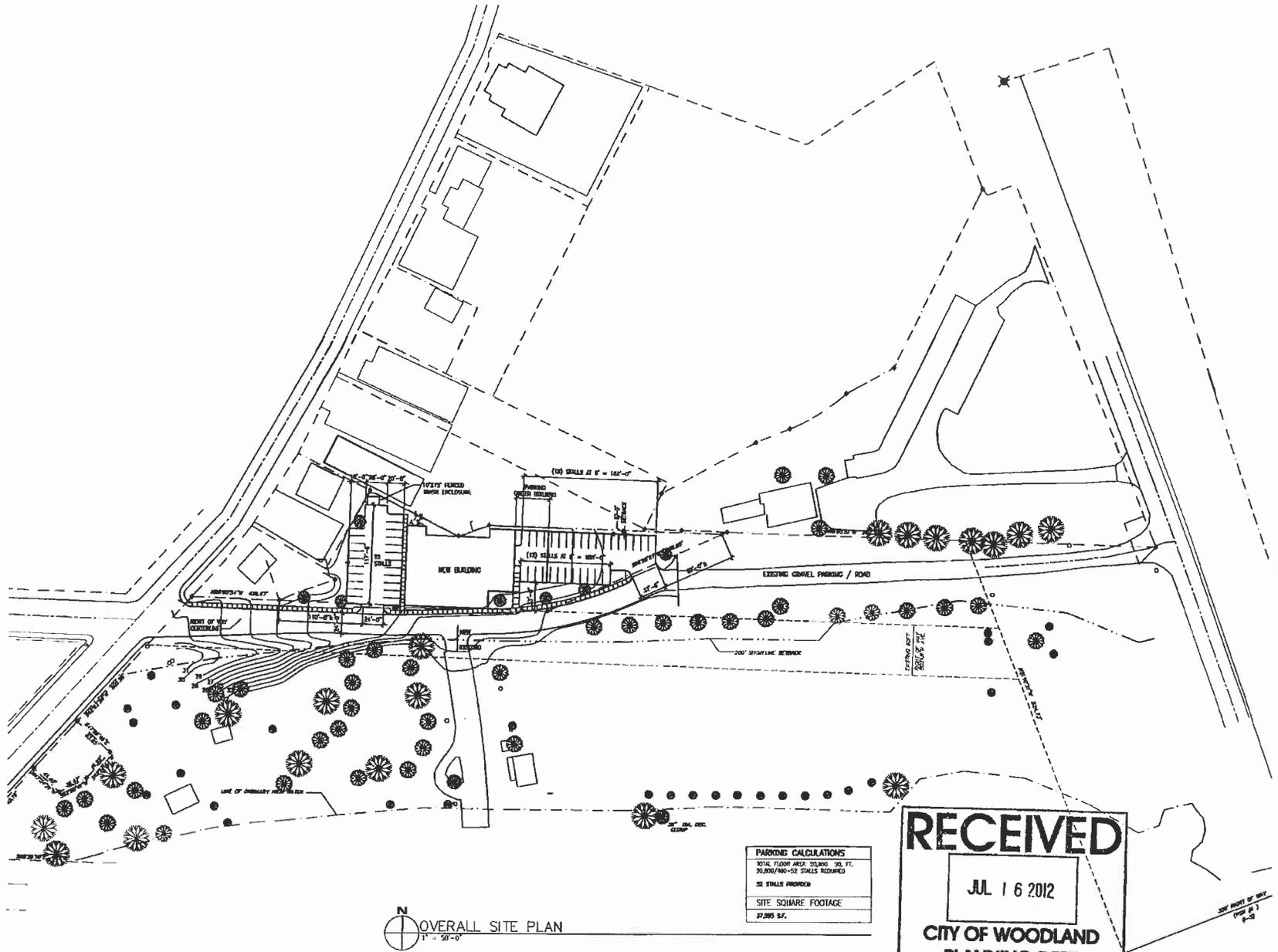
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Mari E. Ripp, Clerk-Treasurer

Approved as to form only:

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William J. Eling, City Attorney



**LSW**  
architects, pc  
woodland / planning / design  
law architects, pc  
2301 Main Street  
Woodland, Washington 98674  
tel 360.894.8071  
fax 360.894.8028

DESIGNED BY  
CHECKED BY  
DATE

**WOODLAND Swimming Pool & Recreational Center**  
**WOODLAND COMMUNITY SWIMMING POOL COMMITTEE**  
WOODLAND, WA. 98674

DATE  
7/16/2012  
CITY OF WOODLAND

PROPOSED  
GRADING  
PLAN

**RECEIVED**  
JUL 16 2012  
CITY OF WOODLAND  
PLANNING DEPT

2.1



# Woodland YMCA

Site Aerial



# Gard

## Bethel Community Gardens: Growi

**FH Browne**  
*for The Reflector*

Bethel Lutheran Church in Brush Prairie is growing things these days, not only in their community gardens, but also in the community as well, as the beds in the garden on their property draw people together as they grow healthy food.

Opened earlier this spring, the gardens offer 28 beds for area gardeners and provide an opportunity for experienced and first-time green thumbs alike to dig into the soil and plant and harvest a wide variety of fresh vegetables and fruit.

The gardens were built with the help of many local organizations and businesses that donated supplies, services and dollars to get the project up and running. Major funding was provided by the Master Gardener Foundation of Clark County, Thrivent Financial, and Battle Ground Fred Mey-

er. Additionally, Clark Public Utilities donated 60 yards of wood chips for the pathways, Peach Health Medical Group donated the garden shed, and Columbia Resources Co. donated yards of compost.

Other companies, including Shorty's Garden and Home, Lowe's and Home Depot offered discount prices for materials and supplies, and members of the Bethel congregation donated both funding and hundreds of hours of labor to help construct the garden plots and get the garden started. Money was needed to purchase a water system (including seven hose outlets), hardware for the garden shed, garden tools, and 12 raised concrete beds.

The planning for the garden began last September and the plots were opened for planting this May. For those who have never had the opportunity to

plant their own vegetables or tend a garden, the WSU Growing Groceries mentors Dean Sutura, Joe Aalbue, Nancy Yeiser and Al Enriquez offer advice and growing tips.

Cost of using the beds is \$15 a year and that allows families to plant for both the spring/summer and fall/winter seasons. At this time, all the beds are full and growing like mad.

The beds include 16 (10 x 20-foot) in-ground raised beds, 8 (4 x 16-foot) concrete block raised beds, and 4 (4 x 8-foot) tall concrete raised beds, which are reserved for wheelchair gardeners. Eleven of the beds are being cultivated by residents of the mobile home park next to the Bethel church, seven of the families are from the Church of God of Prophecy across the road, four were purchased by the North County Food Bank, four are tended by Bethel congrega-



**JIM AND MARY HOSENEY** live next door to the Bethel Community Gardens in a mobile home park and they were thrilled when they were able to purchase two garden beds to

# en Time

## ng both veggies and a community



**LORENA TORRES** and daughters Allison, 3, and Pamela, 11, are pictured here in front of their two garden beds at the Bethel Community Gardens. They are neighbors who leaped at the chance to raise their own vegetables.

Photo courtesy of FH Browne

tion members, and two were grabbed up by neighbors of the church. Gardeners are asked to provide the Food Bank with any extra produce they can't use.

The list of vegetables the community has planted includes tomatoes, green and yellow beans, peas, summer squash, lettuce, herbs, cilantro, parsley, beets, peppers, cucumbers, kohlrabi, carrots, radishes, corn, tomatillos, watermelon and strawberries.

The garden rules ban the use of pesticides, herbicides and chemicals.

"We want organic gardens," said Angelique Harris of the Growing Groceries organization.

Jim and Mary Hosenev guide their wheelchairs through their two raised beds and said they were delighted to be able

to grow their own produce as their mobile home park next door offers little opportunity for gardening.

Lorena Torres and daughters Allison, 3, and Pamela, 11, love the chance to grow what they can eat.

"Some vegetables are too expensive for us, so this way we can work together and the children get to watch vegetables grow right before their eyes," Lorena said. "One day Allison picked a small tomato and asked me 'can I eat this?' And, she was thrilled when I said yes.

"We've never had the space or the chance to have a garden, and I can't thank everyone enough for making this happen for us and for other families," Lorena added.

As they were walking

away, tiny Allison smiled broadly as she clutched a freshly-picked cucumber in her hand, then took small bites as she walked to the car with her mother and sister.

As WSU Master Gardener Dean Sutera has said many times, "Gardens like this not only grow vegetables and fruit for people to enjoy, but they are a community-building activity too, building bridges at the same time filling dinner tables."

Bethel Lutheran Church is located at 12919 NE 159th Street, Brush Prairie.



## Background and Frequently Asked Questions

Cowlitz County and the cities of Castle Rock, Kalama, Kelso and Woodland and the Cowlitz-Wahkiakum Council of Governments (CWCOG) have formed the Cowlitz County Partnership to update the 35-year old county Shoreline Master Program.

The Shoreline Management Act (SMA), approved by voters in 1972, provides a statewide framework for local governments to manage and protect shorelines in their jurisdictions through local development regulations. The SMA requires each county and city to periodically update their Shoreline Master Program (SMP). For the Cowlitz County Partnership, this must be accomplished by December 1, 2014. To accomplish this work, the state Department of Ecology provided the county and cities with a three year grant.

To streamline the process and use public funds efficiently, the Partnership is working with a consulting team led by Parametrix to generate one shoreline inventory for all the jurisdictions. The consultant will work with each entity to apply this inventory along with public and stakeholder input to craft individual SMPs. The State Department of Ecology must review and approve each program before it is implemented at the local level.

The project should be complete by June 30, 2014, via the following phases:

<b>Phase 1</b>	Identify preliminary shoreline jurisdictions, develop public participation programs, and complete the shoreline inventory	April to June 2012
<b>Phase 2</b>	Analyze and characterize shorelines and conduct initial stakeholder outreach	June to December 2012
<b>Phase 3</b>	Develop the SMP - shoreline environment designations, policies and regulations	September 2012 to December 2013
<b>Phase 4</b>	Prepare "cumulative impacts analyses" and restoration plans	November 2012 to January 2014
<b>Phase 5</b>	Adopt the SMP and send to State DOE for approval	January to June 2014
<b>Phase 6</b>	Ecology conducts its review and approval process	June to November 2014

## Frequently Asked Questions

**Q:** *What is the purpose of the SMP update?*

**A:** The county and cities must use updated SMPs to plan and regulate uses in our shoreline areas through a combination of policies, regulations, and permit procedures. The SMP should balance shoreline development with environmental protection while providing and protecting access to public shores and waters.

The shoreline master programs will balance local and statewide interests to achieve the following goals:

- Plan for and manage uses that are either dependent on a shoreline location or are water-related;
- Identify appropriate shorelines and public access; and
- Maintain and enhance ecological conditions of shorelines.

**Q: *Why are we updating the master programs now?***

**A:** We are required to update the SMP by December 1, 2014 as determined by the state legislature. Most jurisdictions, including Cowlitz County, haven't updated their programs comprehensively since the 1970s. The update will address current conditions, apply new science and align with other laws, such as critical areas ordinances.

**Q: *What are the roles of the county and cities in shoreline management?***

**A:** We are responsible for deciding which areas are considered "shorelines," analyzing existing uses and long-term needs for uses that need to be located or are related to the shoreline areas, and implementing policies and regulations to govern future uses and development. We must work with the public, property owners, developers, other agencies, tribal governments, and other interests in developing the SMP. Once adopted, we will administer the program, including the review of new development proposals for consistency with the local program.

**Q: *What is considered a "shoreline" area?***

**A:** The areas subject to the SMA are defined by state statute. These generally include:

- Rivers and streams with mean annual flow over 20 cubic feet per second;
- Lakes and reservoirs exceeding 20 acres; and
- Areas extending landward 200 feet from the ordinary high water mark, and the portion of floodplains extending 200 feet from the floodway.

**Q: *How will the public be involved in the SMP update?***

**A:** The consultant and jurisdictions will hold public meetings on their SMPs and solicit input through a variety of methods. Project information will be posted at [CowlitzShorelineUpdate.org](http://CowlitzShorelineUpdate.org)

**Q: *If I own property or a business along the shoreline, what can I expect?***

**A:** Existing uses, buildings and other development, including landscaping, can be maintained as it is currently. If you propose new development, there may be new requirements, including setbacks and buffers from the water and new standards for docks and similar facilities.

**Q: *Where did the money come from to pay for this project?***

**A:** A grant from Ecology is paying for the SMP update and is being administered by the Cowlitz-Wahkiakum Council of Governments.

**Q: *Why is Longview not involved in this process?***

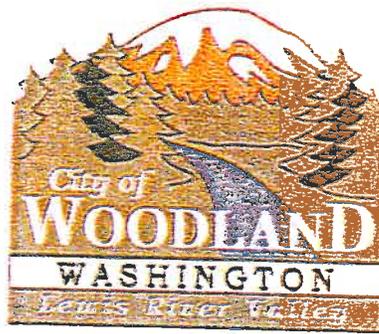
**A:** The city of Longview chose to go through the SMP update process on their own because of the presence of levees on their shorelines. Please contact the city of Longview for additional information on their update process.

**Q: *Where can I find the current SMPs?***

**A:** The 1977 Shorelines Management Master Program for Cowlitz County has been adopted by Cowlitz County and the cities of Castle Rock, Kalama, Kelso and Woodland. To view this document go to [www.co.cowlitz.wa.us/buildplan/planning/shorelines.html](http://www.co.cowlitz.wa.us/buildplan/planning/shorelines.html).

**Q: *Who do I contact if I have any questions?***

**A:** The consultant project manager is Jason Franklin of Parametrix Inc. He can be reached at [JFranklin@parametrix.com](mailto:JFranklin@parametrix.com), or by phone at 360-694-5020 or 503-416-6167. All questions and responses will be noted, evaluated and kept as part of the public comment log for the project.



**RECEIVED**  
**AUG 17 2012**  
**CITY OF WOODLAND**

P.O. Box 9 - Woodland, Washington 98674

Dear facility user:

Thank you for using our facility. We hope you had a pleasant experience at our facility.

In an effort to continue to make your time at our facility enjoyable, we have included a simple questionnaire. Your comments and suggestions will help us to make our facilities better for the community. Please take a few moments to fill out the questionnaire and return it in the postage paid envelope provided.

Please mark which facility you used and the date:

- Horseshoe Covered Area
- Community Center
- Council Chambers
- Conference Room

Date of use: *(Optional)*

July 15, 2012

Please rate the applicable categories in the boxes below. *Note: If the category does not apply leave blank.*

If you have comments please write them in the column marked comments.

	P	S	E	Comments
Facility clean upon arrival			X	
Tables / Chairs in good condition		X		Picnic tables
Garbage containers empty upon arrival		X		
Cleaning supplies easily accessible				
Kitchen equipment functional				
Bathroom equipment functional				
Thermostat functional				
Other (s):				Very thankful to be able to reserve & use facility.

P=Poor S=Satisfactory E=Excellent

Thank-you!

Reservations are accepted each year, starting in November. To make reservations for city facilities please call (360) 225-8281.



P.O. Box 9  
Woodland, WA 98674

Dear Facility User:

Thank you for using our facility, we hope you had a pleasant experience.

In an effort to continue to make your time at our facility enjoyable, we have included a simple questionnaire. Your comments and suggestions will help us better serve the community and to make your experience enjoyable. Please take a few moments to fill out the questionnaire and return it in the postage paid envelope provided.

Please mark which facility you used and the date:

<input checked="" type="checkbox"/>	Horseshoe Covered Area	Date of Use: (optional)
<input type="checkbox"/>	Community Center	
<input type="checkbox"/>	Council Chambers	

8-4-12

Please rate the applicable categories in the boxes below. *Note: If the category does not apply leave blank.*

If you have any comments please write them in the column marked comments.

	P	S	E	Comments
Facility clean upon arrival		X		
Tables/Chairs in good condition		X		
Garbage containers empty upon arrival		X		
Cleaning supplies easily accessible				
Kitchen equipment functional				
Thermostat functional				
Other(s)				

P=Poor S=Satisfactory E=Excellent

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SEP 04 2012  
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<input checked="" type="checkbox"/>	Horseshoe Covered Area	Date of Use: (optional)
<input type="checkbox"/>	Community Center	
<input type="checkbox"/>	Council Chambers	<u>09/18/12</u>

Please rate the applicable categories in the boxes below. *Note: If the category does not apply leave blank.*

If you have any comments please write them in the column marked comments.

	P	S	E	Comments
Facility clean upon arrival			X	
Tables/Chairs in good condition			X	
Garbage containers empty upon arrival			X	
Cleaning supplies easily accessible	X			There were none
Kitchen equipment functional				N/A
Thermostat functional				N/A
Other(s)				OK

P=Poor S=Satisfactory E=Excellent

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SEP 17 2012

- Horseshoe Covered Area
- Community Center
- Council Chambers

Date of Use: (optional)

8/26/2012

CITY OF WOODLAND

Please rate the applicable categories in the boxes below. *Note: If the category does not apply leave blank.*

If you have any comments please write them in the column marked comments.

	P	S	E	Comments
Facility clean upon arrival		X		Some stuff on the floor
Tables/Chairs in good condition			X	
Garbage containers empty upon arrival			X	
Cleaning supplies easily accessible			X	N/A
Kitchen equipment functional				N/A
Thermostat functional				N/A
Other(s)				

Also a homeless guy  
No big deal

P=Poor S=Satisfactory E=Excellent

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