BATTLE GROUND CITY COUNCIL AGENDA
MONDAY, NOVEMBER 2, 2026

BATTLE GROUND CITY HALL COUNCIL CHAMBERS
109 SW 1ST ST., SECOND FLOOR
BATTLE GROUND, WA 98604

MEETING PROCEDURES: The meeting will be conducted in person and via Zoom, allowing council members, staff, and members of the public to hear all individuals participating in the meeting. Members of the public may attend in person or watch the meeting live via the link below.

WATCH LIVE: Members of the public may watch the meeting live on YouTube at Battle Ground City Council - YouTube.

TO PARTICIPATE: Members of the public wishing to comment or provide testimony during the meeting may appear in person to speak during Citizen's Communications and Public Hearings. Comments are generally limited to three (3) minutes per person; however, the Mayor may adjust this time to ensure the meeting proceeds in an orderly and timely manner. Please submit written comments to the City Clerk's Office at least six (6) hours prior to the meeting with the heading "Public Comment for disbursement to the City Council."

ACCESSIBILITY: The City Hall is accessible to individuals with disabilities. As per RCW 42.30.240(2), if you face difficulty attending an in-person meeting to provide oral comment, you can do so remotely, provided that oral public comments are accepted at the meeting. If you require special accommodation to attend the meeting or to provide public comment remotely, please contact the City Clerk's Office at (360) 342-5008 or cityclerk.info@cityofbg.org at least forty-eight (48) hours in advance.

Study Session

STUDY SESSION – 6:00 P.M.
Topic: 2027 Budget Review
Presented By: *Finance and Information Services Director Meagan Lowery.*
Summary: *The City Council will be presented with information regarding the City of Battle Ground's 2027 budget.*

City Council Meeting Agenda

CALL TO ORDER – 7:00 P.M.

INVOCATION
The invocation roster is full for 2026 and 2027. New requests will be accepted beginning June 2027 for openings in 2028.
Members of the public who wish to offer an invocation, brief statement, or moment of silence may submit an Invocation Request Form.
Requests are scheduled on a first-come, first-served basis in accordance with the City Council Meeting Invocation Policy (Resolution 26-04).

PLEDGE OF ALLEGIANCE

ROLL CALL

SUMMARY REPORTS AND PRESENTATIONS
Councilmember Reports
Mayor's Report
Presentations

- Battle Ground University Graduation Ceremony

MOTION TO APPROVE AGENDA

CITIZEN'S COMMUNICATIONS

CONSENT AGENDA
All items listed below are considered routine and will be approved through a single motion, unless a Councilmember requests that an item

be removed from the Consent Agenda for separate consideration prior to the vote on its adoption.

- **A.** City Council Study Session Meeting Minutes of October 19, 2026
- **B.** City Council Regular Meeting Minutes of October 19, 2026
- **C.** Claim Vouchers dated 10/16/2026 #101004-#101086, and Bank Drafts, in the amount of $1,038,829.01
- **D.** Claim Vouchers dated 10/23/2026 #101087-#101114, and Bank Drafts, in the amount of $662,443.72
- **E.** Payroll dated 10/23/2026, vouchers #29387-#29389 in the amount of $1,176.35 and direct deposits of $322,014.33 for a total payroll of $323,190.68
- **F.** SE Grace Avenue Phase 2 – Right of Way (ROW) Purchase Approval – G&B Properties 11
- **G.** SE Grace Avenue Phase 2 – Right of Way (ROW) Purchase Approval – G&B Properties 14
- **H.** SW Eaton Boulevard Improvements – Right of Way (ROW) Purchase Approval – NW Natural
- **I.** Interim City Manager Agreement

PUBLIC HEARING

City Manager Removal Reply and Hearing, Resolution No. 26-10, and Resolution No. 26-11: Public Hearing/Motion
Presented By*: Acting City Manager Robert Ferrier*
Summary: *Pursuant to RCW 35A.13.140, the City Council will conduct a public hearing to receive testimony upon the question of the City Manager's removal. Following the conclusion of the hearing, the Council will consider approval of one of the following actions:*

- *Resolution No. 26-10: Affirming its action of August 5, 2026, and formally terminating the City Manager.*
- *Resolution No. 26-11: Repealing Resolution No. 26-06 and retaining Ms. Swanson as City Manager.*

Revenue Sources: Resolution 26-08: 2027 Fee Schedule: Presentation/Public Hearing
Presented by: *Finance and Information Services Director Meagan Lowery.*
Summary: *Council will hear testimony regarding the 2027 Fee Schedule.*

Revenue Sources: Ordinance 2026-22: 2027 Property Tax Levy: Presentation/Public Hearing
Presented by: *Finance & Information Services Director Meagan Lowery.*
Summary: *Council will hear testimony regarding the 2027 property tax levy.*

Community Development Block Grant (CDBG) Projects: Presentation/Public Hearing
Presented by: *Public Works Director Mark Herceg.*
Summary: *The City Council will receive a presentation regarding this year's proposed Community Development Block Grant (CDBG) projects and conduct a public hearing to receive public testimony on the proposals.*

Ordinance No. 2026-20 Municipal Code Amendments: Chapter 3.32 Utility Tax: Public Hearing/Motion
Presented By*: Finance and Information Services Director Meagan Lowery*
Summary: *The City Council will conduct a public hearing and consider the adoption of Ordinance No. 2026-20, which would amend the name of BGMC Chapter 3.32 and provide a definition section clarifying what constitutes "gross revenue".*

BUSINESS

Ordinance No. 2026-23 Battle Ground Comprehensive Plan Update (2025-2045): Presentation
Presented By*: Community Development Director Kristin Lehto, Public Works Director Mark Herceg, and Planning Supervisor Sam Crummett*
Summary: *The City Council will be presented with information related to the City of Battle Ground's periodic update to its Comprehensive Plan (2025-2045).*

Ordinance No. 2026-24—Comprehensive Stormwater Master Plan Update: Presentation
Presented By: *Public Works Director Mark Herceg*
Summary: *The City Council will receive a presentation on Ordinance No. 2026-24, which would update the Comprehensive Stormwater Master Plan as part of the City's periodic update to its 2025–2045 Comprehensive Plan.*

Ordinance No. 2026-25—Transportation System Plan Update: Presentation
Presented By: *Public Works Director Mark Herceg*
Summary: *The City Council will receive a presentation on Ordinance No. 2026-25, which would update the Transportation System Plan as part of the City's periodic update to its 2025–2045 Comprehensive Plan.*

Ordinance No. 2026-26—Facilities Master Plan Update: Presentation
Presented By: *Public Works Director Mark Herceg*
Summary: *The City Council will receive a presentation on Ordinance No. 2026-26, which would update the Facilities Master Plan as part of the City's periodic update to its 2025–2045 Comprehensive Plan.*

Ordinance No. 2026-27—Hockinson School District Capital Facilities Plan Update and Impact Fee Rate: Presentation
Presented By: *Community Development Director Kristin Lehto and Planning Supervisor Sam Crummett*
Summary: *The City Council will receive a presentation on Ordinance No. 2026-27, which would update the Hockinson School District Capital Facilities Plan and Impact Fee rate as part of the City's periodic update to its 2025–2045 Comprehensive Plan.*

Ordinance No. 2026-29—New Zoning Code Chapter for Master Planned Developments: Presentation
Presented By: *Community Development Director Kristin Lehto and Planning Supervisor Sam Crummett*
Summary: *The City Council will be presented with Ordinance No. 2026-29, which adds proposed language to Battle Ground Municipal Code (BGMC) Chapter 17.160 Master Planned Developments (MPD). The proposed code section establishes standards and procedures to provide a clear framework for this type of development.*

Ordinance No. 2026-30—Winters Rezone Request: Presentation
Presented By: *Community Development Director Kristin Lehto and Planning Supervisor Sam Crummett*
Summary: *The City Council will receive a presentation on Ordinance No. 2026-30, which would rezone the Winters Property (Parcel No. 228492000), located southeast of the intersection of NE 92nd Avenue and NE 239th Street. The proposed zoning map amendment is part of the City's periodic update to its 2025–2045 Comprehensive Plan.*

ADMINISTRATIVE REPORTS

COUNCIL COMMUNICATIONS

ADJOURNMENT

NEXT MEETING DATE: Monday, November 16, 2026 – No Study Session – Regular Meeting at 7:00 p.m.

Public Notices:

- Persons requiring special arrangements in order to participate in meetings should call the City Clerk's office at (360) 342 – 5008 at least two (2) business days prior to the scheduled meeting.
- The public is invited to view the full City Council packet on our website at www.cityofbg.org.
- This institution is an equal opportunity provider and employer.
- Any subject placed on the agenda, regardless of how the matter is stated on the agenda, may be acted on by the council.
- Información será traducida al español a petición de cityclerk.info@cityofbg.org.
- Информация имеется на русском языке по запросу на cityclerk.info@cityofbg.org.
- 如需相关信息的中文版本，请来函索取：cityclerk.info@cityofbg.org
- Za informacije na bosanskom jeziku obratite se na adresu cityclerk.info@cityofbg.org

CITY OF BATTLE GROUND
STAFF REPORT

To:	City Council
From:	Meagan Lowery, Finance and Information Services Director
Date:	November 2, 2026
Proceeding Type:	STUDY SESSION
Subject:	2027 Budget Overview

Summary

Council will receive an overview of the 2027 Budget, presented to the full council on October 19, 2026.

Battle Ground City Council Study Session
Monday, October 19, 2026

The study session of the Battle Ground City Council was called to order in the Battle Ground Council Chambers at 6:00 p.m. by Mayor Overholser. The meeting was live-streamed on YouTube.

The following were present:

COUNCIL: Mayor Eric Overholser, Deputy Mayor Aimee Vaile and Council Members Troy McCoy, Victoria Ferrer, Shane Bowman, Jeanie Kuypers and Brian Munson

ABSENT: None

STAFF: Deputy City Manager Robert Ferrier, Finance and Information Services Director Meagan Lowery, Public Works Director Mark Herceg, Community Development Director Kristin Lehto, Planning Supervisor Sam Crummett, Chief of Police Dennis Flynn entered the council chambers at 6:17 p.m. Communications and Public Information Manager Alisha Smith and Executive Assistant Kelly Jensen

TOPIC: Comprehensive Plan Update

Presented by: *Community Development Director Kristin Lehto, Public Works Director Mark Herceg, and Planning Supervisor Sam Crummett*

Summary: *Community Development Director Kristin Lehto, Public Works Director Mark Herceg, and Planning Supervisor Sam Crummett provided a presentation to the Council regarding the Comprehensive Plan Update.*

The Council discussed the presentation.
Public Works Director Mark Herceg and Planning Supervisor Sam Crummett responded to questions from the Council.

ADJOURNMENT
The meeting adjourned at 6:47 p.m.

_____
Eric Overholser
Mayor

_____
Kelly Jensen
Executive Assistant

Date of approval by the City Council: November 2, 2026

- This institution is an equal opportunity provider and employer.
- Información será traducida al español a petición de *cityclerk.info@cityofbg.org*
- Информация имеется на русском языке по запросу на *cityclerk.info@cityofbg.org*.
- 如需相关信息的中文版本，请来函索取：*cityclerk.info@cityofbg.org*
- Za informacije na bosanskom jeziku obratite se na adresu *cityclerk.info@cityofbg.org*
- Ang impormasyon ay makukuha sa Tagalog sa pamamagitan ng kahilingan sa *cityclerk.info@cityofbg.org*
- Gửi yêu cầu nhận thông tin sẵn có bằng tiếng Việt đến *cityclerk.info@cityofbg.org*

DRAFT

Battle Ground City Council Meeting Minutes
Monday, October 19, 2026

The regular meeting of the Battle Ground City Council was called to order in the Battle Ground Council Chambers at 7:00 p.m. by Mayor Eric Overholser. The meeting was recorded via Zoom and live-streamed on YouTube.

INVOCATION
Pursuant to Resolution 26-04, the Invocation was provided by Betty Curphey

PLEDGE OF ALLEGIANCE:
The Pledge of Allegiance was recited.

ROLL CALL
Executive Assistant Kelly Jensen called the roll. The following were present:

COUNCIL: Mayor Eric Overholser, Deputy Mayor Aimee Vaile, and Councilmembers, Troy McCoy, Victoria Ferrer, Shane Bowman, Jeanie Kuypers and Brian Munson

ABSENT: None

STAFF: Interim City Manager Robert Ferrier, Finance and Information Services Director Meagan Lowery, Community Development Director Kristin Lehto, Public Works Director Mark Herceg, Police Chief Dennis Flynn, City Attorney Lisa Marshall (via Zoom), Communications Manager/Public Information Officer Alisha Smith, and Executive Assistant Kelly Jensen.

SUMMARY REPORTS AND PRESENTATIONS **7:03 p.m.**

Councilmember Reports:

- *Councilmember McCoy provided a report regarding the recent RTC Meeting*
  Discussion was held by the Council
  Director Herceg responded to questions by council
- *Mayor Overholser provided a report regarding the recent EMS 2 Board Meeting held on October 12, 2026*
- *Mayor Overholser provided a report regarding the recent C-Tran Meeting held on October 13, 2026*

Mayor's Report:

- **Big Heart Citizen Recognition Award: Camp Hope of SW Washington,**
  Mayor Overholser presented the BiG Heart Citizen Recognition Award to Camp Hope of SW Washington in recognition of the heart they bring to the youth of our community. Mayor Overholser

noted that Camp Hope of SW Washington was nominated by Ann Croze. Acting Executive Director Kevin Girthright accepted the award and provided a brief statement.

- **Parks and Community Engagement (PACE) Board Member Position #7 appointment: Jody Shaw, unexpired term ending December 31, 2026, and subsequent term beginning January 1, 2027 – December 31, 2029**
  Mayor Overholser called for a motion to approve the appointment of Jody Shaw to the Parks and Community Engagement Board Position No. 7, for an unexpired term ending December 31, 2026, and a subsequent term beginning January 1, 2027 – December 31, 2029.

  MOTION: Deputy Mayor Vaile moved to approve the appointment of Jody Shaw to the Parks and Community Engagement (PACE) Board Member Position No. 7, for an unexpired term ending December 31, 2026, and a subsequent term ending December 31, 2029.
  SECOND: Councilmember Kuypers
  VOTE: Motion carried 7-0

  Jody Shaw provided a brief statement

- **LEOFF-1 Disability Board Council Liaison Re-Appointment to Position #1: Deputy Mayor Vaile, 2-Year Term from January 1, 2027 – December 31, 2029**
  Mayor Overholser called for a motion to approve the re-appointment of Aimee Vaile to the LEOFF-1 Disability Board Council Liaison Position 1, for a 2-year term from January 1, 2027 – December 31, 2029.

  MOTION: Councilmember Munson moved to approve the re-appointment of Deputy Mayor Vaile to the LEOFF-1 Disability Board Council Liaison Position #1, term beginning January 1, 2027, and ending December 31, 2029.
  SECOND: Councilmember Kuypers
  VOTE: Motion carried 7-0

Presentations:

- *None*

MOTION TO APPROVE AGENDA **7:21 p.m.**
MOTION: Councilmember McCoy moved to approve the meeting agenda as presented.
SECOND: Councilmember Munson
VOTE: Motion Carried 7-0

CITIZEN'S COMMUNICATIONS **7:21 p.m.**
Mayor Overholser announced the duration of Citizen's Comments would be thirty (30) minutes and that each speaker's time would be three (3) minutes.

Mayor Overholser opened the floor for public comment at 7:24 p.m.

- *John Idsinga provided public comment*
- *James Newton provided public comment*
- *Judy Blevins provided public comment*
- *JD Hisey provided public comment*

- *Ed Stanton provided public comment*
- *Jessica Cole provided public comment*
- *Wynn Grcich provided public comment*

CONSENT AGENDA **7:42 p.m.**

A. City Council Regular Meeting Minutes of October 5, 2026
B. Claim Vouchers dated 10/02/2026 #100930-#100963, in the amount of $975,802.10
C. Claim Vouchers dated 10/12/2026 #100964-#101003, and Bank Drafts, in the amount of $1,961,475.96
D. Payroll dated 10/09/2026, vouchers #29384-#29386 in the amount of $1,826.60 and direct deposits of $316,559.79 for a total payroll of $318,386.39
E. SE Grace Avenue Phase 2 – Right of Way (ROW) Purchase Approval – Thomas
F. Gordy Jolma Family Natural Area (GJFNA) – Public Trail and Access Easement
G. SW Eaton Boulevard Improvements – Local Agency Agreement Supplement with WSDOT
H. Preliminary Budget – Set Public Hearings
I. W 15th Avenue/W Main Street Intersection Improvements – Bid Award
J. Police Radio Purchase with Clark Regional Emergency Service Agency (CRESA) – Bulk Order
K. Ordinance No. 2026-23 Battle Ground Comprehensive Plan – Set Public Hearing
L. Ordinance No. 2026-24 Comprehensive Stormwater Master Plan Update – Set Public Hearing
M. Ordinance No. 2026-25 Transportation System Plan Update – Set Public Hearing
N. Ordinance No. 2026-26 Facilities Master Plan Update – Set Public Hearing
O. Ordinance No. 2026-27 Hockinson School District Capital Facilities Plan – Set Public Hearing
P. Ordinance No. 2026-29 Master Planned Developments – Set Public Hearing
Q. Ordinance No. 2026-30 Winters Rezone Request – Set Public Hearing

MOTION: Councilmember Munson moved to approve the Consent Agenda items A-P and remove item Q for discussion.
SECOND: Councilmember Ferrer
VOTE: Motion Carried 7-0

Council discussed item Q
Community Development Director Kristin Lehto responded to questions.

MOTION: Councilmember McCoy moved to approve item Q on the Consent Agenda
SECOND: Councilmember Munson
VOTE: Motion Carried 7-0

BUSINESS **7:45 p.m.**

2026 Quarter 3 Financial Review: Presentation
Presented By: *Finance and Information Services Director Meagan Lowery*
Summary: *The City Council received a presentation of the city's 2026 third quarterly financial performance. Finance and Information Services Director Meagan Lowery provided a brief presentation.*

Councilmember Ferrer thanked Director Lowery and staff

Discussion was held by council
Director Lowery responded to questions from council.

Mayor Overholser thanked staff for their hard work and approachability

Ordinance No. 2026-28 Amending Battle Ground Municipal Code (BGMC) Chapter 12.108 Maintenance of Sidewalks: Presentation/Set Public Hearing
Presented By*: Public Works Director Mark Herceg*
Summary: *The City Council received a presentation and considered setting a Public Hearing for November 16, 2026, Regular City Council Meeting to hear testimony regarding Ordinance No. 20026-28, which would amend Battle Ground Municipal Code (BGMC) Chapter 12.108 Maintenance of Sidewalks.*

Public Works Director Mark Herceg provided a brief presentation.
Discussion was held by council
Director Herceg responded to questions from council

Executive Assistant Jensen read the Title of Ordinance No. 2026-28

MOTION: Councilmember McCoy moved to set a Public Hearing for the November 16, 2026, Regular City Council Meeting to hear testimony regarding Ordinance No. 2026-28.
SECOND: Councilmember Ferrer
VOTE: Motion Carried 7-0

2026 Community Development Block Grant (CDBG) Project Proposals: Presentation
Presented By*: Public Works Director Mark Herceg*
Summary: *The City Council received a presentation of the 2026 Community Development Block Grant (CDBG) project proposals.*
Public Works Director Mark Herceg provided a brief presentation.

Discussion was held by council
Director Herceg responded to questions from council.

Director Herceg asked for 1 or 2 possible projects that council may be interested in.
Consensus was reached by Council in favor of moving forward with Remy Park Phase 3A and NE Grace Path Phase I projects

ADMINISTRATIVE REPORTS **8:28 p.m.**

- *Deputy City Manager Robert Ferrier provided a brief presentation regarding the City Manager Internal Candidate Evaluation Proposal for the City of Battle Ground provided by GMP and asked for direction from council*

Discussion was held by council

City Attorney Lisa Marshall responded to questions from council

Tamara Gunter responded to questions from council

Consensus was reached by Council to direct staff to provide council with the job description and qualifications from the former City Manager search and once approved by council open the City Manager position to internal candidates and then determine the next steps.

- *Sewers - the EQ Basin Expansion – Public Works Director provided a brief presentation*

Consensus was reached by Council to direct staff to move forward with the EQ Basin Expansion

COUNCIL COMMUNICATIONS **8:58 p.m.**

- *Councilmember Bowman:*
  - *Councilmember Bowman noted that, on August 5, 2026, the Council moved to appoint the Deputy City Manager as Interim City Manager. He requested that an employment contract be placed on the November 2, 2026, meeting agenda for Council consideration and approval. Mayor Overholser stated that negotiations regarding the Interim City Manager's employment contract were underway.*

- *Councilmember Ferrer:*
  - *Asked Director Herceg about the striping on 20th Avenue.*
    Director Herceg responded to Councilmember Ferrer
    Discussion was held by council

- *Deputy Mayor Vaile:*
  - *Reported that she and Councilmember Ferrer attended the Pooch Parade. She described it as a successful event and thanked Alisha, Joanna, City staff, and volunteers for their contributions.*
  - *Mayor Overholser thanked everyone involved in the Pooch Parade.*

EXECUTIVE SESSION **9:04 p.m.**

Mayor Overholser announced that pursuant to RCW 42.30.110(1)(i), the City Council would enter an Executive Session to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency. Mayor Overholser stated the Executive Session would last thirty (30) minutes, beginning at 9:05 pm and ending at 9:35 pm with no action to follow.

The City Council, Deputy City Manager Robert Ferrier, City Attorney Hillary Evans (via Zoom), and City Attorney Quinn Oppenheim (via Zoom) entered the Executive Session at 9:05 p.m.

The Council re-entered the Chambers at 9:35 p.m.
Mayor Overholser reconvened the Regular Meeting at 9:35 p.m.

No action was taken

ADJOURNMENT

The regular meeting was adjourned at 9:36 p.m.

Next Meeting Date: Monday, November 2, 2026 – Study Session at 6:00 p.m. - Regular meeting at 7:00 p.m.

Eric Overholser
Mayor

Elizabeth Halili
City Clerk

Date of approval by the City Council: November 2, 2026

Regular Council meetings of the Battle Ground City Council are recorded digitally. These recordings are kept on file in the office of the City Clerk for a period of six (6) years.

- This institution is an equal opportunity provider and employer.
- Información será traducida al español a petición de *cityclerk.info@cityofbg.org*
- Информация имеется на русском языке по запросу на *cityclerk.info@cityofbg.org*.
- 如需相关信息的中文版本，请来函索取：*cityclerk.info@cityofbg.org*
- Za informacije na bosanskom jeziku obratite se na adresu *cityclerk.info@cityofbg.org*
- Ang impormasyon ay makukuha sa Tagalog sa pamamagitan ng kahilingan sa *cityclerk.info@cityofbg.org*
- Gửi yêu cầu nhận thông tin sẵn có bằng tiếng Việt đến *cityclerk.info@cityofbg.org*

DRAFT

CITY OF BATTLE GROUND
CLAIMS VOUCHER APPROVAL

I, THE UNDERSIGNED, DO HEREBY CERTIFY UNDER PENALITY OF PERJURY THAT THE MATERIALS HAVE BEEN FURNISHED, THE SERVICES RENDERED OR THE LABOR PERFORMED AS DESCRIBED, OR 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 JUST, DUE AND UNPAID OBLIGATION AGAINST THE CITY OF BATTLE GROUND, AND THAT I AM AUTHORIZED TO AUTHENTICATE AND CERTIFY TO SAID CLAIM.

Meagan Lowery
FINANCE DIRECTOR

Alex Richter
ACCOUNTS PAYABLE

THE FINANCE DIRECTOR OF THE CITY OF BATTLE GROUND, WASHINGTON, HEREBY SUBMITS TO CITY COUNCIL THE CHECKS AND BANK DRAFTS BELOW, PREPARED FOR PAYMENT IN THE AMOUNT OF $1,038,829.01 ON THIS, THE 16TH DAY OF OCTOBER, 2026.

	ACCTG DATE	AMOUNT	
BANK DRAFT	10/15/2026	$ 119,323.63	PAYROLL AP
101004	10/15/2026	$ 1,033.31	PAYROLL AP
101005-101070	10/12/2026	$ 837,788.23	REGULAR AP
BANK DRAFT	10/13/2026	$ 78,543.75	P-CARD PAYMENT
101071-101086	10/14/2026	$ 2,140.09	UTILITY AP
		$ 1,038,829.01	

Battle Ground, WA

Check Register

Packet: APPKT05509 - 3rd Qtr. 2026 - IRS 941 payment check

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOLED CASH-POOLED CASH						
02559	INTERNAL REVENUE SERVICE- FED T	10/15/2026	Regular	0.00	1,033.31	101004

Bank Code POOLED CASH Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	1,033.31
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	**1**	**0.00**	**1,033.31**

Battle Ground, WA

Check Register

Packet: APPKT05506 - 3rd Qtr. 2026 - L&I Bank Draft

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOLED CASH-POOLED CASH						
00687	DEPT OF LABOR & INDUSTRIES	10/15/2026	Bank Draft	0.00	66,264.13	DFT0003205

Bank Code POOLED CASH Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	36	1	0.00	66,264.13
EFT's	0	0	0.00	0.00
	36	**1**	**0.00**	**66,264.13**

Battle Ground, WA

Check Register

Packet: APPKT05505 - 3rd Qtr. 2026 - WA Cares Bank Draft

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOLED CASH-POOLED CASH						
00812	EMPLOYMENT SECURITY DEPT.	10/15/2026	Bank Draft	0.00	13,148.03	DFT0003204

Bank Code POOLED CASH Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	6	1	0.00	13,148.03
EFT's	0	0	0.00	0.00
	6	**1**	**0.00**	**13,148.03**

Battle Ground, WA

Check Register

Packet: APPKT05504 - 3rd Qtr 2026 - PFML Bank Draft

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOLED CASH-POOLED CASH						
00810	EMPLOYMENT SECURITY DEPARTMI	10/15/2026	Bank Draft	0.00	34,216.15	DFT0003203

Bank Code POOLED CASH Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	12	1	0.00	34,216.15
EFT's	0	0	0.00	0.00
	12	**1**	**0.00**	**34,216.15**

Battle Ground, WA

Check Register

Packet: APPKT05503 - 3rd Quarter 2026 - ESD Bank Draft

Unemployment

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOLED CASH-POOLED CASH						
00811	EMPLOYMENT SECURITY DEPT	10/15/2026	Bank Draft	0.00	5,695.20	DFT0003202

Bank Code POOLED CASH Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	6	1	0.00	5,695.20
EFT's	0	0	0.00	0.00
	6	**1**	**0.00**	**5,695.20**

Battle Ground, WA

Check Register

Packet: APPKT05509 - 3rd Qtr. 2026 - IRS 941 payment check

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOLED CASH-POOLED CASH						
02559	INTERNAL REVENUE SERVICE- FED T	10/15/2026	Regular	0.00	1,033.31	101004

Bank Code POOLED CASH Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	1,033.31
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	**1**	**0.00**	**1,033.31**

Battle Ground, WA

Check Register

Packet: APPKT05506 - 3rd Qtr. 2026 - L&I Bank Draft

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOLED CASH-POOLED CASH						
00687	DEPT OF LABOR & INDUSTRIES	10/15/2026	Bank Draft	0.00	66,264.13	DFT0003205

Bank Code POOLED CASH Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	36	1	0.00	66,264.13
EFT's	0	0	0.00	0.00
	36	**1**	**0.00**	**66,264.13**

Battle Ground, WA

Check Register

Packet: APPKT05505 - 3rd Qtr. 2026 - WA Cares Bank Draft

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOLED CASH-POOLED CASH						
00812	EMPLOYMENT SECURITY DEPT.	10/15/2026	Bank Draft	0.00	13,148.03	DFT0003204

Bank Code POOLED CASH Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	6	1	0.00	13,148.03
EFT's	0	0	0.00	0.00
	6	**1**	**0.00**	**13,148.03**

Battle Ground, WA

Check Register

Packet: APPKT05504 - 3rd Qtr 2026 - PFML Bank Draft

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOLED CASH-POOLED CASH						
00810	EMPLOYMENT SECURITY DEPARTMI	10/15/2026	Bank Draft	0.00	34,216.15	DFT0003203

Bank Code POOLED CASH Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	12	1	0.00	34,216.15
EFT's	0	0	0.00	0.00
	12	**1**	**0.00**	**34,216.15**

Battle Ground, WA

Check Register

Packet: APPKT05503 - 3rd Quarter 2026 - ESD Bank Draft

Unemployment

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOLED CASH-POOLED CASH						
00811	EMPLOYMENT SECURITY DEPT	10/15/2026	Bank Draft	0.00	5,695.20	DFT0003202

Bank Code POOLED CASH Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	6	1	0.00	5,695.20
EFT's	0	0	0.00	0.00
	6	**1**	**0.00**	**5,695.20**

Battle Ground, WA

Payment Register

APPKT05523 - US BANK 09/2026

01 - Vendor Set 01

Bank: POOLED CASH - POOLED CASH

Vendor Number	Vendor Name	Total Vendor Amount
02286	U.S. BANK ONECARD	78,543.75

Payment Type	Payment Number	Payment Date	Payment Amount
Bank Draft	DFT0003207	10/13/2026	78,543.75

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
000777	SQ *EXCEL WINDO - truck details in preparation	09/04/2026	09/04/2026	0.00	861.60
0048028	AMERICAN PLANNI - Associate Planner Job Ad	09/09/2026	09/09/2026	0.00	295.00
0272159426882	ALASKA AIR 027 - TRAVEL FOR FLYNN TURNING THE	09/17/2026	09/17/2026	0.00	326.80
031633	SQ *BLUE STAR D - EMBROIDERY/PATCHES FOR KINLA	09/18/2026	09/18/2026	0.00	146.92
036011799	GALLS - PATCHES FOR UNIFORMS	09/11/2026	09/11/2026	0.00	340.51
090230/6	WILCO FARM STOR - bolt/cable cutters	09/25/2026	09/25/2026	0.00	62.06
1008-8619	AGCEDUCATIONFOU - TRAINING FOR CALLIE	09/09/2026	09/09/2026	0.00	137.50
1023-7672	AGCEDUCATIONFOU - TRAINING FOR CALLIE	09/09/2026	09/09/2026	0.00	137.50
10284632523521	B2B PRIME*5L3IQ - Amazon Business Account char	09/14/2026	09/14/2026	0.00	190.03
1062631112	COMFORT INNS - Kevin Reed accommodations in	09/10/2026	09/10/2026	0.00	371.25
111-0058478-1324221	AMAZON - TISSUES	09/18/2026	09/18/2026	0.00	16.68
111-0658810-9817824	AMAZON - COFFEE CUPS AND PLATES	09/09/2026	09/09/2026	0.00	256.40
111-0947675-7237808	AMAZON - Office Supplies - mouse	09/07/2026	09/07/2026	0.00	14.32
111-2101098-6645800	AMAZON - FLASH DRIVES FOR DETECTIVES	09/18/2026	09/18/2026	0.00	65.33
111-3620455-0466626	AMAZON - FORKS, PLATES, DISH SOAP	09/18/2026	09/18/2026	0.00	26.70
111-3681663-8292239	AMAZON - MONITOR FOR DRONE FIELD BOX	08/31/2026	08/31/2026	0.00	87.11
111-4877327-7064204	AMAZON - COLOR RIBBONS FOR CPL CARD P	09/07/2026	09/07/2026	0.00	116.52
111-5388353-9171414	AMAZON - EXTENSION CORD FOR KELLERS O	09/16/2026	09/16/2026	0.00	47.91
111-5610200-2917000	AMAZON - BATTERIES AND HAND SANITIZER	09/08/2026	09/08/2026	0.00	53.45
111-5643313-7132205	AMAZON - MOUSE AND KEYBOARD FOR MEAGA	09/10/2026	09/10/2026	0.00	125.21
111-5843323-1014601	AMAZON - Senior Center Door Mats	09/17/2026	09/17/2026	0.00	115.64
111-5858658-4812239	AMAZON - ROTATING FLAT EXTENSION CORD	09/14/2026	09/14/2026	0.00	42.24
111-5858658-4812239-01	AMAZON - RETURNED ROTATING FLAT EXTEN	09/16/2026	09/16/2026	0.00	-42.24
111-6371620-3818640	AMAZON - RECEIVED BY DATE STAMP	09/10/2026	09/10/2026	0.00	51.40
111-7034964-8693810	AMAZON - HAND SANITIZER AND CLOROX WI	09/17/2026	09/17/2026	0.00	33.26
111-7513996-3234645	AMAZON - PRINTER PAPER	08/27/2026	08/27/2026	0.00	78.36
111-7884541-9873839	AMAZON - DELL MONITOR	09/14/2026	09/14/2026	0.00	185.11
111-8759604-8359424	AMAZON - MAT TO COVER EXTENSION CORD	09/18/2026	09/18/2026	0.00	26.89
111-8839873-0150630	AMAZON - WHITE BOARD AND PENS	08/26/2026	08/26/2026	0.00	37.65
111-9660610-5634613	AMAZON - Event Supplies for Pooch Par	09/18/2026	09/18/2026	0.00	63.10
111-9982134-2181016	AMAZON - SPOONS AND FORKS FOR BREAK R	09/04/2026	09/04/2026	0.00	60.90
112-1304761-3526650	AMAZON - organizer rack for ben	09/23/2026	09/23/2026	0.00	21.73
112-1597774-2221802	AMAZON - CHARGERS FOR WATER IPAD	09/11/2026	09/11/2026	0.00	25.57
112-1766958-6932256	AMAZON - BOXES FOR DOCUMENT STORAGE	09/17/2026	09/17/2026	0.00	27.74
112-327289-0374612	AMAZON - TENLEY PENS	09/24/2026	09/24/2026	0.00	9.91
112-3394662-9393062	AMAZON - CHARGING FOR TOMMY DESK AND	09/21/2026	09/21/2026	0.00	47.33
112-4156158-5509049	AMAZON - FILLE FOLDERS	09/22/2026	09/22/2026	0.00	45.36
112-4633932-7078643	AMAZON - KEYBOARD AND MOUSE FOR JOAN	09/02/2026	09/02/2026	0.00	74.46
112-4965687-7035420	AMAZON - USB A SPLITTER	09/09/2026	09/09/2026	0.00	24.34
112-6759979-0513832	AMAZON - CHARGING FOR TOMMY DESK	09/21/2026	09/21/2026	0.00	43.70
112-7543697-0883438	AMAZON - FILE BOX STORAGE ORGANIZER	09/23/2026	09/23/2026	0.00	16.51
112-9253021-8169013	AMAZON - COFFEE CUPS	09/14/2026	09/14/2026	0.00	58.18
112-9354788-4887406	AMAZON - INDEX CARDS	08/27/2026	08/27/2026	0.00	8.27
112-9893499-0023466	AMAZON - CALENDAR FOR KRISTIN	09/24/2026	09/24/2026	0.00	226.60
113-0272997-1649067	AMAZON - USB C CABLE	09/03/2026	09/03/2026	0.00	4.18
113-1411867-6235450	AMAZON - Certificate Holders and Glos	09/02/2026	09/02/2026	0.00	115.25
113-1838895-6182669	AMAZON - New Mouse for Rob	09/18/2026	09/18/2026	0.00	20.19
113-2267893-0844203	AMAZON - MEMO BOARD FOR CHERINE	09/16/2026	09/16/2026	0.00	8.27
113-3601099-4233810	AMAZON - Manilla File Folders	09/21/2026	09/21/2026	0.00	20.57

113-4855482-8670606	AMAZON - Note pads for BGU	09/02/2026	09/02/2026	0.00	38.24
113-7732412-8956231	AMAZON - BGU Supplies - Stickers for	09/02/2026	09/02/2026	0.00	56.63
114-1846927-1281024	AMAZON - replacement desk phone cords	09/11/2026	09/11/2026	0.00	10.88
114-2130669-1907444	AMAZON - BGU Supplies - bandaids for	09/10/2026	09/10/2026	0.00	27.92
114-2810421-3110608	AMAZON - Richardson Flag Ceremony sup	09/08/2026	09/08/2026	0.00	28.85
114-3884027-7340230	AMAZON - BGU Supplies - clear bags fo	09/09/2026	09/10/2026	0.00	25.02
114-5553163-0149810	AMAZON - BGU Supplies	09/01/2026	09/01/2026	0.00	120.15
114-8062618-2704220	AMAZON - bit set, aluminum fence sign	09/11/2026	09/11/2026	0.00	72.93
114-8062618-2704220-01	AMAZON - aluminum fence sign holders-	09/14/2026	09/14/2026	0.00	-27.21
114-8062618-2704220-02	AMAZON - aluminum fence sign holders	09/15/2026	09/15/2026	0.00	25.04
114-8515129-7997811	AMAZON - BGU Supplies - glass cleanin	09/10/2026	09/10/2026	0.00	72.88
114-8770567-2797807	AMAZON - BGU Supplies - SWAG Tool Kit	09/10/2026	09/10/2026	0.00	2.22
114-9278583-871431	AMAZON - Richardson Flag Ceremony - t	09/07/2026	09/07/2026	0.00	9.34
115992	PLANETIZEN-8772 - SUBSCRIPTION FOR SAM	09/25/2026	09/25/2026	0.00	199.00
1231-3615	AGCEDUCATIONFOU - TRAINING FOR CALLIE	09/09/2026	09/09/2026	0.00	137.50
12586	WASHINGTON RECR - WRPA Membership Renewal	09/15/2026	09/15/2026	0.00	1,250.00
1311952330	WWW COSTCO COM - Boo Bash Supplies - Candy an	09/07/2026	09/07/2026	0.00	711.55
1315291-3 8-27-26	NW NATURAL 8004 - GAS UTILITY	09/18/2026	09/18/2026	0.00	23.32
1316088463	WWW COSTCO COM - Exec supplies - kleenex	09/22/2026	09/23/2026	0.00	111.55
1331-3977	AGCEDUCATIONFOU - TRAINING FOR CALLIE	09/09/2026	09/09/2026	0.00	137.50
1420733	H 2 OREGON - WATER JUGS, THEY WERE CANCEL	09/18/2026	09/18/2026	0.00	65.16
1436-4892	WSADCP - THERAPEUTIC COURT ASSOC TRAI	09/02/2026	09/02/2026	0.00	310.00
144P632383	POTTER WEBSTER - micro blade fuse	08/28/2026	08/28/2026	0.00	4.89
150P637303	POTTER WEBSTER - 15W40 oil and diesel engine	09/22/2026	09/22/2026	0.00	1,426.24
1519009-3 8/27/26	NW NATURAL 8004 - GAS UTILITY	09/18/2026	09/18/2026	0.00	94.08
1522182-3 8/27/26	NW NATURAL 8004 - GAS UTILITY	09/18/2026	09/18/2026	0.00	23.32
15698799043	EB *GATEKEEPER - TURNING THE TIDE TRAINING FL	09/16/2026	09/16/2026	0.00	125.00
1579-1462	AGCEDUCATIONFOU - TRAINING FOR CALLIE	09/09/2026	09/09/2026	0.00	137.50
16-1428/26-1402/26-1457	UPS*1ZZ31M7T032 - SHIPPING TO WSP CRIME LAB VA	09/25/2026	09/25/2026	0.00	11.59
1644-7298	AGCEDUCATIONFOU - TRAINING FOR CALLIE	09/09/2026	09/09/2026	0.00	137.50
16580	WWP*NEW DAY PES - stinging insect nest removal	09/07/2026	09/07/2026	0.00	299.48
16593	INK ABILITY - Engineering - Tommy Renner B	09/15/2026	09/15/2026	0.00	147.83
16692	INK ABILITY - 2025 BGPD Annual Reports	09/23/2026	09/23/2026	0.00	210.39
16993	MCK TOOL & SUPP - slyde king 4K work light, hy	08/26/2026	08/26/2026	0.00	452.88
17422	MCK TOOL & SUPP - clear safety glasses	09/04/2026	09/04/2026	0.00	78.26
1914-7572	WSADCP - THERAPEUTIC COURT ASSOC TRAI	09/02/2026	09/02/2026	0.00	310.00
1967961-2 8/27/26	NW NATURAL 8004 - GAS UTILITY	09/18/2026	09/18/2026	0.00	44.87
2000151-94131971	WALMART.COM - CLOROX WIPES	09/10/2026	09/10/2026	0.00	29.94
20967	ON THE SPOT ENG - CDBG PLAQUE	08/27/2026	08/27/2026	0.00	160.08
22865439S010	WCI*WASTE CONNE - GARBAGE UTILITY	09/23/2026	09/23/2026	0.00	424.04
22865452S010	WCI*WASTE CONNE - GARBAGE UTILITY	09/23/2026	09/23/2026	0.00	1,645.09
22866334S010	WCI*WASTE CONNE - GARBAGE UTILITY	09/23/2026	09/23/2026	0.00	563.36
22867268S010	WCI*WASTE CONNE - GARBAGE UTILITY	09/23/2026	09/23/2026	0.00	43.55
22867655S010	WCI*WASTE CONNE - GARBAGE UTILITY	09/23/2026	09/23/2026	0.00	713.64
22879503S010	WCI*WASTE CONNE - SHRED SERVICE	09/23/2026	09/23/2026	0.00	107.97
22879680S010	WCI*WASTE CONNE - SHRED SERVICE	09/23/2026	09/23/2026	0.00	117.78
2-322245	EASTSIDE STEEL - steel for parks picnic table	09/22/2026	09/22/2026	0.00	60.98
24000976240306400400588	THE UPS STORE 3 - SENDING BACK TRANSCIEVER TO	08/31/2026	08/31/2026	0.00	463.62
24013396252002061720205	CAMPBELLS LODGE - HOTEL FOR PLANNING DIRECTORS	09/10/2026	09/10/2026	0.00	664.08
24013396261004253311651	OLD TOWN BURGER - Sgt. Exam pre-process meetin	09/21/2026	09/21/2026	0.00	88.56
24027626252067185716458	PAYPAL *AWC - Associate Planner Job Ad	09/09/2026	09/09/2026	0.00	50.00
24055236247883368223117	WILCO FARM STOR - sun and shade lawn seed	09/04/2026	09/04/2026	0.00	174.22
24055236249885787476455	WILCO FARM STOR - BRONZE BRAZING ROD	09/07/2026	09/07/2026	0.00	8.70
24055236262900930443021	WILCO FARM STOR - dry den equine straw bedding	09/21/2026	09/21/2026	0.00	87.01
24055236267906721105732	WILCO FARM STOR - straw bale	09/24/2026	09/24/2026	0.00	39.18
24055236268907905170897	WILCO FARM STOR - RAF BRUSH AND TOY	09/25/2026	09/25/2026	0.00	38.64
24071056244939111818598	GOVERNMENT FINA - GFOA MEMBERSHIP	09/02/2026	09/02/2026	0.00	500.00
24071056248939193625032	COLUMBIA RESOUR - facilities debris disposal	09/07/2026	09/07/2026	0.00	51.60
24081196238029354626849	WAL-MART #5929 - SHOWER CURTAIN FOR MENS LOCK	08/26/2026	08/26/2026	0.00	34.72
24081196241029528712801	WAL-MART #5929 - condiments and utensils for	08/31/2026	08/31/2026	0.00	49.40
24081196266030939646141	WAL-MART #5929 - hand soap, air freshners	09/23/2026	09/23/2026	0.00	48.36
24226386254030286144614	WAL-MART #5929 - BGU Supplies - Finance night	09/11/2026	09/11/2026	0.00	27.78

24231686238872948000081	SAFEWAY #4313 - GATORADE AND WATER FOR NNO	08/27/2026	08/27/2026	0.00	45.06
24231686240875367002377	SAFEWAY #4313 - COOKIES FOR COMMUNITY COURT	08/31/2026	08/31/2026	0.00	7.98
24231686258896484984726	SAFEWAY #4313 - plastic storage bags for wat	09/16/2026	09/16/2026	0.00	16.86
24231686259897682406289	ALBERTSONS #259 - Cookies for BGU	09/17/2026	09/17/2026	0.00	10.00
24231686260898850864033	SAFEWAY #4313 - Sergeant Exam pre work snack	09/18/2026	09/18/2026	0.00	15.43
24240526266905565776013	FOSTER GARVEY P - Civil Service Conference	09/23/2026	09/23/2026	0.00	100.00
24332396260000010300073	RANSONET CHIROP - PERSONAL PURCHASE	09/17/2026	09/17/2026	0.00	131.50
24445006249300869232053	TARGET T-1444 - LOGITECH	09/07/2026	09/07/2026	0.00	27.21
24445006254300796881958	FRED-MEYER #061 - POKER WALK PRIZES	09/14/2026	09/14/2026	0.00	310.30
24445006259300722501758	FRED-MEYER #061 - grip gloves, bark mulch	09/17/2026	09/17/2026	0.00	39.14
24692166239403626927397	CHEVRON 0090311 - propane	08/28/2026	08/28/2026	0.00	66.98
24692166248401605099443	EMERALD SERVICE - used pw ops vehicle oil disp	09/07/2026	09/07/2026	0.00	462.58
24692166251405017869917	LOWES #01632* - touch up paint, and paint st	09/09/2026	09/09/2026	0.00	38.33
24692166251405280544486	SQ *NEW TOWN CL - CLEANING AND ALTERATIONS	09/09/2026	09/09/2026	0.00	193.98
24692166255408897347646	AMERICAN AIR001 - TRAVEL FOR SGT SCOTT NEOGOV	09/14/2026	09/14/2026	0.00	234.89
24692166255408897347653	AMERICAN AIR001 - TRAVEL FOR SGT SCOTT NEOGOV	09/14/2026	09/14/2026	0.00	118.20
24692166255408897347661	AMERICAN AIR001 - TRAVEL FOR SGT SCOTT RELATIV	09/14/2026	09/14/2026	0.00	234.89
24692166255408897347679	AMERICAN AIR001 - TRAVEL FOR SGT SCOTT RELATIV	09/14/2026	09/14/2026	0.00	118.20
24692166255408897347687	AMERICAN AIR001 - TRAVEL FOR TRUAX NEOGOV CONF	09/14/2026	09/14/2026	0.00	234.89
24692166255408897347695	AMERICAN AIR001 - TRAVEL FOR TRUAX NEOGOV CONF	09/14/2026	09/14/2026	0.00	118.20
24692166257400759338043	LOWES #01632* - general purpose drain, DWV p	09/15/2026	09/15/2026	0.00	180.72
24692166266409444481596	SQ *EXCEL WINDO - full detail corrections crew	09/24/2026	09/24/2026	0.00	484.65
24692166267409602659487	SQ *NEW TOWN CL - DRY CLEANING	09/24/2026	09/24/2026	0.00	34.00
24801976238872551129768	BATTLE GROUND A - quick link	08/26/2026	08/26/2026	0.00	3.04
24801976239873736128971	BATTLE GROUND A - HL-KM 145 degree hedge trimm	08/27/2026	08/27/2026	0.00	348.47
24801976239873736129722	BATTLE GROUND A - WIRE STAPLES AND STAPLER	08/27/2026	08/27/2026	0.00	39.65
24801976239873736130597	BATTLE GROUND A - ant bait, ant killer, pruner	08/27/2026	08/27/2026	0.00	174.20
24801976239873736130779	BATTLE GROUND A - hasp fix staples	08/27/2026	08/27/2026	0.00	7.61
24801976240874948129184	BATTLE GROUND A - STIHL LABOR AND FUEL TANK	08/28/2026	08/28/2026	0.00	366.43
24801976246882101136197	BATTLE GROUND A - MAG WD TAPE MEASURE	09/03/2026	09/03/2026	0.00	78.38
24801976252889084121741	BATTLE GROUND A - ivory spray paint, stops rus	09/09/2026	09/09/2026	0.00	19.80
24801976253890249130873	BATTLE GROUND A - industrial caulk gun, constr	09/10/2026	09/10/2026	0.00	67.67
24801976254891441133177	BATTLE GROUND A - concrete mix	09/11/2026	09/11/2026	0.00	45.14
24801976258896084125121	BATTLE GROUND A - hose mender	09/15/2026	09/15/2026	0.00	6.00
24801976259897267127545	BATTLE GROUND A - misc. fasteners	09/16/2026	09/16/2026	0.00	2.22
24801976259897267127677	BATTLE GROUND A - white touch-up spray paint	09/16/2026	09/16/2026	0.00	38.42
24801976260898659092419	AMERICAN PLANNI - APA MEMBERSHIP FOR CONDE	09/17/2026	09/17/2026	0.00	504.40
24801976261899641131363	BATTLE GROUND A - camo earth spray paint, misc	09/18/2026	09/18/2026	0.00	28.72
24801976261899641132312	BATTLE GROUND A - rafter square, misc. fastene	09/18/2026	09/18/2026	0.00	44.80
24801976265904323128517	BATTLE GROUND A - wire lock pin round	09/22/2026	09/22/2026	0.00	9.41
24801976267906674128010	ACE HARDWARE BA - misc. fasteners	09/24/2026	09/24/2026	0.00	21.77
24801976268907847132425	ACE HARDWARE BA - safety locking pin, Threadlo	09/25/2026	09/25/2026	0.00	22.01
24906416252266764268467	AUTOBKS*WESTERN - Don Risto registration fee 2	09/10/2026	09/10/2026	0.00	250.00
24943006244497164790611	COSTCO WHSE #17 - Snacks and coffee for BGU	09/01/2026	09/01/2026	0.00	45.32
24943016239010197679630	THE HOME DEPOT - bottled water, simple green,	08/28/2026	08/28/2026	0.00	1,341.94
24943016261010195867949	THE HOME DEPOT - lumber, threaded rod, condui	09/21/2026	09/21/2026	0.00	49.12
26001308	UPS*1ZZ31M7T032 - SHIPPING TO WSP TOX LAB	09/07/2026	09/07/2026	0.00	11.58
260826-29106729-01	THE REFLECTOR - ADS AND NOTICES #137918	09/02/2026	09/02/2026	0.00	177.60
260909-29106726-01	THE REFLECTOR - ADS & NOTICES #137932	09/16/2026	09/16/2026	0.00	465.00
2609171852448731728	WWW.STICKERYOU. - TEMP TATTOOS FOR SRO/KIDS SU	09/18/2026	09/18/2026	0.00	362.67
26-1201	IN *COLUMBIA PO - FEDERAL LOBBYIST 8/2026	09/10/2026	09/10/2026	0.00	4,017.00
27858	IN *TEAM ONE NE - PATROL RIFLE INSTRUCTOR TRAI	08/26/2026	08/26/2026	0.00	975.00
279412856	COMCAST BUSINES - internet service	08/26/2026	08/26/2026	0.00	2,059.24
281773808	COMCAST BUSINES - INTERNET SERVICE	09/25/2026	09/25/2026	0.00	2,059.24
3145-380579	O'REILLY 3145 - connector, slide tap	09/17/2026	09/17/2026	0.00	24.48
3145-380847	O'REILLY 3145 - oil filters, motor oil for P	09/18/2026	09/18/2026	0.00	89.91
3145-380926	O'REILLY 3145 - ceramic brake pads, brake ro	09/18/2026	09/18/2026	0.00	147.00
3145-381021	O'REILLY 3145 - wiper blades	09/18/2026	09/18/2026	0.00	28.29
3145-381915	O'REILLY 3145 - tie rod Truck #60	09/22/2026	09/22/2026	0.00	68.56
31918-00	CONCRETE SPECIA - 20 ft 60 grade domestic reba	09/16/2026	09/16/2026	0.00	59.41
31919	CONCRETE SPECIA - 20 foot grade 60 domestic re	09/16/2026	09/16/2026	0.00	21.43
333473272 9/1/26	CENTURYLINK LUM - PHONE SERVICE	09/22/2026	09/22/2026	0.00	73.23

333554736 9/1/26	CENTURYLINK LUM - PHONE SERVICE	09/22/2026	09/22/2026	0.00	91.75
333557133 8/21/26	CENTURYLINK LUM - PHONE SERVICE	09/10/2026	09/10/2026	0.00	80.89
333557796 8/28/26	CENTURYLINK LUM - PHONE SERVICE	09/17/2026	09/17/2026	0.00	210.26
333639969 8/21/26	CENTURYLINK LUM - PHONE SERVICE	09/10/2026	09/10/2026	0.00	158.04
333723281 9/1/26	CENTURYLINK LUM - PHONE SERVICE	09/22/2026	09/22/2026	0.00	59.99
333807778 9/1/26	CENTURYLINK LUM - PHONE SERVICE	09/22/2026	09/22/2026	0.00	345.76
333893662 8/21/26	CENTURYLINK LUM - PHONE SERVICE	09/10/2026	09/10/2026	0.00	84.45
333894920 9/1/26	CENTURYLINK LUM - PHONE SERVICE	09/22/2026	09/22/2026	0.00	104.31
334059137 9/1/26	CENTURYLINK LUM - PHONE SERVICE	09/22/2026	09/22/2026	0.00	703.44
334059734 8/21/26	CENTURYLINK LUM - PHONE SERVICE	09/10/2026	09/10/2026	0.00	76.72
34194	PRYME RADIO - RADIO ADAPTER AND HEADSET	09/10/2026	09/10/2026	0.00	152.00
36970211E	SQ *LAW ENFORCE - LEDA TRAINING KANOOTH	08/27/2026	08/27/2026	0.00	299.00
36990558E	SQ *LAW ENFORCE - UAS TRAINING FOR PHELPS AND	08/31/2026	08/31/2026	0.00	598.00
37032825E	SQ *LAW ENFORCE - UAS TRAINING FOR BRENDENBERG	09/02/2026	09/02/2026	0.00	299.00
40284632523521	B2B PRIME*5L3IQ - Amazon Business Account char	09/14/2026	09/14/2026	0.00	190.03
4280538792	CINTAS CORP - FLOOR MATS - OPS	09/01/2026	09/01/2026	0.00	310.56
4281963966	CINTAS CORP - FLOOR MATS - OPS	09/16/2026	09/16/2026	0.00	346.64
44084859	PAYPRO *FARONIC - DEEP FREEZE STANDARD MAINTEN	09/02/2026	09/02/2026	0.00	8.72
480854775-001	ODP BUS SOL LLC - PAPER	09/16/2026	09/16/2026	0.00	76.12
49679	DICKS POINT S T - mount and balance two new ti	09/07/2026	09/07/2026	0.00	1,598.83
498891-0001	ADVANCED HYDRAU - female nst swivel 2-1/2 male	09/04/2026	09/04/2026	0.00	143.75
500594-0001	ADVANCED HYDRAU - hose and push on brass for g	09/25/2026	09/25/2026	0.00	60.49
50787	BIL*PAUL DAVIS - BIO CLEAN UP FOR CAR 505 FOR	09/01/2026	09/01/2026	0.00	758.65
50919	BIL*PAUL DAVIS - BIO CLEAN ON 9/8	09/21/2026	09/21/2026	0.00	329.35
5212455636-05	CHEWY.COM - OMEGA 3 FOR RAF	09/10/2026	09/10/2026	0.00	34.58
5215544426-06	CHEWY.COM - DOG FOOD AND POOP BAGS FOR R	09/14/2026	09/14/2026	0.00	164.25
5358604902	CINTAS CORP - FIRST AID SUPPLIES - OPS	09/09/2026	09/09/2026	0.00	116.09
5359652304	CINTAS CORP - FIRST AID SUPPLIES - COMMUNI	09/14/2026	09/14/2026	0.00	25.72
5359652305	CINTAS CORP - FIRST AID SUPPLIES - CITY HA	09/15/2026	09/15/2026	0.00	52.24
5465	SQ *PFEIFERS MO - mobile concrete delivery	09/21/2026	09/21/2026	0.00	944.52
5630	FLASHALERT NEWS - Press Release Software Subsc	09/02/2026	09/02/2026	0.00	306.23
5799	STANS BODY SHOP - replacement rear door and bo	09/21/2026	09/21/2026	0.00	1,000.00
586328	WASH KINGS LLC - CAR WASHES	09/02/2026	09/02/2026	0.00	426.00
6103	AMERICAN PLANNI - Associate Planner Job Ad	09/09/2026	09/09/2026	0.00	125.00
6152166515	VERIZONWRLSS*RT - PHONE SERVICE	09/10/2026	09/10/2026	0.00	4,578.45
6201	AMERICAN PLANNI - APA ANNUAL CONFERENCE	09/17/2026	09/17/2026	0.00	285.00
6211	AMERICAN PLANNI - APA ANNUAL CONFERENCE CONDE	09/18/2026	09/18/2026	0.00	595.00
647840	NAPA STORE 3715 - Carlyle socket, cable ties	08/28/2026	08/28/2026	0.00	92.17
650242	NAPA STORE 3715 - OIL	09/14/2026	09/14/2026	0.00	15.67
651126	NAPA STORE 3715 - engine filter for sewer tv v	09/21/2026	09/21/2026	0.00	19.38
651144	NAPA STORE 3715 - oil and fuel filters for sew	09/21/2026	09/21/2026	0.00	268.07
651985	NAPA STORE 3715 - transfer pump for generator	09/24/2026	09/24/2026	0.00	728.44
6540610564-1	COAST WENATCHEE - Hotel for WAPRO Fall Confere	09/14/2026	09/14/2026	0.00	250.62
72795781	MRSC.ORG - PUBLIC RECORDS ACT BASICS	08/26/2026	08/26/2026	0.00	180.00
73579346	MRSC.ORG - WHEN PUBLIC PUSHES BACK TRAI	09/11/2026	09/11/2026	0.00	50.00
73717772	MRSC.ORG - training meagan turning mist	09/15/2026	09/15/2026	0.00	50.00
74027626244067803536912	ALLOY SW - charges reversed	09/02/2026	09/02/2026	0.00	-1,157.70
74027626244067803595959	ALLOY SW - CHARGES REVERSED	09/02/2026	09/02/2026	0.00	-1,157.70
743727518	OTC BRANDS *OT - Boo Bash Supplies	09/14/2026	09/14/2026	0.00	528.92
74801976240874948129205	BATTLE GROUND A - RETURNED STIHL LABOR REPAIR	08/28/2026	08/28/2026	0.00	-147.02
750563	SP BULLETPOINT - adjustable cup holder, artic	09/09/2026	09/09/2026	0.00	133.69
765976-202608-1	TLO TRANSUNION - TRULOOKUP	09/03/2026	09/03/2026	0.00	171.30
7686175688	STAPLS768569129 - copy paper, pens, pencils, p	08/31/2026	08/31/2026	0.00	157.49
7686674083	STAPLS768657946 - CALENDARS	09/07/2026	09/07/2026	0.00	44.63
7916618247	STAPLS768657366 - Office Supplies	09/07/2026	09/07/2026	0.00	142.75
814958	FSP*UNIVERSITY - HOTEL FOR FIRST RESPONDER WE	09/25/2026	09/25/2026	0.00	309.45
82038	COLUMBIA PRECAS - adjustable type 1 catch basi	08/27/2026	08/27/2026	0.00	655.58
830375	DOG WASTE DEPOT - Depot Doggies dog waste bags	08/27/2026	08/27/2026	0.00	543.85
830375-01	DOG WASTE DEPOT - ACCRUED TAX, Depot Doggies d	08/27/2026	08/27/2026	0.00	-44.45
8408600504	CINTAS CORP - FIRST AID SUPPLIES - POLICE	09/15/2026	09/15/2026	0.00	17.33
8476	PY *LCEP - SCIENCE TO POLICY SUMMIT FOR	08/27/2026	08/27/2026	0.00	150.00
8778101070182877 8/27/26	COMCAST / XFINI - INTERNET SERVICE	09/24/2026	09/24/2026	0.00	146.18

884276	GOVERNMENT FINA - GFOA GAAP UPDATE TRAINING	09/17/2026	09/17/2026	0.00	175.00
96273324	E3 CREATIVE - ACCIS FALL CONFERENCE	09/18/2026	09/18/2026	0.00	450.00
AAAADICTKQ26MSCNCTBQ	FAADRONEZONE - REGISTRATION FOR AVATA	08/31/2026	08/31/2026	0.00	5.00
B_60120214	PRICELN*RADISSO - WCIA 2026 October Full Board	09/16/2026	09/16/2026	0.00	180.12
CV69019	FERGUSON ENT #3 - faucet for women's restroom	09/15/2026	09/15/2026	0.00	165.31
DE3601788215384	Annual Training Subscription	09/02/2026	10/06/2026	0.00	10,890.00
FS5688959-SO	FULL SOURCE, LL - HI VIS VESTS	09/09/2026	09/09/2026	0.00	49.86
HX0025295828	OAKLEY SI - PATROL BOOTS	09/14/2026	09/14/2026	0.00	101.96
I55703	AMERICAN SANICA - PORTABLE TOILET	09/18/2026	09/18/2026	0.00	150.26
IN1170099	IDI - SEARCH FEES FOR DETECTIVES	09/04/2026	09/04/2026	0.00	4.36
IN7105641604	GOTO GOTOCONNEC - GOTOCONNECT 9/2026	09/11/2026	09/11/2026	0.00	2,582.82
INV-1819344	WASABI TECHNOLO - IT CLOUD STORAGE	09/23/2026	09/23/2026	0.00	23.22
MLJWL1684Y	APPLE.COM/BILL - PIO - iCloud monthly subscri	09/07/2026	09/07/2026	0.00	2.99
ONNA0DP-39J88-9E0	NATIONAL PEN CO - Pens for BGU	09/02/2026	09/02/2026	0.00	182.59
P94693994	BATTERIES PLUS - recycle batteries	09/14/2026	09/14/2026	0.00	48.00
PPCVB1CR-0008	OPENAI *CHATGPT - PIO Chat GPT Subscription	09/07/2026	09/07/2026	0.00	21.78
S013018190.001	CONSOLIDATED SU - WATER METER SUPPLIES	09/02/2026	09/02/2026	0.00	2,320.28
S013067125.001	CONSOLIDATED SU - WATER METER SUPPLIES	09/03/2026	09/03/2026	0.00	1,047.51
S013087868.001	CONSOLIDATED SU - WATER METER SUPPLIES	09/16/2026	09/16/2026	0.00	420.46
SO1010535	HIGHWAY SPECIAL - Miss Poetic Photography adopt	08/28/2026	08/28/2026	0.00	21.78
SO1010535-01	HIGHWAY SPECIAL - ACCRUED TAX, Miss Poetic Photo	08/28/2026	08/28/2026	0.00	-1.78
SO1011733	HIGHWAY SPECIAL - pickleball players only sign	08/28/2026	08/28/2026	0.00	143.75
SO1011733-01	HIGHWAY SPECIAL - ACCRUED TAX, pickleball play	08/28/2026	08/28/2026	0.00	-11.75
SO1012735	HIGHWAY SPECIAL - guest parking only signage	09/23/2026	09/23/2026	0.00	43.56
SO1012735-01	HIGHWAY SPECIAL - ACCRUED TAX, guest parking o	09/23/2026	09/23/2026	0.00	-3.56
SR201079569-01	GORDONTRUCKCENT - repairs made to drainage swe	09/04/2026	09/04/2026	0.00	5,600.44
VP_6F3X6MQW	VISTAPRINT - THANK YOU CARDS WITH LOGO	08/26/2026	08/26/2026	0.00	88.16
W8XEKEA1-0013	WHEN I WORK, IN - Staff scheduling app for Eve	08/28/2026	08/28/2026	0.00	27.23
WA0007851	PSI EXAMS - Ken Walsh cross connection c	09/15/2026	09/15/2026	0.00	108.00
Z674564	CORE & MAIN - W - 5/16 no-hub torque wrench, 1	09/01/2026	09/01/2026	0.00	205.90

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
POOLED CASH	Manual Bank Draft	265	1	0.00	78,543.75
	Packet Totals:	**265**	**1**	**0.00**	**78,543.75**

Cash Fund Summary

Fund	Name	Amount
999	POOLED CASH	-78,543.75
	Packet Totals:	**-78,543.75**



Battle Ground, WA

Check Register

Packet: APPKT05517 - R AP 10/12/2026

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOLED CASH-POOLED CASH						
03599	2 WATCH MONITORING INC OF VAN	10/12/2026	Regular	0.00	2,327.74	101005
04004	ACE HARDWARE - BATTLE GROUND	10/12/2026	Regular	0.00	454.81	101006
00087	ALL COUNTY CONCRETE CUTTING	10/12/2026	Regular	0.00	871.20	101007
00143	ANDERSON GLASS COMPANY	10/12/2026	Regular	0.00	2,069.10	101008
00147	ANDREW W. WHEELER	10/12/2026	Regular	0.00	6,000.00	101009
03776	BERGER, ELEANOR	10/12/2026	Regular	0.00	350.00	101010
00284	BEST WESTERN BATTLE GROUND	10/12/2026	Regular	0.00	500.00	101011
00295	BG PUBLIC SCHOOLS	10/12/2026	Regular	0.00	139,791.00	101012
04568	BLACKHURST, DEBBY	10/12/2026	Regular	0.00	1,000.00	101013
00319	BOYD, GAFFNEY, SOWARDS & TREOS	10/12/2026	Regular	0.00	2,400.00	101014
03133	BRAD PIESCH AGGRESSIVE ENTERPR	10/12/2026	Regular	0.00	95.00	101015
00393	CASCADE COLUMBIA DISTRIBUTION	10/12/2026	Regular	0.00	1,752.20	101016
00424	CERTIFIED LANGUAGES INTERNATIO	10/12/2026	Regular	0.00	110.20	101017
00473	CITY OF LA CENTER	10/12/2026	Regular	0.00	1,385.63	101018
00476	CITY OF RIDGEFIELD	10/12/2026	Regular	0.00	5,166.59	101019
00868	CLARK COUNTY FIRE DISTRICT 3	10/12/2026	Regular	0.00	59,498.98	101020
00512	CLARK COUNTY TREASURER	10/12/2026	Regular	0.00	5,911.86	101021
00512	CLARK COUNTY TREASURER	10/12/2026	Regular	0.00	244.51	101022
00515	CLARK PUBLIC UTILITIES	10/12/2026	Regular	0.00	114,981.53	101023
00546	COLUMBIA RESOURCE CO. UNIT #65	10/12/2026	Regular	0.00	53.39	101024
03584	COWLITZ COUNTY PUBLIC WORKS	10/12/2026	Regular	0.00	1,151.10	101025
00638	DAILY JOURNAL OF COMMERCE, INC	10/12/2026	Regular	0.00	648.55	101026
00646	DATABAR	10/12/2026	Regular	0.00	5,095.04	101027
04209	DELGADO, ALEJANDRA	10/12/2026	Regular	0.00	650.00	101028
00693	DEPT OF LICENSING	10/12/2026	Regular	0.00	504.00	101029
00732	DISCOVERY CLEAN WATER ALLIANCE	10/12/2026	Regular	0.00	364,001.11	101030
03262	DOWL, LLC	10/12/2026	Regular	0.00	219.00	101031
00865	FERGUSON WATERWORKS #3011	10/12/2026	Regular	0.00	24,664.54	101032
03089	FIDELITY NATIONAL TITLE	10/12/2026	Regular	0.00	984.70	101033
00870	FIRE SYSTEMS WEST, INC	10/12/2026	Regular	0.00	5,336.10	101034
00908	FURROW PUMP	10/12/2026	Regular	0.00	1,742.26	101035
00927	GB MANCHESTER CORPORATION	10/12/2026	Regular	0.00	804.81	101036
01023	HARRY'S KEY SERVICE	10/12/2026	Regular	0.00	185.13	101037
01036	HELENA GREEN	10/12/2026	Regular	0.00	300.00	101038
04567	IN-ACCORD, INC	10/12/2026	Regular	0.00	4,500.00	101039
01146	INDUSTRIAL SYSTEMS INC	10/12/2026	Regular	0.00	1,258.00	101040
01245	KANOOTH, AARON	10/12/2026	Regular	0.00	475.20	101041
04553	KENYON DISEND, PLLC	10/12/2026	Regular	0.00	8,946.56	101042
01378	LOOMIS	10/12/2026	Regular	0.00	494.84	101043
02988	MARTA L. OCHOA-RUTHERFORD	10/12/2026	Regular	0.00	130.00	101044
01447	METROWATCH	10/12/2026	Regular	0.00	751.47	101045
01466	MINERT & ASSOCIATES, INC	10/12/2026	Regular	0.00	92.00	101046
01528	NAVIA BENEFIT SOLUTIONS	10/12/2026	Regular	0.00	200.94	101047
02855	NORTH FORK LANDSCAPE - NW BARI	10/12/2026	Regular	0.00	4,673.95	101048
04540	NORTHWEST ONE-CALL SUBSURFACI	10/12/2026	Regular	0.00	139.00	101049
03752	NURNBERG SCIENTIFIC	10/12/2026	Regular	0.00	1,062.41	101050
01627	OFFICE OF STATE TREASURER	10/12/2026	Regular	0.00	12,737.92	101051
01728	PBS ENGINEERING & ENVIRONMENT	10/12/2026	Regular	0.00	986.25	101052
01907	RICOH USA INC	10/12/2026	Regular	0.00	704.28	101053
03843	ROSAUERS	10/12/2026	Regular	0.00	34.93	101054
03356	RYAN M BUSBY	10/12/2026	Regular	0.00	11,500.00	101055
02043	SMARSH	10/12/2026	Regular	0.00	22.84	101056
02098	STATE OF WASHINGTON	10/12/2026	Regular	0.00	6,913.52	101057
02097	STATE OF WASHINGTON	10/12/2026	Regular	0.00	1,202.00	101058

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
02585	TAPANI INC	10/12/2026	Regular	0.00	110.00	101059
02181	TERESA D JOHNSON, CPA INC	10/12/2026	Regular	0.00	717.88	101060
02239	THOMSON REUTERS - WEST	10/12/2026	Regular	0.00	2,237.90	101061
04154	VANCOUVER DEFENDERS	10/12/2026	Regular	0.00	500.00	101062
02333	VANCOUVER HOUSING AUTHORITY	10/12/2026	Regular	0.00	10,842.00	101063
04563	VANDERWEL, LOUIS	10/12/2026	Regular	0.00	1,761.48	101064
02343	VASILIY AND ALLA CLEANING SERVIC	10/12/2026	Regular	0.00	3,868.00	101065
02354	VERIZON WIRELESS	10/12/2026	Regular	0.00	75.00	101066
04569	WALSH, DANIEL	10/12/2026	Regular	0.00	750.00	101067
02497	WILCO	10/12/2026	Regular	0.00	620.17	101068
04497	WILLAMETTE CULTURAL RESOURCES	10/12/2026	Regular	0.00	7,372.50	101069
02530	WSDOT	10/12/2026	Regular	0.00	500.00	101070
04570	NORTHWEST OUTDOOR STRUCTURE	10/12/2026	Bank Draft	0.00	357.11	DFT0003206

Bank Code POOLED CASH Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	79	66	0.00	837,431.12
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	357.11
EFT's	0	0	0.00	0.00
	80	**67**	**0.00**	**837,788.23**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	10/2026	837,788.23
			837,788.23

Battle Ground, WA

Refund Check Register

Refund Check Detail

UBPKT11479 - Refunds 01 UBPKT11476 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
34-031370-001	West, Byron	10/14/2026	101071	216.84			216.84	Deposit
34-088780-002	Moulton, Mary And Matthew	10/14/2026	101072	64.18			64.18	Deposit
35-094940-010	Nylund, Dwight and Allie	10/14/2026	101073	194.22			194.22	Generated From Billing
39-048960-010	Parks, Carol	10/14/2026	101074	223.21			223.21	Generated From Billing
39-131460-001	Hayes, Adam Hergert and Heather	10/14/2026	101075	46.53			46.53	Deposit
43-000230-001	Byler, Cheryl	10/14/2026	101076	46.56			46.56	Generated From Billing
43-098460-003	Gorman, Talon	10/14/2026	101077	155.90			155.90	Deposit
46-038320-003	Ramos, Ricardo and Kelsey	10/14/2026	101078	175.88			175.88	Generated From Billing
48-085380-001	England, Richard and Dianne	10/14/2026	101079	127.44			127.44	Generated From Billing
49-123220-001	McVae, Robert and Linda	10/14/2026	101080	120.85			120.85	Generated From Billing
70-070950-000	Deborah Wise Estate	10/14/2026	101081	9.60			9.60	Generated From Billing
80-071550-003	Hicks, Sheryl	10/14/2026	101082	57.95			57.95	Generated From Billing
80-150477-001	Leigh, Jim and Diane	10/14/2026	101083	11.41			11.41	Generated From Billing
80-150733-001	Hurley, James	10/14/2026	101084	149.99			149.99	Deposit
80-150777-001	Sereno, Jerai Laird and Michael	10/14/2026	101085	417.46			417.46	Generated From Billing
80-151076-001	Lackey, Jason	10/14/2026	101086	122.07			122.07	Generated From Billing
Total Refunds: 16			**Total Refunded Amount:**	2,140.09				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	2140.09
Revenue Total:	2140.09

General Ledger Distribution

Posting Date: 10/14/2026

Account Number	Account Name	Posting Amount	IFT
Fund: 410 - WATER			
410-0000-111-10-99	POOLED CASH	-2,140.09	Yes
410-0000-122-30-00	ACCOUNTS RECEIVABLE UNAPPLIED	2,140.09	
	410 Total:	0.00	
Fund: 999 - POOLED CASH			
999-0000-111-11-00	CASH IN BANK	-2,140.09	

General Ledger Distribution

Posting Date: 10/14/2026

Account Number	Account Name	Posting Amount	IFT
999-0000-292-20-99	DUE TO OTHER FUNDS	2,140.09	Yes
	999 Total:	0.00	
	Distribution Total:	0.00	

CITY OF BATTLE GROUND
CLAIMS VOUCHER APPROVAL

I, THE UNDERSIGNED, DO HEREBY CERTIFY UNDER PENALITY OF PERJURY THAT THE MATERIALS HAVE BEEN FURNISHED, THE SERVICES RENDERED OR THE LABOR PERFORMED AS DESCRIBED, OR 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 JUST, DUE AND UNPAID OBLIGATION AGAINST THE CITY OF BATTLE GROUND, AND THAT I AM AUTHORIZED TO AUTHENTICATE AND CERTIFY TO SAID CLAIM.

Meagan Lowery
FINANCE DIRECTOR

Alex Richter
ACCOUNTS PAYABLE

THE FINANCE DIRECTOR OF THE CITY OF BATTLE GROUND, WASHINGTON, HEREBY SUBMITS TO CITY COUNCIL THE CHECKS AND BANK DRAFTS BELOW, PREPARED FOR PAYMENT IN THE AMOUNT OF $662,443.72 ON THIS, THE 23RD DAY OF OCTOBER, 2026.

	ACCTG DATE	AMOUNT	
101087-101112	10/19/2026	$ 469,089.94	REGULAR AP
101113-101114	10/23/2026	$ 13,131.38	PAYROLL AP
BANK DRAFT	10/23/2026	$ 180,222.40	PAYROLL AP
		$ 662,443.72	

Battle Ground, WA

Check Register

Packet: APPKT05534 - R AP 10/19/2026

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOLED CASH-POOLED CASH						
00512	CLARK COUNTY TREASURER	10/19/2026	Regular	0.00	124,705.92	101087
04551	COLUMBIA RIVER ELECTRIC MAINTEI	10/19/2026	Regular	0.00	6,785.79	101088
02859	CORTES, ADRIAN	10/19/2026	Regular	0.00	525.00	101089
03391	DATAWORKS PLUS LLC	10/19/2026	Regular	0.00	1,092.00	101090
00739	DMCMA	10/19/2026	Regular	0.00	250.00	101091
03262	DOWL, LLC	10/19/2026	Regular	0.00	10,210.00	101092
04159	ECHO ELECTRIC, LLC	10/19/2026	Regular	0.00	94,831.61	101093
00865	FERGUSON WATERWORKS #3011	10/19/2026	Regular	0.00	10,047.16	101094
03033	GLOBAL SECURITY & COMMUNICATI	10/19/2026	Regular	0.00	4,575.16	101095
01003	HALME EXCAVATING	10/19/2026	Regular	0.00	87,391.42	101096
01237	JWC ENVIRONMENTAL	10/19/2026	Regular	0.00	53,124.79	101097
01242	KAISER PERMANENTE	10/19/2026	Regular	0.00	444.00	101098
01394	MACKAY & SPOSITO, INC	10/19/2026	Regular	0.00	25,397.94	101099
01447	METROWATCH	10/19/2026	Regular	0.00	702.99	101100
01677	PACIFIC BREEZE PRODUCTS, INC	10/19/2026	Regular	0.00	78.54	101101
03095	PACIFIC COAST ENERGY	10/19/2026	Regular	0.00	1,187.94	101102
01728	PBS ENGINEERING & ENVIRONMENT	10/19/2026	Regular	0.00	19,709.67	101103
01832	PUBLIC SAFETY TESTING INC	10/19/2026	Regular	0.00	437.00	101104
04566	RUGGED SOLUTIONS AMERICA, LLC	10/19/2026	Regular	0.00	3,115.30	101105
02585	TAPANI INC	10/19/2026	Regular	0.00	165.00	101106
04210	TOTAL MECHANICAL INC	10/19/2026	Regular	0.00	1,773.43	101107
02282	TYLER TECHNOLOGIES, INC	10/19/2026	Regular	0.00	21,565.96	101108
02305	UNIVERSAL FIELD SERVICES, INC	10/19/2026	Regular	0.00	120.00	101109
04563	VANDERWEL, LOUIS	10/19/2026	Regular	0.00	212.16	101110
02397	WALTER E. NELSON COMPANY	10/19/2026	Regular	0.00	634.79	101111
04571	YOUNG, BEN	10/19/2026	Regular	0.00	6.37	101112

Bank Code POOLED CASH Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	38	26	0.00	469,089.94
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	38	**26**	**0.00**	**469,089.94**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	10/2026	469,089.94
			469,089.94

Battle Ground, WA

Check Register

Packet: APPKT05537 - PRAP102326

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOLED CASH-POOLED CASH						
01368	LIFE INSURANCE CO. OF NORTH AM	10/23/2026	Regular	0.00	1,706.59	101113
03434	MISSIONSQUARE	10/23/2026	Regular	0.00	11,424.79	101114
00667	DEFERRED COMPENSATION	10/23/2026	Bank Draft	0.00	3,340.78	DFT0003215
00702	DEPT OF RETIREMENT SYSTEMS	10/23/2026	Bank Draft	0.00	55,023.75	DFT0003216
02559	INTERNAL REVENUE SERVICE- FED T	10/23/2026	Bank Draft	0.00	112,697.18	DFT0003217
01528	NAVIA BENEFIT SOLUTIONS	10/23/2026	Bank Draft	0.00	1,451.64	DFT0003218
03461	WEALTH CARE SAVER	10/23/2026	Bank Draft	0.00	7,709.05	DFT0003219

Bank Code POOLED CASH Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	7	2	0.00	13,131.38
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	20	5	0.00	180,222.40
EFT's	0	0	0.00	0.00
	27	**7**	**0.00**	**193,353.78**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	10/2026	193,353.78
			193,353.78

CITY OF BATTLE GROUND
STAFF REPORT

To:	Rob Ferrier, Interim City Manager
	City Council
From:	Mark Herceg, Public Works Director
Date:	November 2, 2026
Proceeding Type:	Consent
Subject:	SE Grace Avenue Phase 2 – ROW Purchase Approval – G&B Properties 11

Legislative History:	
• Admin:	April 6, 2026
• Consent:	November 2, 2026

Staff Report Summary

The City Council will consider approving the purchase of property for the SE Grace Avenue Phase 2 Improvements project through passage of the consent agenda.

Background

The city has been working on the SE Grace Avenue Phase 2 Improvements project for many years. Most recently, the City has been working to purchase the property and easements that will be necessary to construct the project. Through the design process it was determined that acquisition and easements would be necessary for twenty-three parcels. Per RCW 35A.11.020 the City Council has the authority to approve acquisition of property.

As discussed during the Admin portion of the April 6, 2026 Council Meeting, City staff would negotiate within the limits of City Policy to acquire said properties.

The City was able to negotiate a settlement with the owners of the G&B Properties I property for $1,160,750, which is the Fair Market Value. This purchase includes a permanent acquisition. This is the eleventh of twenty-three acquisitions that are necessary to construct the project.

Fiscal and Policy Implications

This project is included in the 2026 budget.

Goals and Objectives Relevance

Approval of this purchase meets the goal to "Improve And Maintain Infrastructure Improvements". Approving this purchase is one step in moving this project forward, which will ultimately improve existing transportation infrastructure.

Options

Option	Results
• Approve Purchase	City will purchase property so project can continue forward.
• Reject Purchase	City will not purchase property and project won't be able to move forward.
• No Action	Decision will be delayed until more information is provided.

Staff Recommendation

Staff recommends that City Council approve purchase of a permanent acquisition on the G&B Properties I property in the amount of $1,160,750 through passage of the consent agenda.

Attachments

A.	Warranty Deed

Legal Review

N/A, documents have been previously reviewed by Legal Counsel.

After recording return document to:

CITY OF BATTLE GROUND
109 SW 1ST STREET
BATTLE GROUND, WA 98604

Document Title: Warranty Deed
Reference Number of Related Document: N/A
Grantor(s): G and B Properties I, LLP, a Washington limited liability partnership
Grantee(s): CITY OF BATTLE GROUND
Legal Description: Lots 1 and 12 in Block 3, RICHTER'S ADDITION TO BATTLE GROUND, B/005
Additional Legal Description is on Page 4 of Document
Assessor's Tax Parcel Number: 91101152

WARRANTY DEED

SE Grace Avenue Phase 2 Improvements

The Grantor(s), **G and B Properties I, LLP, a Washington limited liability partnership,** for and in consideration of the sum of TEN AND NO/100 ($10.00) Dollars, and other valuable consideration, hereby convey(s) and warrant(s) to the **CITY OF BATTLE GROUND**, a Washington municipal corporation Grantee, the following described real property situated in CLARK County, in the State of Washington, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain:

For legal description and additional conditions
See Exhibit A attached hereto and made a part hereof.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set over to the remainder of the herein described Parcel "A" the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

WARRANTY DEED

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the **CITY OF BATTLE GROUND** unless and until accepted and approved hereon in writing for the **CITY OF BATTLE GROUND**, by its authorized agent.

Date: October 14 2026

Betty A. Kettles

Name/Title

Betty Kettlety, Partner/Owner

STATE OF WASHINGTON)
: ss
County of Clark)

On this 14th day of October 2026, before me personally appeared Betty Kettlety to me known to be the partner/owner of **G and B Properties I, LLP, a Washington limited liability partnership** that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

JILL WYATT
COMM. EXPIRES 02/06/2028
NOTARY
PUBLIC
COMM. NO. 24009160
STATE OF WASHINGTON

Jill Wyatt

Notary Public in and for the State of Washington, residing at Jefferson OR

My commission expires 2/6/2028

WARRANTY DEED

Accepted and Approved

CITY OF BATTLE GROUND

By:_____
Authorized Name/Title

Date:_____

STATE OF WASHINGTON)

: ss

County of _____)

On this _____ day of _____ before me personally appeared _____, to me known to be the _____, for the **CITY OF BATTLE GROUND WASHINGTON**, and that he/she executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said **CITY OF BATTLE GROUND WASHINGTON,** for the uses and purposes therein set forth, and on oath states that he is authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.

_____

Notary Public in and for the State of Washington

Residing at: _____

My commission expires _____

MacKay Sposito

17787LD11_ACQ
1/21/2026
GAH
Vancouver Office

18405 SE Mill Plain Boulevard, Suite 100, Vancouver, WA 98683
360-695-3411 | www.mackaysposito.com

EXHIBIT "A"

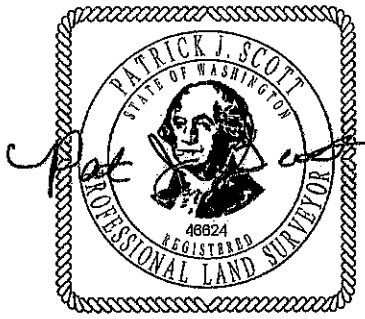
LEGAL DESCRIPTION
RIGHT-OF-WAY ACQUISITION
CITY OF BATTLE GROUND, CLARK COUNTY, WASHINGTON

ALL OF THAT CERTAIN PARCEL DESCRIBED IN STATUTORY DEED CONVEYED TO G & B PROPERTIES I LLP, RECORDED UNDER AUDITOR'S FILE NO. 3496875, RECORDS OF CLARK COUNTY WASHINGTON, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF BATTLE GROUND, CLARK COUNTY, WASHINGTON.

CONTAINS 15,168 SQUARE FEET, MORE OR LESS.



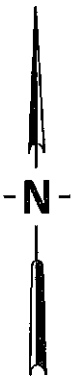
1-21-2026



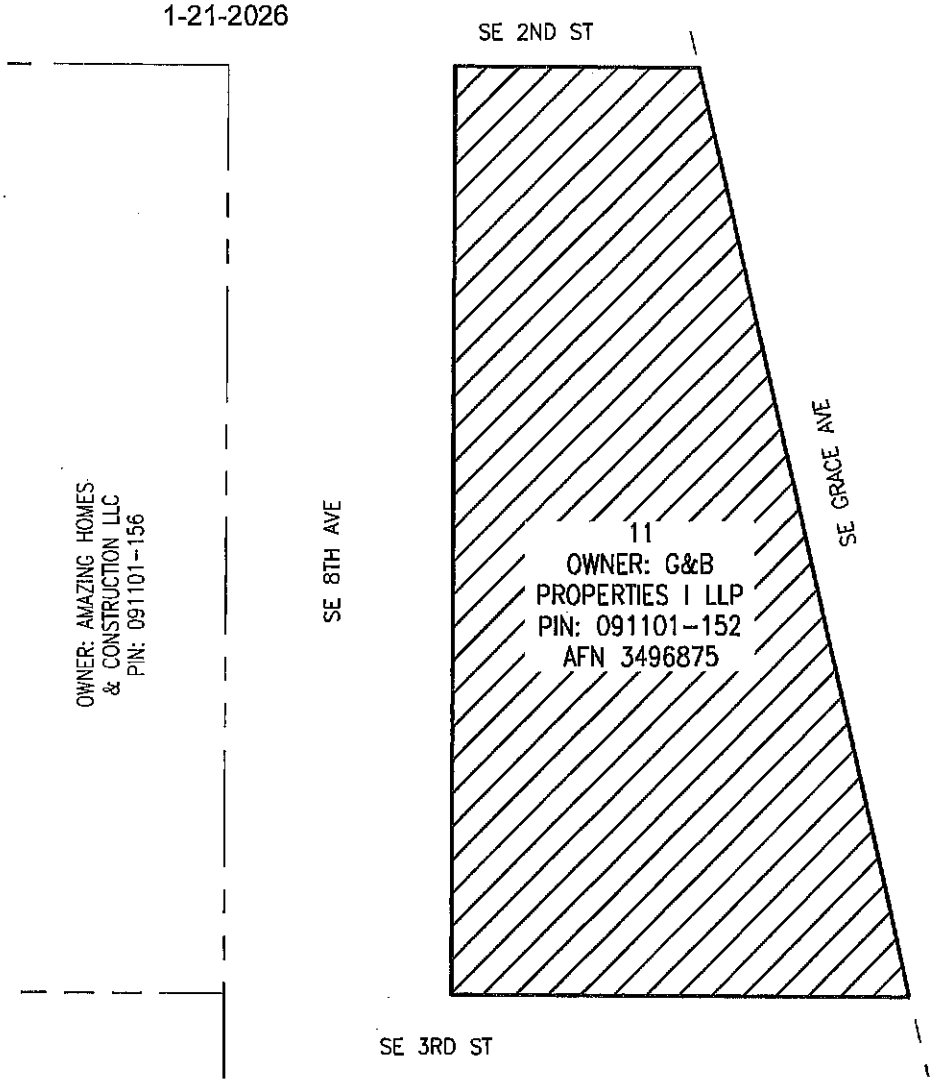
1-21-2026

EXHIBIT "C"
SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR RIGHT-OF-WAY ACQUISITION

CITY OF BATTLE GROUND
CLARK COUNTY, WASHINGTON



1"=40'



MacKay Sposito
ENERGY PUBLIC WORKS LAND DEVELOPMENT
www.mackaysposito.com

18405 SE MILL PLAIN BLVD., SUITE 100
VANCOUVER, WA 98683
PHONE: (360) 695-3411

CITY OF BATTLE GROUND
STAFF REPORT

To:	Rob Ferrier, Interim City Manager
	City Council
From:	Mark Herceg, Public Works Director
Date:	November 2, 2026
Proceeding Type:	Consent
Subject:	SE Grace Avenue Phase 2 – ROW Purchase Approval – G&B Properties 14

Legislative History:	
• Admin:	April 6, 2026
• Consent:	November 2, 2026

Staff Report Summary

The City Council will consider approving the purchase of property for the SE Grace Avenue Phase 2 Improvements project through passage of the consent agenda.

Background

The city has been working on the SE Grace Avenue Phase 2 Improvements project for many years. Most recently, the City has been working to purchase the property and easements that will be necessary to construct the project. Through the design process it was determined that acquisition and easements would be necessary for twenty-three parcels. Per RCW 35A.11.020 the City Council has the authority to approve acquisition of property.

As discussed during the Admin portion of the April 6, 2026 Council Meeting, City staff would negotiate within the limits of City Policy to acquire said properties.

The City was able to negotiate a settlement with the owners of the G&B Properties I property for $675,750, which includes the Fair Market Value of $625,750 and an Administrative Settlement of $50,000. This purchase includes a permanent acquisition. This is the twelfth of twenty-three acquisitions that are necessary to construct the project.

Fiscal and Policy Implications

This project is included in the 2026 budget.

Goals and Objectives Relevance

Approval of this purchase meets the goal to "Improve And Maintain Infrastructure Improvements". Approving this purchase is one step in moving this project forward, which will ultimately improve existing transportation infrastructure.

Options

Option	Results
• Approve Purchase	City will purchase property so project can continue forward.
• Reject Purchase	City will not purchase property and project won't be able to move forward.
• No Action	Decision will be delayed until more information is provided.

Staff Recommendation

Staff recommends that City Council approve purchase of a permanent acquisition on the G&B Properties I property in the amount of $675,750 through passage of the consent agenda.

Attachments

A.	Warranty Deed

Legal Review

N/A, documents have been previously reviewed by Legal Counsel.

After recording return document to:

CITY OF BATTLE GROUND
109 SW 1ST STREET
BATTLE GROUND, WA 98604

Document Title: Warranty Deed
Reference Number of Related Document: N/A
Grantor(s): G and B Properties I, LLP, a Washington limited liability partnership
Grantee(s): CITY OF BATTLE GROUND
Legal Description: Lots 1, 9 & 10, in Block 2, RICHTER'S ADDITION TO BATTLE GROUND, B/005
Additional Legal Description is on Page 4 of Document
Assessor's Tax Parcel Number: 91101148

WARRANTY DEED

SE Grace Avenue Phase 2 Improvements

The Grantor(s), **G and B Properties I, LLP, a Washington limited liability partnership,** for and in consideration of the sum of TEN AND NO/100 ($10.00) Dollars, and other valuable consideration, hereby convey(s) and warrant(s) to the **CITY OF BATTLE GROUND**, a Washington municipal corporation Grantee, the following described real property situated in CLARK County, in the State of Washington, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain:

For legal description and additional conditions
See Exhibit A attached hereto and made a part hereof.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set over to the remainder of the herein described Parcel "A" the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

WARRANTY DEED

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the **CITY OF BATTLE GROUND** unless and until accepted and approved hereon in writing for the **CITY OF BATTLE GROUND**, by its authorized agent.

Date: October 14 2026

Betty A. Kettlety

Name/Title
Betty Kettlety, Partner/owner

STATE OF WASHINGTON)
: ss
County of Clark)

On this 14th day of October 2026, before me personally appeared Betty Kettlety to me known to be the Partner/owner of **G and B Properties I, LLP, a Washington limited liability partnership** that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

JILL WYATT
COMM. EXPIRES 02/06/2028
NOTARY PUBLIC
COMM. NO. 24009160
STATE OF WASHINGTON

Notary Public in and for the State of Washington, residing at Jefferson OR

My commission expires 2/6/2028

WARRANTY DEED

Accepted and Approved

CITY OF BATTLE GROUND

By:_____
Authorized Name/Title

Date:_____

STATE OF WASHINGTON)

: ss

County of _____)

On this _____ day of _____ before me personally appeared _____, to me known to be the _____, for the **CITY OF BATTLE GROUND WASHINGTON**, and that he/she executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said **CITY OF BATTLE GROUND WASHINGTON**, for the uses and purposes therein set forth, and on oath states that he is authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.

_____
Notary Public in and for the State of Washington

Residing at: _____

My commission expires _____

MacKay Sposito

17787LD14_ACQ
1/21/2026
GAH
Vancouver Office

18405 SE Mill Plain Boulevard, Suite 100, Vancouver, WA 98683
360-695-3411 | www.mackaysposito.com

EXHIBIT "A"

LEGAL DESCRIPTION
RIGHT-OF-WAY ACQUISITION
CITY OF BATTLE GROUND, CLARK COUNTY, WASHINGTON

ALL OF THAT CERTAIN PARCEL DESCRIBED IN STATUTORY DEED CONVEYED TO G & B PROPERTIES I LLP, RECORDED UNDER AUDITOR'S FILE NO. 3496875, RECORDS OF CLARK COUNTY WASHINGTON, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF BATTLE GROUND, CLARK COUNTY, WASHINGTON.

CONTAINS 19,751 SQUARE FEET, MORE OR LESS.



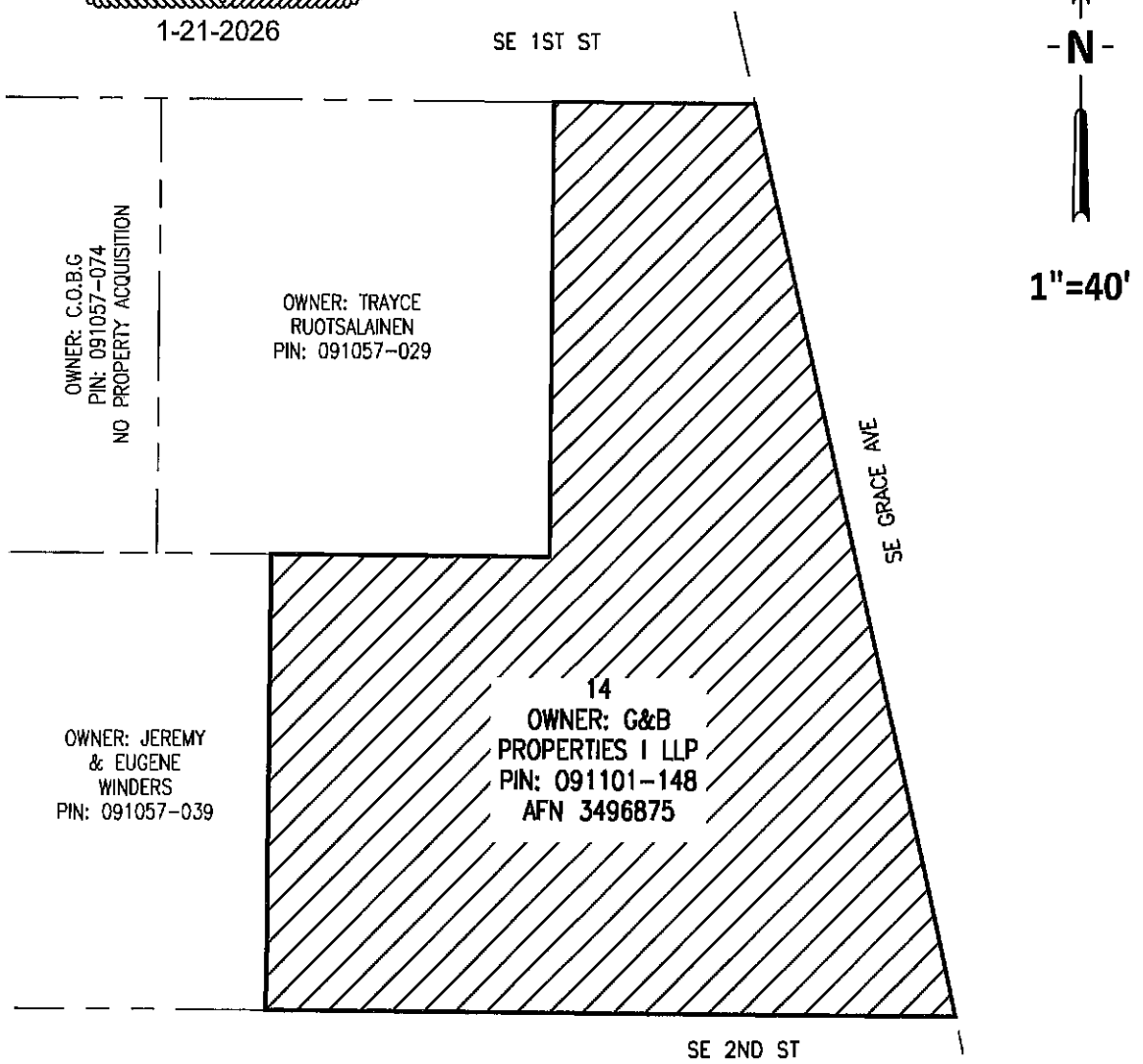
1-21-2026

PATRICK J. SCOTT
STATE OF WASHINGTON
46624
REGISTERED
PROFESSIONAL LAND SURVEYOR

1-21-2026

EXHIBIT "C"
SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR RIGHT-OF-WAY ACQUISITION

CITY OF BATTLE GROUND
CLARK COUNTY, WASHINGTON



MacKay Sposito
ENERGY PUBLIC WORKS LAND DEVELOPMENT
www.mackaysposito.com

18405 SE MILL PLAIN BLVD., SUITE 100
VANCOUVER, WA 98683
PHONE: (360) 695-3411

CITY OF BATTLE GROUND
STAFF REPORT

To:	Rob Ferrier, Interim City Manager
	City Council
From:	Mark Herceg, Public Works Director
Date:	November 2, 2026
Proceeding Type:	Consent
Subject:	SW Eaton Boulevard Improvements – ROW Purchase Approval – NW Natural

Legislative History:	
• Admin:	April 1, 2024
• Consent:	June 16, 2025
• Consent:	November 2, 2026

Staff Report Summary

The City Council will consider approving purchase easements for the SW Eaton Boulevard Improvements project through passage of the consent agenda.

Background

The City has been working on the SW Eaton Boulevard Improvements project for a number of years. Most recently, the City has been working to purchase the right-of-way and easements that will be necessary to construct the project. Through the design process it was determined that right-of-way and easements would be necessary from twenty-one separate property owners. Per RCW 35A.11.020 the City Council has the authority to approve acquisition of property.

As discussed during the Admin portion of the April 1, 2024 Council Meeting, City staff would negotiate within the limits of City Policy to acquire said properties.

The City was able to negotiate a settlement with the owners of the NW Natural property for $33,100, which is the Fair Market Value. This purchase includes a temporary construction easement. This is a reapproval of the ninth of twenty-one acquisitions that are necessary to construct the project. Nineteen acquisitions have been completed.

This one needs to be reapproved as it took time for NW Natural to confirm signing authority, also this approval will also extend the temporary construction easement validity.

Fiscal and Policy Implications

This project is included in the 2026 budget.

Goals and Objectives Relevance

Approval of this purchase meets the goal to "Improve And Maintain Infrastructure Improvements". Approving this purchase is one step in moving this project forward, which will ultimately improve existing transportation infrastructure.

Options

Option	Results
• Approve Purchase	City will purchase property so project can continue forward.
• Reject Purchase	City will not purchase property and project won't be able to move forward.
• No Action	Decision will be delayed until more information is provided.

Staff Recommendation

Staff recommends that City Council approve purchase of a temporary construction easement on the NW Natural property in the amount of $33,100.

Attachments

A.	Temporary Easement

Legal Review

N/A, documents have been previously reviewed by Legal Counsel.

After recording return document to:

City of Battle Ground Washington
109 SW 1st Street, Suite 122
Battle Ground, WA 98604

Document Title: Temporary Easement
Reference Number of Related Document: N/A
Grantor(s): Northwest Natural Gas Company, a corporation
Grantee(s): City of Battle Ground Washington
Legal Description: Lot(s) 2 of Short Plat, 3/522
Additional Legal Description attached as Exhibit A and B
Assessor's Tax Parcel Number: 192409000

TEMPORARY EASEMENT

SW EATON BOULEVARD IMPROVEMENTS

The Grantor(s), **Northwest Natural Gas Company, a corporation**, for and in consideration of TEN AND NO/100 ($10.00) DOLLARS, and other valuable consideration, conveys and grants unto the **CITY OF BATTLE GROUND WASHINGTON, a municipal corporation of the State of Washington**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege, and easement over, upon, and across the hereinafter described lands for the purpose of constructing the SW Eaton Boulevard Improvements Project.

Said lands being situated in Clark County, State of Washington, and described in Exhibit A, attached hereto, and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on June 17, 2029, hereinafter the "Term".

It is further agreed that this Temporary Easement may be extended by up to 12 months at the Grantee's option, before the termination date provided herein. The rate associated with this extension shall be at the same rate as the original Temporary Easement, or at the newly established rate determined by an updated appraisal report; whichever is higher. Grantee shall

TEMPORARY EASEMENT
notify Grantor in writing and render payment prior to the expiration of the term herein granted

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **CITY OF BATTLE GROUND WASHINGTON** unless and until accepted and approved hereon in writing for the **CITY OF BATTLE GROUND WASHINGTON**, by its authorized agent.

Dated: August 19, 2026

NW Natural Gas Company, a corporation

By: _____

Name: Kat Rosenbaum

Title: Director of Compliance + Claims + Sr. Legal Counsel

STATE OF ~~WASHINGTON~~ OREGON)
: ss
County of MULTNOMAH)

On this 19th day of AUGUST 2026, before me personally appeared KAT ROSENBAUM to me known to be the SR. LEGAL COUNSEL of **Northwest Natural Gas Company, a corporation** that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that (he/she) is authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.

OFFICIAL STAMP
Robert Lloyd Renk
NOTARY PUBLIC - OREGON
COMMISSION NO. 1065045
MY COMMISSION EXPIRES January 20, 2030

_____ OREGON
Notary Public in and for the State of ~~Washington~~
Residing at: PORTLAND, OREGON
My commission expires 1/20/2030

TEMPORARY EASEMENT

Accepted and Approved

CITY OF BATTLE GROUND WASHINGTON

By:_____
Name:
Title:

Date:_____

STATE OF WASHINGTON)
: ss
County of _____)

On this _____ day of _____ before me personally appeared _____, to me known to be the _____, for the **CITY OF BATTLE GROUND WASHINGTON**, and that he/she executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said **CITY OF BATTLE GROUND WASHINGTON**, for the uses and purposes therein set forth, and on oath states that he is authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.

_____
Notary Public in and for the State of Washington
Residing at: _____
My commission expires _____

MacKay Sposito

VANCOUVER OFFICE

18405 SE Mill Plain Boulevard, Suite 100, Vancouver, WA 98683
360.695.3411 | www.mackaysposito.com

17499LD1_TCE-22
8/10/2023
GAH

EXHIBIT "A"

LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
CITY OF BATTLE GROUND, CLARK COUNTY, WASHINGTON

A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN QUITCLAIM DEED TO NORTHWEST NATURAL GAS COMPANY, RECORDED UNDER AUDITOR'S FILE NO. 3467889, RECORDS OF CLARK COUNTY, WASHINGTON, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF BATTLE GROUND, CLARK COUNTY, WASHINGTON, BEING ALL THAT PORTION OF SAID PARCEL LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID PARCEL, SAID POINT BEING 63.00 FEET LEFT OF CONSTRUCTION CENTERLINE CC STATION 94+05.02, WHEN MEASURED AT RIGHT ANGLES TO SAID CONSTRUCTION CENTERLINE, AS DESCRIBED IN EXHIBIT "B", ATTACHED;

THENCE EASTERLY TO A POINT LYING 63.00 FEET LEFT OF CC STATION 95+00.00;

THENCE SOUTHERLY TO A POINT LYING 60.00 FEET LEFT OF CC STATION 95+00.00;

THENCE EASTERLY TO A POINT ON THE EASTERLY LINE OF SAID PARCEL, SAID POINT BEING 60.00 FEET LEFT OF CC STATION 95+75.02 AND THE **TERMINUS** THEREOF.

EXCEPT ANY PORTION THEREOF LYING WITHIN THE EXISTING RIGHT-OF-WAY OF SW EATON ROAD.

CONTAINS 1,985 SQUARE FEET, MORE OR LESS.



8/22/2023

MacKay Sposito

VANCOUVER OFFICE

18405 SE Mill Plain Boulevard, Suite 100, Vancouver, WA 98683
360.695.3411 | www.mackaysposito.com

17499LD1_CC-1
8/21/2023
GAH

EXHIBIT "B"

ENGINEER'S CENTERLINE DESCRIPTION

SE EATON ROAD CONSTRUCTION CENTERLINE CC

CITY OF BATTLE GROUND, CLARK COUNTY, WASHINGTON

A CONSTRUCTION CENTERLINE LOCATED IN THE SOUTH HALF OF SECTIONS 3 AND 4 AND THE NORTH HALF OF SECTIONS 9 AND 10 OF TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF BATTLE GROUND, CLARK COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY A 2 INCH BRASS DISK IN CONCRETE ON THE NORTH LINE OF SAID SECTION 10 AND THE CENTERLINE OF SE 199TH STREET, SAID POINT BEING AT CONSTRUCTION CENTERLINE CC STATION 68+62.00;

THENCE ALONG SAID NORTH LINE SOUTH 89°23'22" EAST A DISTANCE OF 439.13 FEET TO THE NORTHWEST CORNER OF SAID SECTION, SAID CORNER MARKED BY A 2-1/2 INCH BRASS DISK IN A MONUMENT CASE, AS DESCRIBED IN LAND CORNER RECORD BOOK 3, PAGE 81, RECORDS OF SAID COUNTY, SAID POINT ALSO MARKING THE INTERSECTION OF SE 199TH AVENUE, SW EATON ROAD, NE 112TH AVENUE AND SW 20TH AVENUE, SAID POINT ALSO BEING AT CC STATION 73+01.13;

THENCE ALONG SAID NORTH LINE OF SECTION 10 AND CENTERLINE OF SAID SW EATON ROAD SOUTH 89°25'22" EAST A DISTANCE OF 2658.13 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 10, AS SHOWN ON THAT RECORD OF SURVEY, RECORDED UNDER BOOK 52, PAGE 25, SURVEY RECORDS OF SAID COUNTY, SAID POINT BEING AT CC STA 99+59.26;

THENCE CONTINUING ALONG SAID SECTION LINE AND CENTERLINE SOUTH 89°22'58" EAST A DISTANCE OF 40.74 FEET TO A POINT MARKING THE INTERSECTION OF SW EATON ROAD AND STATE ROUTE 503, SAID POINT BEING AT CC STATION 100+00.00;

THENCE CONTINUING ALONG SAID SECTION LINE AND CENTERLINE SOUTH 89°22'58" EAST A DISTANCE OF 905.00 FEET TO CC STATION 109+05.00 AND THE **TERMINUS** OF SAID CONSTRUCTION CENTERLINE.

ENGINEER'S CENTERLINE DESCRIPTION
SW 20TH AVENUE CONSTRUCTION CENTERLINE CC 20TH
CITY OF BATTLE GROUND, CLARK COUNTY, WASHINGTON

A CONSTRUCTION CENTERLINE LOCATED IN THE SOUTH HALF OF SECTIONS 3 AND 4 AND THE NORTH HALF OF SECTIONS 9 AND 10 OF TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF BATTLE GROUND, CLARK COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00°54'29" WEST OF CC STA:73+01.13, SAID POINT BEING AT CC 20TH STATION 5+50.00;

THENCE NORTH 00°54'29" EAST A DISTANCE OF 450.00 FEET TO CC 20TH STATION 10+00.00 AND CC STA: 73+01.13;

THENCE NORTH 00°28'33" EAST A DISTANCE OF 500.00 FEET TO CC 20TH STATION 15+00.00 AND THE **TERMINUS** OF SAID CONSTRUCTION CENTERLINE.

ENGINEER'S CENTERLINE DESCRIPTION
STATE ROUTE 503 CONSTRUCTION CENTERLINE CC SR 503
CITY OF BATTLE GROUND, CLARK COUNTY, WASHINGTON

A CONSTRUCTION CENTERLINE, LOCATED IN THE SOUTH HALF OF SECTION 3 OF TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF BATTLE GROUND, CLARK COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CC STATION 100+00.00, SAID POINT BEING AT SR503 STATION 766+02.78;

THENCE NORTHERLY FROM SAID POINT NORTH 01°07'49" EAST A DISTANCE OF 500.00 FEET TO CC SR503 STATION 771+02.78 AND THE **TERMINUS** OF SAID CONSTRUCTION CENTERLINE.

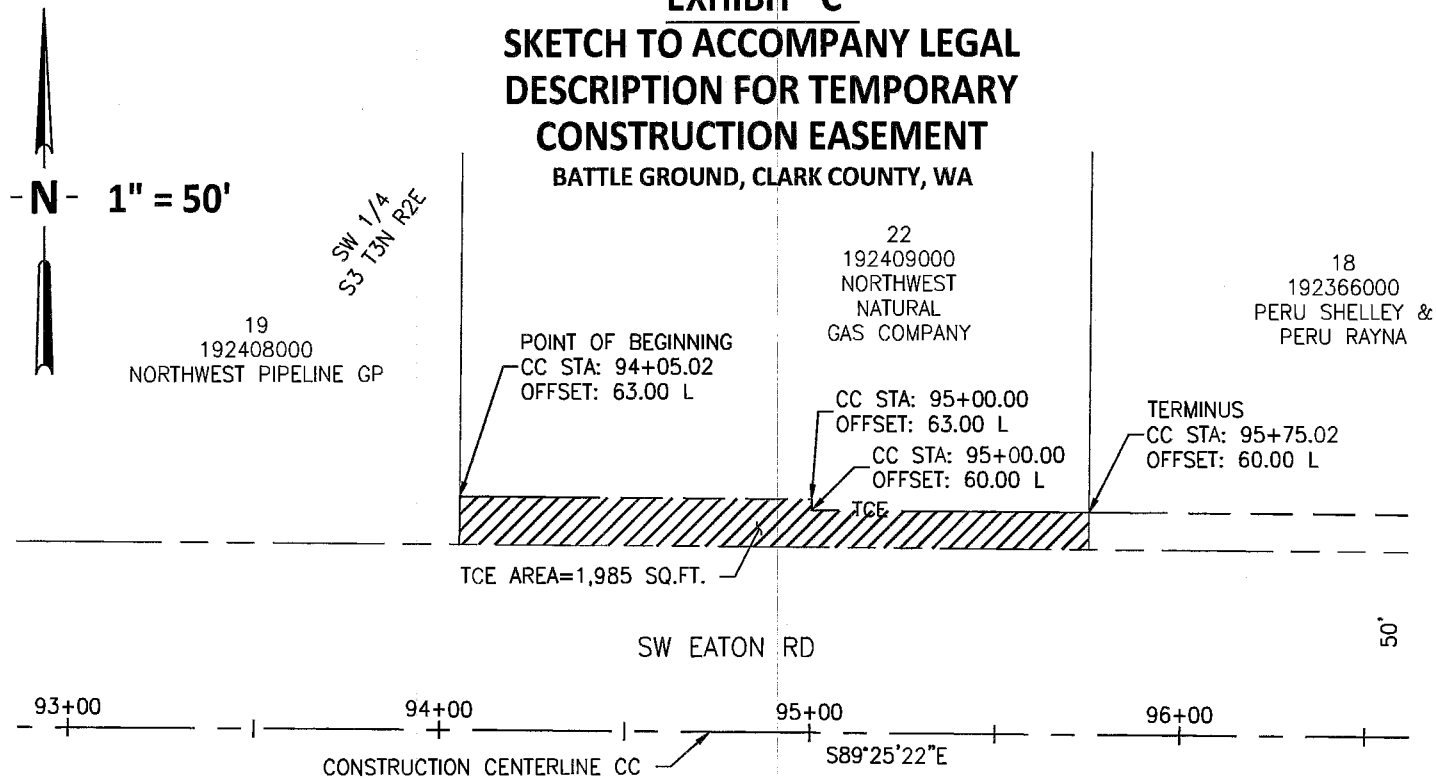


8/22/2023

EXHIBIT "C"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT

BATTLE GROUND, CLARK COUNTY, WA



ANTHONY D. CHENIER
STATE OF WASHINGTON
48374
REGISTERED
PROFESSIONAL LAND SURVEYOR

8/22/2023

MacKay Sposito

ENERGY PUBLIC WORKS LAND DEVELOPMENT

www.mackaysposito.com

18405 SE MILL PLAIN BLVD., SUITE 100
VANCOUVER, WA 98683
VANCOUVER: (360) 695-3411
PORTLAND: (503) 289-6726
FAX (360) 695-0833

17499SS1_TCE-22

INTERIM CITY MANAGER
EMPLOYMENT AGREEMENT

This Employment Agreement ("Agreement"), made and entered into this_____ day of _____, 2026, and effective back to August 5, 2026, by and between the City of Battle Ground, Washington ("City"), a municipal corporation, and **Robert Ferrier** ("Ferrier" or "Employee"), an individual who has the desire, education, training, and experience in local government management to be the Interim City Manager of the City of Battle Ground, Washington.

RECITALS

On August 5, 2026, the City of Battle Ground City Council adopted Resolution No. 26-06 terminating former City Manager Kristina Swanson. Also on August 5, 2026, the City Council appointed Ferrier, subject to negotiation of this Agreement, to serve as the Interim City Manager while the City engages in a recruitment process for a permanent, full-time City Manager.

Therefore, the City and Employee agree on the following terms and conditions regarding Interim City Manager employment.

Section 1. Duties & Responsibilities.

A. The Employee and the City agree that Employee will temporarily perform the functions and duties of City Manager as specified in Chapter 2.82 of the Battle Ground Municipal Code ("BGMC"), Chapter 35A.13 of the Revised Code of Washington ("RCW"), the City Manager job description, and those other functions and duties that are assigned from time to time by the City Council, on an interim basis.

B. The Employee shall attend all special and regular meetings of the City Council unless excused, and such other meetings as necessary or required by the City Council.

C. The Employee shall provide all reasonable assistance to the City Council in its recruitment and selection of a permanent city manager. Notwithstanding, Employee retains the right to apply for City Council consideration as the permanent city manager.

Section 2. Terms and Conditions.

A. Prior to and at the time of appointment as Interim City Manager, Employee serves the City as the Deputy City Manager.

B. The Employee's appointment as Interim City Manager shall commence on the date of his appointment (August 5, 2026) and shall continue for nine (9) months or until a permanent, full-time City Manager is hired, whichever occurs first. Notwithstanding,

either the City Council or Employee may terminate this Agreement according to provisions for termination in Section 11 herein. In the event this Agreement is terminated by the City Council or the Employee, or the City Council has not selected a new permanent City Manager within nine (9) months and the parties have not agreed in writing to an extension of the term of the Agreement, then the Employee shall return to his prior position as Deputy City Manager, at his former salary, benefits, duties and responsibilities.

Section 3. Compensation.

From the date of Employee's appointment as Interim City Manager, the City shall pay the Employee a monthly salary of $17,899.00 for the duration of this appointment. The Employee shall be paid at the same intervals and on the same dates as other personnel in the City. The position is exempt from overtime provisions of the Fair Labor Standards Act and is not eligible for overtime pay.

Section 4. Hours of Work.

The Employee shall devote their full-time attention to the employment referred to herein and shall have no other employment. The Employee shall keep the Mayor advised and aware of their schedule.

Section 5. Insurance Coverage.

During the term of employment pursuant to this Agreement, the City shall continue to provide to the Employee, his spouse, and eligible dependents, the same medical, dental, vision, life insurance, and long-term disability insurance coverage as other non-represented employees, and at the same cost.

Section 6. Retirement Accounts.

A. Public Employees Retirement Systems ("PERS"). The Employee is a current participant in PERS and shall continue to participate in PERS, and the City shall pay into PERS at the same rate and manner as provided for other City employees and in accordance with applicable state regulations.

Section 7. Vacation and Sick Leave.

A. Vacation Leave – Employee shall accrue leave at the accrual rate of 15.33 hours of leave per month during the term of this Agreement, or extension thereof, credited to his leave balance in the same manner as provided for other City employees. In addition, the Employee shall be provided an additional forty (40) hours of leave time to be credited to

his existing vacation leave balance on the date of this Agreement. The Employee shall make a written or email request to use vacation time to the Mayor. Approval of the request shall be at the Mayor's discretion based on operational needs, which shall not be unreasonably withheld. The Employee shall track and use vacation leave pursuant to City policy.

B. Sick Leave – Employee shall continue to accrue eight (8) hours of leave per month and use sick leave as provided for by City policy.

Section 8. Holidays.

The Employee shall continue to be paid for all City-observed holidays and floating holidays, consistent with holidays provided to other City employees, and pursuant to City policy.

Section 9. General Business Expenses.

A. Dues and Subscriptions. Subject to approval by the Mayor, the City shall pay for professional dues and subscriptions of the Employee reasonably necessary for continuation and full participation in associations and organizations for the Employee's professional participation and growth, and for the good of the City.

B. Travel Expenses. Subject to approval by the Mayor, the City shall pay for reasonable travel expenses and subsistence expenses of the Employee for professional and official travel, meetings, and occasions necessary and desirable for the Employee's continued professional participation and growth, and for the good of the City. These meetings and occasions may include, but are not limited to, Southwest Washington City Manager's meetings, Washington City Manager's Association (WCMA), Association of Washington Cities (AWC) meetings/conferences, etc. The Employee shall provide the City with all required receipts and appropriate documentation consistent with the City's policies as required to justify and support all expenses.

Section 10. Removal as Interim City Manager.

The Employee's employment as the Interim City Manager may be terminated by either party for any lawful reason, with or without cause. For this Agreement, removal may occur in any of the following manners:

A. Removal Without Cause. This Agreement may be terminated either by the City or Employee at any time without cause. The City and/or the Employee shall provide the other party thirty (30) days' notice of any intent to terminate this Agreement.

B. Removal for Cause. This Agreement may be terminated immediately and without notice in the sole discretion of the City Council upon the occurrence of any one of the following events:

   a. The Employee refuses to comply with the policies, standards, and regulations of the City, or refuses to comply with lawful, reasonable direction from the City Council;

   b. The Employee intentionally commits an act of fraud, dishonesty, misappropriation of funds, deception of the City Council, embezzlement, or other crimes, or misconduct reflecting poorly on the City in the rendering of services on behalf of the City;

   c. The City Council has completed the recruitment, selection and hiring of a new, permanent City Manager.

C. Upon termination of this Agreement of the Employee from the Interim City Manager position, with or without cause, or in the event the Employee chooses not to pursue the permanent City Manager position, or the Employee pursues the permanent City Manager position and is not selected, the Employee shall return to his prior position as Deputy City Manager with the same compensation, benefits, duties, and responsibilities paid to and required of him at the time of his appointment as Interim City Manager.

Section 11. Indemnification.

Except as set out below, the City shall defend, hold harmless, and indemnify the Employee against any tort, professional liability claim or demand, or other legal action, arising out of an alleged act or omission occurring in the performance of Employee's duties as Interim City Manager or resulting from the exercise of judgment or discretion in connection with the performance of program duties or responsibilities, except for: (1) any intentionally dishonest, fraudulent, criminal or malicious act or course of conduct by Employee; (2) any act or course of conduct by Employee which is not performed on behalf of the City; (3) any act or course of conduct which is outside the scope of Employee's service or employment with the City; (4) any lawsuit brought against Employee on behalf of the City; and, (5) any act or conduct that is willful or wanton (the "excluded conduct"). Except for the excluded conduct, Employee may request and the City shall not unreasonably refuse to provide independent legal representation at the City's expense, and the City may not unreasonably withhold approval. Legal representation, provided by the City for Employee, shall extend until a final determination of the legal action, including any appeals brought by either party. Employee shall cooperate fully with the City Attorney or an attorney designated by the City, and upon request, assist in the defense or settlement of any suit and in enforcing any claim for any right of subrogation against any persons or organizations that may be liable to the City. The Employee shall not settle any claim without

the prior written approval of the City in order for the indemnification provisions to be applied, as provided in this Section.

The indemnification provisions of this Agreement do not constitute a policy of insurance, and nothing contained in this Agreement shall be construed to modify or amend any provision of any policy of insurance where Employee is an insured under that policy. This Section shall have no force or effect with respect to any accident, occurrence, or circumstance for which the City or Employee is insured against loss or damages, provided that the City shall, under the provisions of this Section, provide protection, subject to the terms and limitations in this Section, above any loss limit of such insurance policy. Employee understands and agrees that this Section is intended to be secondary to any contract or policy of insurance owned or applicable to Employee. In the event of any conflict between this Section and the provisions of any such policy of insurance, the policy provisions shall be controlling.

Section 12. Bonding.

The City shall bear the full cost of any fidelity or other bonds required of the Employee under any law or ordinance.

Section 13. Other Terms and Conditions of Employment.

The City, only upon mutual agreement with Employee, may fix any such other terms and conditions of employment, as it may determine from time-to-time, relating to the performance of the Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement, the BGMC, or any other applicable law.

Section 14. Notices.

Notice pursuant to this Agreement shall be given by depositing in the custody of the United States Postal Service, postage prepaid, addressed as follows:

(1) City:

City of Battle Ground
Attention: Mayor
109 SW 1st Street, Suite 221
Battle Ground, WA 98604

And to:

Kenyon Disend
Attn: Hillary Evans, City Attorney
11 Front Street South
Issaquah, WA 98027

(2) Employee:

Robert Ferrier
109 SW 1st Street, Suite 221
Battle Ground, WA 98604

Alternatively, notice required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed given as of the date of personal service or as the date of deposit of such written notice in the course of transmission in the United States Postal Service.

Section 15. General Provisions.

A. Integration. This Agreement sets forth and establishes the entire understanding between the City and Employee relating to Employee's employment as the Interim City Manager. Any prior agreements, discussions, or representations by or between the parties, are rendered null and void by this Agreement. The parties, by mutual written agreement, may amend any provision of this Agreement during the life of the Agreement. Such amendments shall be incorporated and made a part of this Agreement.

B. Binding Effect. This Agreement shall be binding on the City and Employee as well as their heirs, assigns, executors, personal representatives, and successors in interest.

C. Severability. The invalidity or partial invalidity of any provision of this Agreement shall not affect the validity of any other provision. In the event that any provision of this Agreement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect as if they have been executed by both parties subsequent to the expungement or judicial modification of the invalid provision.

D. Governing Law and Venue. This Agreement is made and shall be construed under the laws of the State of Washington. Venue regarding any dispute arising from this Agreement shall be in Clark County, Washington or the federal district court which includes Clark County, Washington, within its district.

Section 16. Review by Independent Counsel.

The Employee acknowledges that the City has advised them to have this Agreement independently reviewed by an attorney.

IN WITNESS WHEREOF, the City Council of the City of Battle Ground has caused this Agreement to be signed an executed on its behalf by the Mayor, and by the Employee, as set forth below.

_____	_____
Robert Ferrier, Interim City Manager	Date
_____	_____
Eric Overholser, Mayor *(as approved by City Council)*	Date

APPROVED AS TO FORM:

_____	_____
Hillary Evans, City Attorney	Date

ATTEST:

_____	_____
Elizabeth Halili, City Clerk	Date

CITY OF BATTLE GROUND
STAFF REPORT

To:	City Council
From:	Robert Ferrier, Interim City Manager
Date:	November 2, 2026
Proceeding Type:	Public Hearing
Subject:	Hearing for City Manager Kris Swanson Pursuant to RCW 35A.13.140

Legislative History:	
• Special Meeting	August 5, 2026

Staff Report Summary

Staff recommend the City Council hold a public hearing pursuant to RCW 35A.13.140

Background

On August 5, 2026, the City Council adopted Resolution No. 26-06 terminating and suspending City Manager Kris Swanson (see Attachment A). Pursuant to RCW 35A.13.130, Ms. Swanson was provided with a copy of Resolution No. 26-06 and formal notice of the City Council's decision to remove her (received by Ms. Swanson on August 21, 2026, see Attachment B).

Pursuant to RCW 35A.13.140, on September 18, 2026, Ms. Swanson's legal representation provided a reply in response to the City Council's action and requested a public hearing related thereto (see Attachment C).

During the public hearing Ms. Swanson and her legal representative will be provided an opportunity to address the City Council, which will be followed by public testimony. Upon the conclusion of the public hearing, the City Council has two options relative to its action of August 5, 2026, as follows:

- Consider and adopt Resolution No. 26-10 (Attachment D) affirming its action of August 5, 2026, relative to Ms. Swanson's termination and suspension. If Resolution No. 26-10 is adopted, the removal of Ms. Swanson shall be final.

- Consider and adopt Resolution No. 26-11 (Attachment E) rescinding its action its action of August 5, 2026, relative to Ms. Swanson's termination and suspension. If Resolution No. 26-11 is adopted, Ms. Swanson will be eligible for reinstatement to her position as City Manager.

Fiscal and Policy Implications

N/A

Goals and Objectives Relevance

N/A

Options

Option	***Results***
• *Consider and adopt Resolution No. 26-10 affirming the City Council's action of August 5, 2026.*	The action of the City Council of August 5, 2026, relative to Ms. Swanson shall be affirmed and she shall be removed as City Manager.
• *Consider and adopt Resolution No. 26-11 rescinding the City Council's action of August 5, 2026*	The action of August 5, 2026, relative to Ms. Swanson shall be rescinded and she shall not be removed as City Manager

Staff Recommendation

Staff recommend the City Council hold the public hearing and act relative to draft resolutions Nos. 26-10 or 26-11.

Attachments

A.	Resolution No. 26-06
B.	Notice to Ms. Swanson
C.	Request for Public Hearing
D.	Draft Resolution No. 26-10
E.	Draft Resolution No. 26-11

Legal Review

The following documents were reviewed by the City Attorney.

RESOLUTION NO. 26-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON, STATING THE COUNCIL'S INTENTION TO REMOVE KRISTINA SWANSON AS CITY MANAGER WITHOUT CAUSE, TERMINATING THE CITY MANAGER EMPLOYMENT AGREEMENT DATED AUGUST 5, 2024, PROVIDING NOTICE, AUTHORIZING SEVERANCE PAYMENTS CONSISTENT WITH THE AGREEMENT, AND AUTHORIZING RELATED ACTIONS.

WHEREAS, the City of Battle Ground is a non-charter code city organized under the Council-Manager plan of government pursuant to Chapter 35A.13 RCW; and

WHEREAS, pursuant to RCW 35A.13.010 and Battle Ground Municipal Code Chapter 2.82, the City Council appoints the City Manager, who serves as the chief executive officer and head of the administrative branch of City government and is responsible to the Council for the proper administration of all City affairs; and

WHEREAS, on August 5, 2024, the City Council approved and the City entered into a City Manager Employment Agreement ("Agreement") with Kristina Swanson ("Employee" or "City Manager") to serve as City Manager of the City of Battle Ground; and

WHEREAS, Section 10 of the Agreement provides that the Employee's employment is at-will and may be terminated for any lawful reason, with or without cause, by the City Council in accordance with Washington State law (RCW Chapter 35A.13 et seq.); and

WHEREAS, Section 10.A of the Agreement specifically authorizes termination without cause by either party upon thirty (30) days' notice, and further provides that if the Employee is terminated without cause, the City shall pay the Employee twelve (12) months of the Employee's monthly salary, including all deferred compensation match and health and welfare benefits, subject to applicable withholding; and

WHEREAS, RCW 35A.13.130 provides that the City Manager may be removed by a majority vote of the Council and that, at least thirty days before the effective date of removal, the City Manager must be furnished with a formal statement in the form of a resolution passed by a majority vote of the City Council stating the Council's intention to remove the manager and the reasons therefor; and

WHEREAS, upon passage of a resolution stating the Council's intention to remove the manager, the Council by a similar vote may suspend the manager from duty, but the manager's pay shall continue until removal becomes effective; and

WHEREAS, the City Council has determined that it is in the best interests of the City of Battle Ground to terminate the employment of Kristina Swanson as City Manager without cause pursuant to Section 10.A of the Agreement and applicable law; and

WHEREAS, the passage of any resolution for the removal of the City Manager requires the affirmative vote of at least a majority of the whole membership of the Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council hereby states its intention to remove Kristina Swanson from the position of City Manager of the City of Battle Ground, effective thirty (30) days from the date of service of this Resolution upon her (or such later date as may be specified by subsequent Council action), without cause, pursuant to Section 10.A of the City Manager Employment Agreement dated August 5, 2024, and RCW 35A.13.130.

Section 2. The reason for this action is that the City Council has determined that termination of the employment relationship without cause is in the best interests of the City of Battle Ground. No cause for removal under Section 10.B of the Agreement is asserted.

Section 3. The City Clerk is directed to promptly furnish a copy of this Resolution to Kristina Swanson in accordance with the notice provisions of the Agreement and applicable law, thereby providing the required formal statement and thirty (30) days' notice of the Council's intention to remove her.

Section 4. Upon passage of this Resolution, the City Council may, by separate majority vote, suspend Kristina Swanson for 30 days from duty effective immediately; provided, however, that her pay shall continue until removal becomes effective, consistent with RCW 35A.13.130 and the Agreement.

Section 5. Upon the effective date of termination without cause, and in accordance with Section 10.A of the Agreement, the City shall pay Kristina Swanson twelve (12) months of her then-current monthly salary, including all deferred compensation match and health and welfare benefits, subject to applicable withholding and any other terms of the Agreement. Accrued but unused vacation leave shall be compensated as provided in the Agreement (up to the maximum of 360 hours). The City Manager (or Interim/Acting City Manager or designee) and Finance Director are authorized and directed to process such payments in accordance with the Agreement and applicable law.

Section 6. The Mayor, City Clerk, City Attorney, and City staff are authorized and directed to take all actions necessary or appropriate to implement this Resolution, including but not limited to providing formal notice, coordinating transition of duties, designating an interim or acting City Manager pursuant to RCW 35A.13.150 if needed, and ensuring compliance with the Agreement, RCW Chapter 35A.13, and all other applicable laws.

Section 7. If any section, sentence, clause, or phrase of this Resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Resolution.

Section 8. This Resolution shall be effective immediately upon its adoption by the City Council.

ADOPTED by the City Council of the City of Battle Ground, Washington, at its special meeting on this 5th day of August, 2026

CITY OF BATTLE GROUND, WASHINGTON

Eric Overholser (Aug 12, 2026 06:29:25 PDT)
Eric Overholser, Mayor

Attest:

Elizabeth Halili
Elizabeth Halili, City Clerk

Approved as to Form:

Hillary Evans, City Attorney

Resolution 26-06 Terminating the City Manager Employment Agreement

Final Audit Report 2026-08-12

Created:	2026-08-11
By:	Elizabeth Halili (elizabeth.halili@cityofbg.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAWNg1eyK9WDoO9v_WPT4ZvekaUbRDKHUc

"Resolution 26-06 Terminating the City Manager Employment Agreement" History

Document created by Elizabeth Halili (elizabeth.halili@cityofbg.org)
2026-08-11 - 11:29:36 PM GMT

Document emailed to Hillary Disend (hillary@kenyondisend.com) for signature
2026-08-11 - 11:29:41 PM GMT

Email viewed by Hillary Disend (hillary@kenyondisend.com)
2026-08-11 - 11:37:02 PM GMT

Document e-signed by Hillary Disend (hillary@kenyondisend.com)
Signature Date: 2026-08-11 - 11:37:12 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE

Document emailed to Eric Overholser (eric.overholser@cityofbg.org) for signature
2026-08-11 - 11:37:14 PM GMT

Email viewed by Eric Overholser (eric.overholser@cityofbg.org)
2026-08-12 - 1:29:03 PM GMT

Document e-signed by Eric Overholser (eric.overholser@cityofbg.org)
Signature Date: 2026-08-12 - 1:29:25 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

Document emailed to Elizabeth Halili (elizabeth.halili@cityofbg.org) for signature
2026-08-12 - 1:29:38 PM GMT

Email viewed by Elizabeth Halili (elizabeth.halili@cityofbg.org)
2026-08-12 - 4:11:06 PM GMT

Document e-signed by Elizabeth Halili (elizabeth.halili@cityofbg.org)
Signature Date: 2026-08-12 - 4:11:17 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE

Adobe Acrobat Sign

Agreement completed.

2026-08-12 - 4:11:17 PM GMT

Adobe Acrobat Sign

City of Battle Ground

City Hall · Executive Department

109 SW 1st Street, Suite 221 · Battle Ground, WA · (360) 342-5008 · www.cityofbg.org

August 12, 2026

Kristina Swanson
11 SW 9th Street
Battle Ground, WA 98604

Dear Ms. Swanson,

In accordance with the notice requirements of RCW 35.18.120, please be advised that an executed copy of Resolution No. 26-06 is enclosed. Resolution No. 26-06 states the City Council's intention to remove you from the position of City Manager without cause, terminate the City Manager Employment Agreement dated August 5, 2024, provide notice, authorize severance payments consistent with the agreement, and authorize related actions as approved by the City Council at its Regular Meeting on August 5, 2026.

Pursuant to RCW 35.18.120 and as outlined in Resolution No. 26-06, your removal will become effective thirty (30) days following your receipt of this notice.

Please contact my office if you require any additional information or documentation regarding this notice.

Sincerely,

Elizabeth Halili
City Clerk
City of Battle Ground
109 SW 1st Street, Suite 221
Battle Ground, WA 98604
Elizabeth.halili@cityofbg.org
(360) 342-5008

Enc: Resolution No. 26-06

Cc: Robert Ferrier, Acting Interim City Manager
Tamara Gunter, Human Resources Manager
Eric Overholser, Mayor

RESOLUTION NO. 26-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON, STATING THE COUNCIL'S INTENTION TO REMOVE KRISTINA SWANSON AS CITY MANAGER WITHOUT CAUSE, TERMINATING THE CITY MANAGER EMPLOYMENT AGREEMENT DATED AUGUST 5, 2024, PROVIDING NOTICE, AUTHORIZING SEVERANCE PAYMENTS CONSISTENT WITH THE AGREEMENT, AND AUTHORIZING RELATED ACTIONS.

WHEREAS, the City of Battle Ground is a non-charter code city organized under the Council-Manager plan of government pursuant to Chapter 35A.13 RCW; and

WHEREAS, pursuant to RCW 35A.13.010 and Battle Ground Municipal Code Chapter 2.82, the City Council appoints the City Manager, who serves as the chief executive officer and head of the administrative branch of City government and is responsible to the Council for the proper administration of all City affairs; and

WHEREAS, on August 5, 2024, the City Council approved and the City entered into a City Manager Employment Agreement ("Agreement") with Kristina Swanson ("Employee" or "City Manager") to serve as City Manager of the City of Battle Ground; and

WHEREAS, Section 10 of the Agreement provides that the Employee's employment is at-will and may be terminated for any lawful reason, with or without cause, by the City Council in accordance with Washington State law (RCW Chapter 35A.13 et seq.); and

WHEREAS, Section 10.A of the Agreement specifically authorizes termination without cause by either party upon thirty (30) days' notice, and further provides that if the Employee is terminated without cause, the City shall pay the Employee twelve (12) months of the Employee's monthly salary, including all deferred compensation match and health and welfare benefits, subject to applicable withholding; and

WHEREAS, RCW 35A.13.130 provides that the City Manager may be removed by a majority vote of the Council and that, at least thirty days before the effective date of removal, the City Manager must be furnished with a formal statement in the form of a resolution passed by a majority vote of the City Council stating the Council's intention to remove the manager and the reasons therefor; and

WHEREAS, upon passage of a resolution stating the Council's intention to remove the manager, the Council by a similar vote may suspend the manager from duty, but the manager's pay shall continue until removal becomes effective; and

WHEREAS, the City Council has determined that it is in the best interests of the City of Battle Ground to terminate the employment of Kristina Swanson as City Manager without cause pursuant to Section 10.A of the Agreement and applicable law; and

WHEREAS, the passage of any resolution for the removal of the City Manager requires the affirmative vote of at least a majority of the whole membership of the Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council hereby states its intention to remove Kristina Swanson from the position of City Manager of the City of Battle Ground, effective thirty (30) days from the date of service of this Resolution upon her (or such later date as may be specified by subsequent Council action), without cause, pursuant to Section 10.A of the City Manager Employment Agreement dated August 5, 2024, and RCW 35A.13.130.

Section 2. The reason for this action is that the City Council has determined that termination of the employment relationship without cause is in the best interests of the City of Battle Ground. No cause for removal under Section 10.B of the Agreement is asserted.

Section 3. The City Clerk is directed to promptly furnish a copy of this Resolution to Kristina Swanson in accordance with the notice provisions of the Agreement and applicable law, thereby providing the required formal statement and thirty (30) days' notice of the Council's intention to remove her.

Section 4. Upon passage of this Resolution, the City Council may, by separate majority vote, suspend Kristina Swanson for 30 days from duty effective immediately; provided, however, that her pay shall continue until removal becomes effective, consistent with RCW 35A.13.130 and the Agreement.

Section 5. Upon the effective date of termination without cause, and in accordance with Section 10.A of the Agreement, the City shall pay Kristina Swanson twelve (12) months of her then-current monthly salary, including all deferred compensation match and health and welfare benefits, subject to applicable withholding and any other terms of the Agreement. Accrued but unused vacation leave shall be compensated as provided in the Agreement (up to the maximum of 360 hours). The City Manager (or Interim/Acting City Manager or designee) and Finance Director are authorized and directed to process such payments in accordance with the Agreement and applicable law.

Section 6. The Mayor, City Clerk, City Attorney, and City staff are authorized and directed to take all actions necessary or appropriate to implement this Resolution, including but not limited to providing formal notice, coordinating transition of duties, designating an interim or acting City Manager pursuant to RCW 35A.13.150 if needed, and ensuring compliance with the Agreement, RCW Chapter 35A.13, and all other applicable laws.

Section 7. If any section, sentence, clause, or phrase of this Resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Resolution.

Section 8. This Resolution shall be effective immediately upon its adoption by the City Council.

ADOPTED by the City Council of the City of Battle Ground, Washington, at its special meeting on this 5th day of August, 2026

CITY OF BATTLE GROUND, WASHINGTON

Eric Overholser (Aug 12, 2026 06:29:25 PDT)
Eric Overholser, Mayor

Attest:

Elizabeth Halili
Elizabeth Halili, City Clerk

Approved as to Form:

Hillary Evans, City Attorney

Resolution 26-06 Terminating the City Manager Employment Agreement

Final Audit Report 2026-08-12

Created:	2026-08-11
By:	Elizabeth Halili (elizabeth.halili@cityofbg.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAWNg1eyK9WDoO9v_WPT4ZvekaUbRDKHUc

"Resolution 26-06 Terminating the City Manager Employment Agreement" History

Document created by Elizabeth Halili (elizabeth.halili@cityofbg.org)
2026-08-11 - 11:29:36 PM GMT

Document emailed to Hillary Disend (hillary@kenyondisend.com) for signature
2026-08-11 - 11:29:41 PM GMT

Email viewed by Hillary Disend (hillary@kenyondisend.com)
2026-08-11 - 11:37:02 PM GMT

Document e-signed by Hillary Disend (hillary@kenyondisend.com)
Signature Date: 2026-08-11 - 11:37:12 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE

Document emailed to Eric Overholser (eric.overholser@cityofbg.org) for signature
2026-08-11 - 11:37:14 PM GMT

Email viewed by Eric Overholser (eric.overholser@cityofbg.org)
2026-08-12 - 1:29:03 PM GMT

Document e-signed by Eric Overholser (eric.overholser@cityofbg.org)
Signature Date: 2026-08-12 - 1:29:25 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

Document emailed to Elizabeth Halili (elizabeth.halili@cityofbg.org) for signature
2026-08-12 - 1:29:38 PM GMT

Email viewed by Elizabeth Halili (elizabeth.halili@cityofbg.org)
2026-08-12 - 4:11:06 PM GMT

Document e-signed by Elizabeth Halili (elizabeth.halili@cityofbg.org)
Signature Date: 2026-08-12 - 4:11:17 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE

Adobe Acrobat Sign

Agreement completed.

2026-08-12 - 4:11:17 PM GMT

Adobe Acrobat Sign

Columbia Square Center
111 SW Columbia Street, Suite 1010
Portland, Oregon 97201

Telephone: 503-221-9706
Facsimile: 503-821-6018
Email: sdmcculloch@sdmlaw.net

LAW OFFICES OF
SUE-DEL McCULLOCH LLC

September 18, 2026

VIA EMAIL AND U.S. MAIL:
cityclerk.info@cityofbg.org

Elizabeth Halili
City Clerk
Battle Ground City Hall
109 SW 1st Street, Suite 221
Battle Ground, WA 98604

Re: City Manager Kristina Swanson –Request for Public Hearing RCW35A.12.140

As you are aware this office represents City of Battle Ground City Manager Kristina Swanson. This letter is submitted in reply to the City of Battle Ground's August 12, 2026 correspondence, received by Ms. Swanson on August 21, 2026, giving notice of the City of Battle Ground's resolution to terminate Ms. Swanson.

With this letter Ms. Swanson requests a public hearing in accordance with RCW 35A.14.140. My office will work with you to set a date and time for the hearing.

Sincerely,
LAW OFFICES OF SUE-DEL McCULLOCH LLC

Sue-Del McCulloch

SDM/avb
Cc: Kristina Swanson: *krisswanson@msn.com*

Licensed in Oregon and Washington

RESOLUTION NUMBER 26-10

A RESOLUTION OF THE BATTLE GROUND, WASHINGTON, TERMINATING ITS CITY MANAGER PURSUANT TO RCW 35A.13.140

WHEREAS, on August 5, 2026, the City Council adopted Resolution No. 26-06 terminating and suspending City Manager Kris Swanson; and

WHEREAS, Pursuant to RCW 35A.13.130, Ms. Swanson was provided with a copy of Resolution No. 26-06 and formal notice of the City Council's decision to remove her; and

WHEREAS, pursuant to RCW 35A.13.140, on September 18, 2026, Ms. Swanson's legal representative provided a reply in response to the City Council's action and requested a public hearing upon the question of removal; and

WHEREAS, the City Council held a duly noticed public hearing on November 2, 2026, in compliance with RCW 35A.13.140, at which time the Council took public comment and considered Ms. Swanson's removal as City Manager; and

WHEREAS, the City Council finds it is in the best interest of the City to proceed with terminating Ms. Swanson as City Manager;

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

Section 1. The City Council hereby terminates Kris Swanson as City Manager.

Section 2. This Resolution shall be effective immediately upon its adoption by City Council.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF BATTLE GROUND IN OPEN MEETING THIS 2nd DAY OF NOVEMBER 2026.

_____
Eric Overholser, Mayor

ATTEST:

_____
Elizabeth Halili, City Clerk

APPROVED AS TO FORM:

_____
Hillary Evans, City Attorney

RESOLUTION NUMBER 26-11

A RESOLUTION OF THE BATTLE GROUND, WASHINGTON, REPEALING RESOLUTION 26-06 RELATED TO ITS CITY MANAGER

WHEREAS, on August 5, 2026, the City Council adopted Resolution No. 26-06 terminating and suspending City Manager Kris Swanson; and

WHEREAS, Pursuant to RCW 35A.13.130, Ms. Swanson was provided with a copy of Resolution No. 26-06 and formal notice of the City Council's decision to remove her; and

WHEREAS, pursuant to RCW 35A.13.140, on September 18, 2026, Ms. Swanson's legal representative provided a reply in response to the City Council's action and requested a public hearing upon the question of the manager's removal; and

WHEREAS, the City Council held a duly noticed public hearing on November 2, 2026, in compliance with RCW 35A.13.140, at which time the Council took public comment and considered Ms. Swanson's removal as City Manager; and

WHEREAS, the City Council finds it is in the best interest of the City to retain Ms. Swanson as City Manager;

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

Section 1. The City Council has determined it is in the best interest of the City to retain Ms. Swanson as City Manager. The City Council hereby repeals Resolution No. 26-06 in its entirety.

Section 2. This Resolution shall be effective immediately upon its adoption by City Council.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF BATTLE GROUND IN OPEN MEETING THIS 2nd DAY OF NOVEMBER 2026.

_____
Eric Overholser, Mayor

ATTEST:

_____
Elizabeth Halili, City Clerk

APPROVED AS TO FORM:

Hillary Evans, City Attorney

CITY OF BATTLE GROUND
STAFF REPORT

To:	City Council
From:	Meagan Lowery, Finance and Information Services Director
Date:	November 2, 2026
Proceeding Type:	PRESENTATION/PUBLIC HEARING
Subject:	Resolution 26-08 Fee Schedules-2027

Legislative History:	
• Presentation/Public Hearing:	November 2, 2026
• Motion:	November 16, 2026

Staff Report Summary

This presentation provides city council the opportunity to consider the proposed 2027 fee schedules.

Background

Staff have reviewed fee schedules and made the appropriate adjustments for fees. Fees considered as pass-through fees match expenditures made by the city.

Fiscal and Policy Implications

Fiscal implications are determined by specific activity. Estimates have been projected in the 2027 budget.

Options

Presentation and Public Hearing

Attachments

A.	Resolution No. 26-08 City of Battle Ground Fee Schedules for the 2025 Budget
B.	Attachments: Schedule A General Fees Schedule B Transportation Impact Fees Schedule C Fire Fees Schedule D Parks and Recreation

Legal Review

The following document was reviewed by legal:

Resolution 26-08

CITY OF BATTLE GROUND
RESOLUTION NO. 2026-08

A RESOLUTION ADOPTING THE CITY OF BATTLE GROUND FEE SCHEDULES FOR THE 2027 BUDGET

WHEREAS, the City of Battle Ground, Washington has the authority to establish fees, charges, and rates for services provided by the City; and

WHEREAS, it is prudent business to review fees, charges, and rates imposed by the City; and

WHEREAS, it is necessary to establish such fees at rates that reasonably assure recovery of the full direct and indirect costs of the time and materials expended to provide the service for which the fee is charged; and

WHEREAS, it should be understood that these fees, charges, and rates are an important part of the resources for the operation of the City and in many cases do not cover the costs involved; and

WHEREAS, staff has reviewed the anticipated expenditure requirements for the budget year 2027 and recommends adopting fee schedules in order to provide support for these services; and

WHEREAS, the fee schedules and administrative provisions set forth in this resolution are supported by the analysis performed by the City; and

WHEREAS, it is desirable to improve the City's ability to communicate its fees, charges, and rates to its citizens and customers through the preparation of fee schedules;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON, AS FOLLOWS:

SECTION ONE: The fees, charges, and rates on the attached schedules are adopted by this reference as if fully set forth herein and made part of the City of Battle Ground Fee Schedules effective January 1, 2027.

Schedule A	General Fees
Schedule B	Transportation Impact Fees
Schedule C	Fire Fees
Schedule D	Parks and Recreation

SECTION TWO: SEVERABILITY: In the event that any section, sentence or clause of this resolution shall be held unconstitutional or invalid, such action shall not be deemed to affect any other section, sentence or clause of this resolution.

ADOPTED AT THE REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON, THIS 16th DAY OF NOVEMBER, 2026.

Approved:

CITY OF BATTLE GROUND, WASHINGTON

_____

Eric Overholser, Mayor

Attest:

_____

Elizabeth Halili, City Clerk

Approved as to form:

_____

Hillary Evans, City Attorney

CITY OF BATTLE GROUND
STAFF REPORT

To:	City Council
From:	Meagan Lowery, Finance and Information Services Director
Date:	November 2, 2026
Proceeding Type:	PRESENTATION/PUBLIC HEARING
Subject:	Ordinance No. 2026-22 Property Tax Levy - 2027

Legislative History:	
• Public Hearing:	November 2, 2026
• Motion:	November 16, 2026

Staff Report Summary

This presentation provides council an opportunity to consider the property tax levy for the city's 2027 budget. The recommended tax increase is 1% percent over the 2026 levy, a $0.00 change in the levy rate from 2026.

Background

RCW 35A.33.130 requires the legislative body to adopt an ordinance establishing the amount to be raised by property taxes in the 2027 budget. The city can increase its 2026 property tax levy by the lesser of one percent (1%) or the percentage increase in the implicit price deflator on its highest lawful levy since 1985. The implicit price deflator (IPD) as of September 25, 2026 for personal consumption expenditures over the past 12 months is 3.88% percent.

Fiscal and Policy Implications

The city's levy rate will change when the final certified levy is received from the Clark County Assessor. In addition, each owner's increased house value will differ depending on location and assessor's valuation. The City's median assessed value for 2027 property taxes is $461,930 however, we have also included assessed values of $450,000, $550,000 and $650,000 to show the tax value of the City's property tax levy. The estimated property tax levy calculation for the 2027 budget is as follows:

Tax Levy	No Increase	1% Increase
Levy Base (2026)	4,528,515	4,528,515
1% increase	-	45,285
New Construction	172,756	172,756
Other	4,500	4,500
2026 Est Levy Budget	4,705,771	4,751,056
Est City Assessed Value	4,989,117,043	4,989,117,043
Estimated Rate per $1,000	$0.94	$0.95

AV Increase	*House Value*	*Tax @ $0.94*	*Tax @ $0.95*	*Change from 26*	*Change from 26*	*Difference*
2026 base*	**450,000**	**428.80**	**428.80**	**$0.94**	**$0.95**	**$0.01**
0%	450,000	424.44	428.53	(4.36)	(0.28)	4.08
5%	472,500	445.67	449.95	16.86	21.15	4.29
10%	495,000	466.89	471.38	38.08	42.58	4.49
15%	517,500	488.11	492.81	59.30	64.00	4.70
20%	540,000	509.33	514.23	80.53	85.43	4.90
25%	562,500	530.55	535.66	101.75	106.85	5.11

AV Increase	*House Value*	*Tax @ $0.94*	*Tax @ $0.95*	*Change from 26*	*Change from 26*	Difference
2026 base*	**550,000**	**524.09**	**524.09**	**$0.94**	**$0.95**	**$0.01**
0%	550,000	518.76	523.76	(5.33)	(0.34)	4.99
5%	577,500	544.70	549.94	20.61	25.85	5.24
10%	605,000	570.64	576.13	46.55	52.04	5.49
15%	632,500	596.58	602.32	98.42	104.41	5.99
20%	660,000	622.52	628.51	98.42	104.41	5.99
25%	687,500	648.45	654.70	124.36	130.60	6.24

AV Increase	*House Value*	*Tax @ $0.94*	*Tax @ $0.95*	*Change from 26*	*Change from 26*	Difference
2026 base*	**650,000**	**619.38**	**619.38**	**$0.94**	**$0.95**	**$0.01**
0%	650,000	613.08	618.98	(6.30)	(0.40)	5.90
5%	682,500	643.74	649.93	24.35	30.55	6.19
10%	715,000	674.39	680.88	55.01	61.50	6.49
15%	747,500	705.05	711.83	85.66	92.45	6.78
20%	780,000	735.70	742.78	116.32	123.40	7.08
25%	812,500	766.36	773.73	146.97	154.35	7.37

*2026 levy rate $0.95

Options

Presentation/public hearing only

Staff Recommendation

Staff recommends that council conduct public hearing and accept public comment.

Attachments

A.	Ordinance No. 2026-22 Property Tax Levy

Legal Review

The following document was reviewed by legal:

Type of Document	Title of Document
Ordinance	*Ordinance 2026-22 Levying the Annual Property Tax to Provide Revenue for the City of Battle Ground, Washington, for the Fiscal Year Ending December 31, 2027*

ORDINANCE NO. 2026-22

AN ORDINANCE LEVYING THE ANNUAL PROPERTY TAX TO PROVIDE REVENUE FOR THE CITY OF BATTLE GROUND, WASHINGTON, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2027.

WHEREAS, the City has the need and the authority to levy property taxes to meet its financial requirements; and

WHEREAS, the City Council of the City of Battle Ground has met and considered its budget for the calendar year 2027; and

WHEREAS, pursuant to RCW 35A.33.135, the City Council is required to determine and fix by ordinance the amount to be raised by ad valorem taxes, and

WHEREAS, RCW 84.55.120 requires that the increase in the levy over the prior year shall be stated both as to dollars and percentage, and

WHEREAS, the City's actual levy amount from the previous year,2026, was $4,553,652; and

WHEREAS, the City has banked levy capacity of $0, and

WHEREAS, the population of the City is more than 10,000;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BATTLE GROUND AS FOLLOWS:

Section 1. The City of Battle Ground resolves that an increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2027 tax year.

The dollar amount of the increase over the actual levy amount from the previous year shall be $45,285 which is a percentage increase of 1.0% percent. This increase is exclusive of additional revenues resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

Section 2. SEVERABILITY: In the event that any section, sentence or clause of this Ordinance shall be held unconstitutional or invalid, such action shall not be deemed to affect any other section, sentence or clause of this Ordinance.

Section 3. This ordinance shall be published in the official newspaper of the City and shall take effect and be in full force on January 1, 2027

ADOPTED AT THE REGULAR SESSION OF CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON, THIS 16th DAY OF NOVEMBER 2026.

CITY OF BATTLE GROUND

_____

Eric Overholser, Mayor

Attest:

_____
Elizabeth Halili, City Clerk

Approved as to form:

_____
Hillary Evans, City Attorney

CITY OF BATTLE GROUND
STAFF REPORT

To:	Rob Ferrier, Interim City Manager
	City Council
From:	Mark Herceg, Public Works Director
Date:	November 2, 2026
Proceeding Type:	Presentation/Public Hearing
Subject:	CDBG Project Proposals

Legislative History:	
• First Presentation:	October 5, 2026
• Second Presentation:	October 19, 2026
• Public Hearing/Recommendation:	November 2, 2026

Staff Report Summary

Public Works staff will present information on this year's Community Development Block Grant (CDBG) program and Council will hold a public hearing.

Background

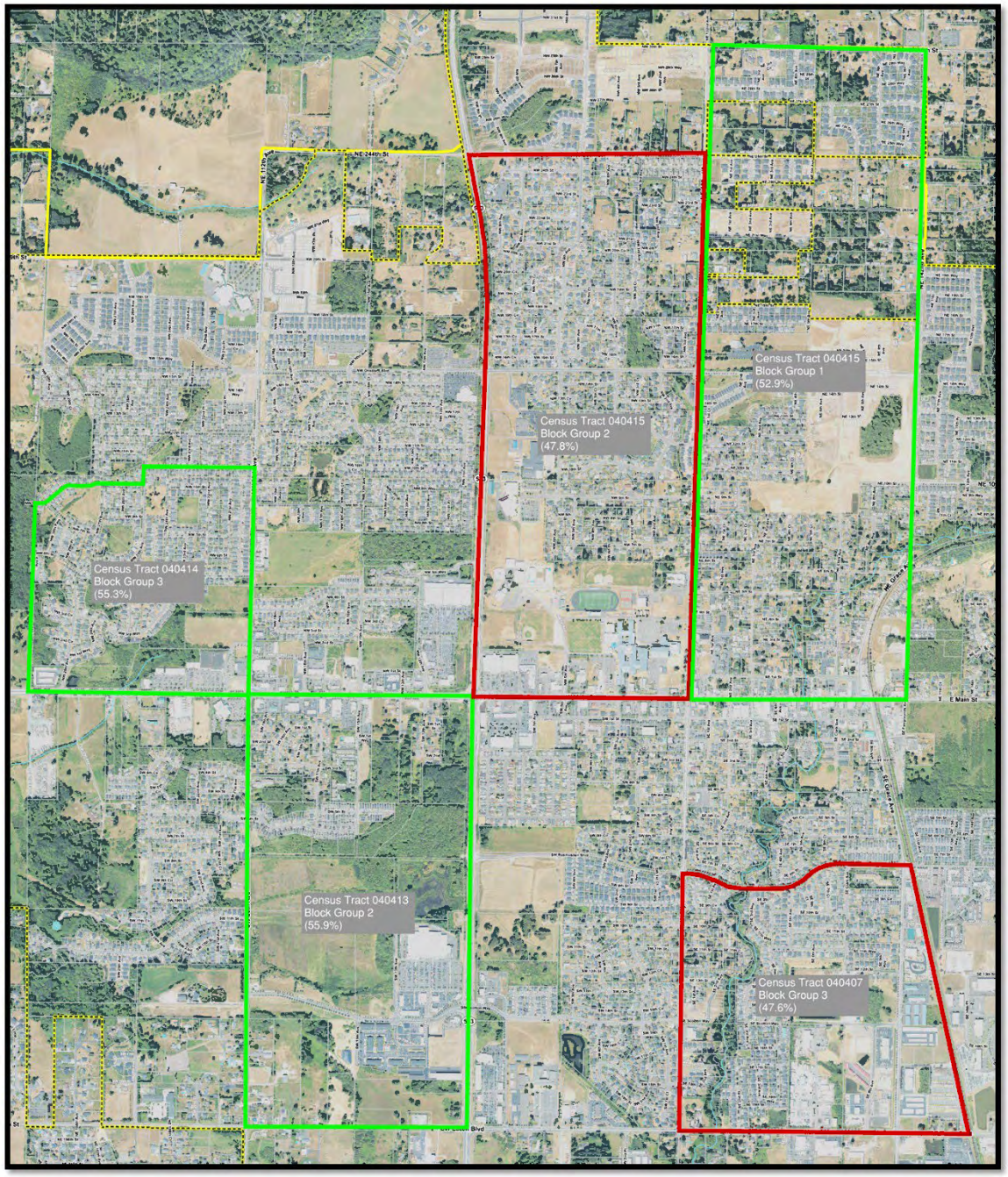
The City has the opportunity to apply for CDBG. Historically, infrastructure improvements with local matching funds have scored the highest for funding opportunities.

Based on guidance from the County it appears that approximately $526,000 will be available for grant funding among the competing jurisdictions in Clark County. These can include Washougal, Camas, Ridgefield, La Center, Yacolt, and Woodland if they have qualifying census tracts.

The City typically applies under the Infrastructure program, which can cover the following categories:

1. Acquisition of Real Property
2. Parks, Recreational Facilities
3. Street & Sidewalk Improvements
4. Water & Sewer Improvements
5. Clean Up Contaminated Sites

Projects must occur in low to moderate income census tracts. A map of the census tracts is shown below:



Other items to keep in mind:

1. The maximum request is $400,000, minimum $50,000.
2. The City receives 1 point for every 5% of match up to a maximum of 10 points (50% match).
3. Pre-applications are due on November 2nd.
4. Full applications are due on December 4th.

Staff will present some options to Council at this meeting.

Fiscal and Policy Implications

None at this time, however if Council decides to move forward with an application, then the matching funds, including 100% of design costs, will need to be provided if the City is awarded a grant.

Goals and Objectives Relevance

Approval of a grant application meets the goal to "Improve And Maintain Infrastructure Improvements". Approving of applying for a grant is one step in moving the selected project(s) forward, which will ultimately improve City infrastructure.

Options

Option	Results
• Recommend A Project Or Projects	City will apply for grant for said project.
• Don't Recommend A Project	City will not apply for grant this year.
• No Action	Grant application will be delayed until more information is provided.

Staff Recommendation

Staff recommends that City Council hold a public hearing and ask staff any questions that may come up. Staff also recommends that City Council recommend a project or projects to staff, which will allow us to move forward with the application.

Attachments

n/a

Legal Review

n/a

CITY OF BATTLE GROUND
STAFF REPORT

To:	City Council
From:	Meagan Lowery, Finance and Information Services Director
Date:	November 2, 2026
Proceeding Type:	PUBLIC HEARING/MOTION
Subject:	Ordinance 2026-20 Municipal Code Amendments: Chapter 3.32 Utility Tax

Legislative History:	
• Presentation/Set Public Hearing	October 5, 2026
• Public Hearing/Motion	November 2, 2026

Staff Report Summary

The City Council has the opportunity hold a public hearing to hear comments and to consider adopting Ordinance No. 2026-20, amending the name of the chapter and providing a definition section clarifying what constitutes "gross revenue".

Background

State law, RCW 35A.82.020, authorizes a city to assess a utility tax on water, sewer, and drainage utilities, but the law does not define what constitutes "gross revenue". It is at the discretion of each municipality to determine what is excluded or included. Since its inception in 1989, the city has based the utility tax on the customer's base bill and charged a flat percentage on the bill, not embedding the tax into the rate. This method prevents charging a tax on a tax, which is the result of embedding the tax in the utility rates.

In addition, the city has historically not charged utility tax on connection charges to the utility systems, nor has it applied it to the regional service fee paid to the Discovery Clean Water Alliance. To clarify existing practices, a new section of code is proposed to define how the city charges these utility taxes. There will be no change to utility customers with this code change.

While reviewing Battle Ground Municipal Code 3.32, it was also noted the name of the chapter is "Water Utility Tax" but it also includes sewer and drainage. We also propose a change to clarify this chapter is also over the other two utilities, sewer and drainage.

Fiscal and Policy Implications

N/A

Options

Option	*Results*
• *Adopt Ordinance 2026-20 as presented*	Code changes take effect as presented.
• *Modify Ordinance 2026-20*	Code changes take effect as modified.
• *No Action.*	Code remains the same.

Staff Recommendation

Hold the public hearing and adopt Ordinance 2026-20 as presented.

Attachments

A.	Ordinance 2026-20

Legal Review

The following documents were reviewed by legal:

Ordinance 2026-20

ORDINANCE NO. 2026-20

AN ORDINANCE OF THE CITY OF BATTLE GROUND, WASHINGTON, AMENDING BATTLE GROUND MUNCIPAL CODE CHAPTER 3.32 TO RENAME THE CHAPTER; ADOPTING A NEW SECTION 3.32.050, DEFINITIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Chapter 3.32 of the Battle Ground Municipal Code ("BGMC"), entitled "Water Utility Tax", establishes the City's utility tax applicable to water, sewer, and drainage utility services; and

WHEREAS, the City Council desires to amend the title of Chapter 3.32 to more accurately identify the water, sewer, and drainage utilities the utility tax is applicable to; and

WHEREAS, the City Council finds that establishing a definition of "gross revenue" within Chapter 3.32 will provide greater clarity and consistency regarding the revenues subject to the utility tax and will assist in the administration, reporting, and collection of the tax; and

WHEREAS, the City Council held a public hearing on November 2, 2026 for the purpose of allowing citizens of the City to comment on these proposed changes to the BGMC; and

WHEREAS, the City Council of City of Battle Ground has reviewed the proposed changes to the BGMC and find it in the best interest of the City to adopt the proposed changes to Chapter 3.32 BGMC and BGMC 3.32.050;

NOW THEREFORE BE IT ordained by the City Council of the City of Battle Ground, Washington as follows:

SECTION 1. TITLE OF CH. 3.32 BGMC, AMENDED. The title of Chapter 3.32 BGMC, entitled "Water Utility Tax" is hereby amended to read as follows: WATER, SEWER, AND DRAINAGE UTILITY TAX.

SECTION 2. ADOPTING BGMC 3.32.050. BGMC 3.32.050, entitled "Gross revenues—Definition and exclusions" is hereby adopted to read as follows:

> BGMC 3.32.050 Gross revenues—Definition and exclusions.
> For purposes of this chapter, "gross revenues" or "total gross revenues" means the total of money or other consideration received by a utility subject to this chapter from the conduct of its business within the city, or from the city owned utilities, without any deduction for the cost of doing business, except as otherwise expressly provided in this chapter.
>
> "Gross revenues" does not include:
>
> A. The amount of any tax imposed by this chapter that is separately stated as a line item on a customer's utility bill and collected by the

utility solely as reimbursement of the utility's own tax liability under this chapter. The tax levied under Section 3.32.010 is imposed upon the utility for the privilege of doing business within and adjacent to the city, and any amount identified on a customer's bill as attributable to that tax is a pass-through recovery of the utility's tax obligation and not consideration received by the utility for the sale of utility service; and

B. The amount collected for connection fees to the system; and

C. Services provided as wholesale, such as the Regional Service Charges paid to the Discovery Clean Water Alliance and amounts charged to Clark Regional Wastewater District for use of a city asset.

SECTION 3. SEVEREBILITY. If any section, sentence, clause, or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

SECTION 4. REGULATORY CONFLICTS. All other ordinances and parts of other ordinances inconsistent or conflicting with any part of this ordinance are hereby repealed to the extent of the inconsistency or conflict.

SECTION 5. CORRECTIONS. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 6. EFFECTIVE DATE. This ordinance shall be published in summary form and be in full force and effective five (5) days from the date of publication in accordance with law.

ADOPTED IN OPEN MEETING OF THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON THIS 2nd DAY OF NOVEMBER 2026.

_____

Eric Overholser, Mayor

Attested to by:

Approved as to form:

_____

Elizabeth Halili, City Clerk

_____

Hillary Evans, Contract City Attorney

CITY OF BATTLE GROUND
STAFF REPORT

To:	City Council
From:	Kristin Lehto, Community Development Director
	Mark Herceg, Public Works Director
	Sam Crummett, Planning Supervisor
Date:	November 2, 2026
Proceeding Type:	Presentation
Subject:	Comprehensive Plan Update

Legislative History:	
• Work Session:	October 19, 2026
• Presentation:	November 2, 2026

Staff Report Summary

City staff will provide information related to City of Battle Ground's periodic update to its Comprehensive Plan (2025-2045). The adopting Ordinance is also included with this report.

Background

Battle Ground is nearing completion of the periodic update to its Comprehensive Plan (2025–2045). Every 10 years, under the Growth Management Act (GMA), cities and counties must complete a major update to their Comprehensive Plans. The Comprehensive Plan serves as a 20-year vision and roadmap for how Battle Ground will develop over the next 20 years.

Fiscal and Policy Implications

N/A, at this time

Goals & Objectives

N/A, at this time

Options

N/A, at this time

Planning Commission Recommendation

A recommendation from the Planning Commission is not yet available. Staff will update the Council on the recommendation once received.

Staff Recommendation

Staff recommends that City Council ask any remaining questions related to the Comprehensive Plan so that staff can address prior to the public hearing on November 16th.

Attachments

A.	• Ordinance No. 2026-23 Battle Ground Comprehensive Plan (2025 -2045)
B.	• The City of Battle Ground Comprehensive Plan (2025 – 2045) https://cityofbg.box.com/s/9z7awig7lnocyld7n0s23148y4rq4s7t

Legal Review

To occur before Ordinance adoption.

ORDINANCE NO. 2026-23

AN ORDINANCE OF THE CITY OF BATTLE GROUND, WASHINGTON, ADOPTING THE CITY OF BATTLE GROUND COMPREHENSIVE PLAN (2025-2045); TOGETHER WITH THE ADOPTION OF THE OFFICIAL COMPREHENSIVE PLAN LAND USE MAP AND OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Washington State Growth Management Act ("GMA") requires municipalities to prepare comprehensive plans consistent with the GMA; and

WHEREAS, state law requires that each city planning under the GMA must periodically review, and, if needed, revise its comprehensive plan and development regulations to ensure compliance with the GMA; and

WHEREAS, this update will achieve consistency with the GMA by including a new Climate Element and several new housing policies that will provide for "middle housing" and accommodate housing for all income levels; and

WHEREAS, to assure coordination and consistency with neighboring jurisdictions and Clark County, Battle Ground is updating its plan concurrently with these jurisdictions pursuant to RCW 36.70A.100 and RCW 36.70A.210; and

WHEREAS, the City of Battle Ground adopted several development code changes contained in Ordinance 2026-13 on June 1, 2026, to ensure compliance with the GMA and this comprehensive plan update; and

WHEREAS, the GMA mandates that there be early and continuous public involvement, and the City of Battle Ground has adhered to its adopted Public Participation Plan adopted in Resolution 2024-03, and

WHEREAS, the proposed plan was submitted to the State Department of Commerce for review on October 15, 2026 pursuant to RCW36.70A.106; and

WHEREAS, pursuant to the State Environmental Policy Act, the City, designated as the lead agency for review of the proposed plan, issued a Determination of Non-Significance (DNS) on October 12, 2026, pursuant to WAC 197-11-340(2). The City did not receive any appeal of the DNS, and the DNS is therefore final; and

WHEREAS, the Planning Commission of the City of Battle Ground held a public hearing on October 28, 2026 for the purpose of allowing residents to comment on the proposed plan; and

WHEREAS, the City Council of the City of Battle Ground held a duly noticed public hearing at its regular November 16, 2026 Council meeting for the purpose of allowing residents to comment on the proposed plan; and

WHEREAS, the City Council of the City of Battle Ground has reviewed the proposed plan and finds adoption is consistent with the GMA, and in the best interest of the City;

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

Section 1. FINDINGS. The City Council adopts the above findings and recitals and incorporates them herein by reference.

Section 2. ADOPTING THE CITY OF BATTLE GROUND COMPREHENSIVE PLAN (2025-2045). The City of Battle Ground Council hereby approves and adopts the City of Battle Ground Comprehensive Plan (2025 – 2045), attached hereto as Attachment A, and incorporated herein by reference.

Section 3. SEVERABILITY. If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 4. CORRECTIONS. The City Clerk and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 5. EFFECTIVE DATE. This Ordinance shall be in full force and effective thirty (30) days after passage and publication. The City Clerk is directed to publish a summary of this Ordinance at the earliest possible publication date by publication of the Ordinance title.

ADOPTED IN OPEN MEETING OF THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON THIS 7TH DAY OF DECEMBER 2026.

_____
Eric Overholser, Mayor

Attested to by:

_____
Elizabeth Halili, City Clerk

Approved as to form:

_____
Hillary Evans, Contract City Attorney

CITY OF BATTLE GROUND
STAFF REPORT

To:	Rob Ferrier, Interim City Manager
	City Council
From:	Mark Herceg, Public Works Director
Date:	November 2, 2026
Proceeding Type:	Presentation
Subject:	Comprehensive Stormwater Master Plan Update

Legislative History:	
• Presentation: • Presentation/Public Hearing: • Consent: • Presentation:	November 3, 2025 December 1, 2025 October 19, 2026 November 2, 2026

Staff Report Summary

City staff will provide information on the Comprehensive Stormwater Master Plan (CSMP) including the Ordinance that will be used to adopt the CSMP.

Background

The City is working on a Comp Plan Update as part of the Countywide process. As part of this, an updated Comprehensive Stormwater Master Plan is necessary. Windsor Engineers was hired to update the CSMP.

A completed draft plan that is ready for council review.

Fiscal and Policy Implications

N/A, at this time.

Goals and Objectives Relevance

N/A, at this time.

Options

N/A, at this time.

Staff Recommendation

Staff recommends that City Council ask any remaining questions related to the CSMP so that staff can address prior to the public hearing on November 16th.

Attachments

A.	Ordinance No. 2026-24
B.	Comprehensive Stormwater Master Plan (https://cityofbg.app.box.com/s/9z7awig7lnocyld7n0s23148y4rq4s7t)

Legal Review

Type of Document	Title of Document	Date Reviewed by Legal Counsel
• Ordinance	Ordinance No. 2026-24 – An Ordinance Adopting The 2025-2045 Comprehensive Stormwater Master Plan	Reviewed by the Contract City Attorney on October 22, 2026.

ORDINANCE NO. 2026-24

AN ORDINANCE OF THE CITY OF BATTLE GROUND, WASHINGTON, ADOPTING THE 2025-2045 COMPREHENSIVE STORMWATER MASTER PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Washington State Growth Management Act ("GMA") requires municipalities to prepare comprehensive plans consistent with the GMA and establish within their comprehensive plans a Capital Element, including level of service standards and a six-year minimum financing plan to identify anticipated revenue sources and capital projects required to meet the established level of service standards; and

WHEREAS, in compliance with the GMA, the 2025-2045 Comprehensive Stormwater Master Plan should be revised to advance and implement the goals described in the City's Vision and Comprehensive Plan; and

WHEREAS, the proposed plan is necessary to incorporate current costs and required improvements of the City's various stormwater facilities; and

WHEREAS, the proposed plan was submitted to the State Department of Commerce for review on October 15, 2026 pursuant to RCW36.70A.106; and

WHEREAS, pursuant to the State Environmental Policy Act, the City, designated as the lead agency for review of the proposed plan, issued a Determination of Non-Significance (DNS) on October 12, 2026, pursuant to WAC 197-11-340(2). The City did not receive any appeal of the DNS, and the DNS is therefore final; and

WHEREAS, the Planning Commission of the City of Battle Ground held a public hearing on October 28, 2026 for the purpose of allowing residents to comment on the proposed plan; and

WHEREAS, the City Council of the City of Battle Ground held a duly noticed public hearing at its regular November 16, 2026 Council meeting for the purpose of allowing residents to comment on the proposed plan; and

WHEREAS, the City Council of City of Battle Ground has reviewed the proposed plan and finds adoption is consistent with the GMA, the City's Comprehensive Plan, and in the best interest of the City;

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

Section 1. FINDINGS. The City Council adopts the above findings and recitals and incorporates them herein by reference.

Section 2. ADOPTING THE CITY OF BATTLE GROUND 2025-2045 COMPREHENSIVE STORMWATER MASTER PLAN. The City of Battle Ground Council hereby approves and adopts the City of Battle Ground 2025-2045 Comprehensive Stormwater Master Plan, attached hereto as Attachment A, and incorporated herein by reference.

Section 3. SEVERABILITY. If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 4. CORRECTIONS. The City Clerk and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 5. EFFECTIVE DATE. This Ordinance shall be in full force and effective thirty (30) days after passage and publication. The City Clerk is directed to publish a summary of this Ordinance at the earliest possible publication date by publication of the Ordinance title.

ADOPTED IN OPEN MEETING OF THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON THIS 7TH DAY OF DECEMBER 2026.

_____
Eric Overholser, Mayor

Attested to by:

_____
Elizabeth Halili, City Clerk

Approved as to form:

_____
Hillary Evans, Contract City Attorney

CITY OF BATTLE GROUND
STAFF REPORT

To:	Rob Ferrier, Interim City Manager
	City Council
From:	Mark Herceg, Public Works Director
Date:	November 2, 2026
Proceeding Type:	Presentation
Subject:	Transportation System Plan Update

Legislative History:	
• Consent:	October 19, 2026
• Presentation:	November 2, 2026

Staff Report Summary

City staff will provide information on the Transportation System Plan (TSP) including the Ordinance that will be used to adopt the TSP.

Background

The City is working on a Comp Plan Update as part of the Countywide process. As part of this, an updated Transportation System Plan is necessary. Transpo was hired to update the TSP.

A completed draft plan that is ready for council review.

Fiscal and Policy Implications

N/A, at this time.

Goals and Objectives Relevance

N/A, at this time.

Options

N/A, at this time.

Staff Recommendation

Staff recommends that City Council ask any remaining questions related to the TSP so that staff can address prior to the public hearing on November 16th.

Attachments

A.	Ordinance No. 2026-25
B.	Transportation System Plan (https://cityofbg.app.box.com/s/9z7awig7lnocyld7n0s23148y4rq4s7t)

Legal Review

Type of Document	Title of Document	Date Reviewed by Legal Counsel
• Ordinance	Ordinance No. 2026-25 – An Ordinance Adopting The 2026 Transportation System Plan	Reviewed by the Contract City Attorney on October 22, 2026.

ORDINANCE NO. 2026-25

AN ORDINANCE OF THE CITY OF BATTLE GROUND, WASHINGTON, ADOPTING THE 2026 TRANSPORTATION SYSTEM PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Washington State Growth Management Act ("GMA") requires municipalities to prepare comprehensive plans consistent with the GMA and establish within their comprehensive plans a Transportation Element, including level of service standards and a six-year minimum financing plan to identify anticipated revenue sources and capital projects required to meet the established level of service standards; and

WHEREAS, in compliance with the GMA, the 2026 Transportation System Plan should be revised to advance and implement the goals described in the City's Vision and Comprehensive Plan; and

WHEREAS, the proposed plan is necessary to incorporate current costs and required improvements of the City's various transportation facilities; and

WHEREAS, the proposed plan was submitted to the State Department of Commerce for review on October 15, 2026 pursuant to RCW36.70A.106; and

WHEREAS, pursuant to the State Environmental Policy Act, the City, designated as the lead agency for review of the proposed plan, issued a Determination of Non-Significance (DNS) on October 12, 2026, pursuant to WAC 197-11-340(2). The City did not receive any appeal of the DNS, and the DNS is therefore final; and

WHEREAS, the Planning Commission of the City of Battle Ground held a public hearing on October 28, 2026 for the purpose of allowing residents to comment on the proposed plan; and

WHEREAS, the City Council of the City of Battle Ground held a duly noticed public hearing at its regular November 16, 2026 Council meeting for the purpose of allowing residents to comment on the proposed plan; and

WHEREAS, the City Council of City of Battle Ground has reviewed the proposed plan and finds adoption is consistent with the GMA, the City's Comprehensive Plan, and in the best interest of the City;

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

Section 1. FINDINGS. The City Council adopts the above findings and recitals and incorporates them herein by reference.

Section 2. ADOPTING THE CITY OF BATTLE GROUND 2026 TRANSPORTATION SYSTEM PLAN. The City of Battle Ground Council hereby approves and adopts the City of Battle Ground 2026 Transportation System Plan, attached hereto as Attachment A, and incorporated herein by reference.

Section 3. SEVERABILITY. If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 4. CORRECTIONS. The City Clerk and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 5. EFFECTIVE DATE. This Ordinance shall be in full force and effective thirty (30) days after passage and publication. The City Clerk is directed to publish a summary of this Ordinance at the earliest possible publication date by publication of the Ordinance title.

ADOPTED IN OPEN MEETING OF THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON THIS 7TH DAY OF DECEMBER 2026.

_____
Eric Overholser, Mayor

Attested to by:

_____
Elizabeth Halili, City Clerk

Approved as to form:

_____
Hillary Evans, Contract City Attorney

CITY OF BATTLE GROUND
STAFF REPORT

To:	Rob Ferrier, Interim City Manager
	City Council
From:	Mark Herceg, Public Works Director
Date:	November 2, 2026
Proceeding Type:	Presentation
Subject:	Facilities Master Plan Update

Legislative History:	
• Consent:	October 19, 2026
• Presentation:	November 2, 2026

Staff Report Summary

City staff will provide information on the Facilities Master Plan (FMP) including the Ordinance that will be used to adopt the FMP.

Background

The City is working on a Comp Plan Update as part of the Countywide process. As part of this, an updated Facilities Master Plan is necessary. City staff updated the FMP.

A completed draft plan that is ready for council review.

Fiscal and Policy Implications

N/A, at this time.

Goals and Objectives Relevance

N/A, at this time.

Options

N/A, at this time.

Staff Recommendation

Staff recommends that City Council ask any remaining questions related to the FMP so that staff can address prior to the public hearing on November 16th.

Attachments

A.	Ordinance No. 2026-26
B.	Facilities Master Plan (https://cityofbg.app.box.com/s/9z7awig7lnocyld7n0s23148y4rq4s7t)

Legal Review

Type of Document	Title of Document	Date Reviewed by Legal Counsel
• Ordinance	Ordinance No. 2026-26 – An Ordinance Adopting The 2026-2046 Facilities Master Plan	Reviewed by the Contract City Attorney on October 22, 2026.

ORDINANCE NO. 2026-26

AN ORDINANCE OF THE CITY OF BATTLE GROUND, WASHINGTON, ADOPTING THE 2026-2046 FACILITIES MASTER PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Washington State Growth Management Act ("GMA") requires municipalities to prepare comprehensive plans consistent with the GMA and establish within their comprehensive plans a Capital Facilities Element, including level of service standards and a six-year minimum financing plan to identify anticipated revenue sources and capital projects required to meet the established level of service standards; and

WHEREAS, in compliance with the GMA, the 2026-2046 Facilities Master Plan should be revised to advance and implement the goals described in the City's Vision and Comprehensive Plan; and

WHEREAS, the proposed plan is necessary to incorporate current costs and required improvements of the City's various facilities; and

WHEREAS, the proposed plan was submitted to the State Department of Commerce for review on October 15, 2026 pursuant to RCW36.70A.106; and

WHEREAS, pursuant to the State Environmental Policy Act, the City, designated as the lead agency for review of the proposed plan, issued a Determination of Non-Significance (DNS) on October 12, 2026, pursuant to WAC 197-11-340(2). The City did not receive any appeal of the DNS, and the DNS is therefore final; and

WHEREAS, the Planning Commission of the City of Battle Ground held a public hearing on October 28, 2026 for the purpose of allowing residents to comment on the proposed plan; and

WHEREAS, the City Council of the City of Battle Ground held a duly noticed public hearing at its regular November 16, 2026 Council meeting for the purpose of allowing residents to comment on the proposed plan; and

WHEREAS, the City Council of City of Battle Ground has reviewed the proposed plan and finds adoption is consistent with the GMA, the City's Comprehensive Plan, and in the best interest of the City;

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

Section 1. FINDINGS. The City Council adopts the above findings and recitals and incorporates them herein by reference.

Section 2. ADOPTING THE CITY OF BATTLE GROUND 2026-2046 FACILITIES MASTER PLAN. The City of Battle Ground Council hereby approves and adopts the City of Battle Ground 2026-2046 Facilities Master Plan, attached hereto as Attachment A, and incorporated herein by reference.

Section 3. SEVERABILITY. If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 4. CORRECTIONS. The City Clerk and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 5. EFFECTIVE DATE. This Ordinance shall be in full force and effective thirty (30) days after passage and publication. The City Clerk is directed to publish a summary of this Ordinance at the earliest possible publication date by publication of the Ordinance title.

ADOPTED IN OPEN MEETING OF THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON THIS 7TH DAY OF DECEMBER 2026.

_____
Eric Overholser, Mayor

Attested to by:

_____
Elizabeth Halili, City Clerk

Approved as to form:

_____
Hillary Evans, Contract City Attorney

CITY OF BATTLE GROUND
STAFF REPORT

To:	City Council
From:	Kristin Lehto, Community Development Director
	Sam Crummett, Planning Supervisor
Date:	November 2, 2026
Proceeding Type:	Presentation
Subject:	Hockinson Capital Facilities Plan and Impact Fees

Legislative History:	
• Work Session:	October 19, 2026
• Presentation:	November 2, 2026

Staff Report Summary

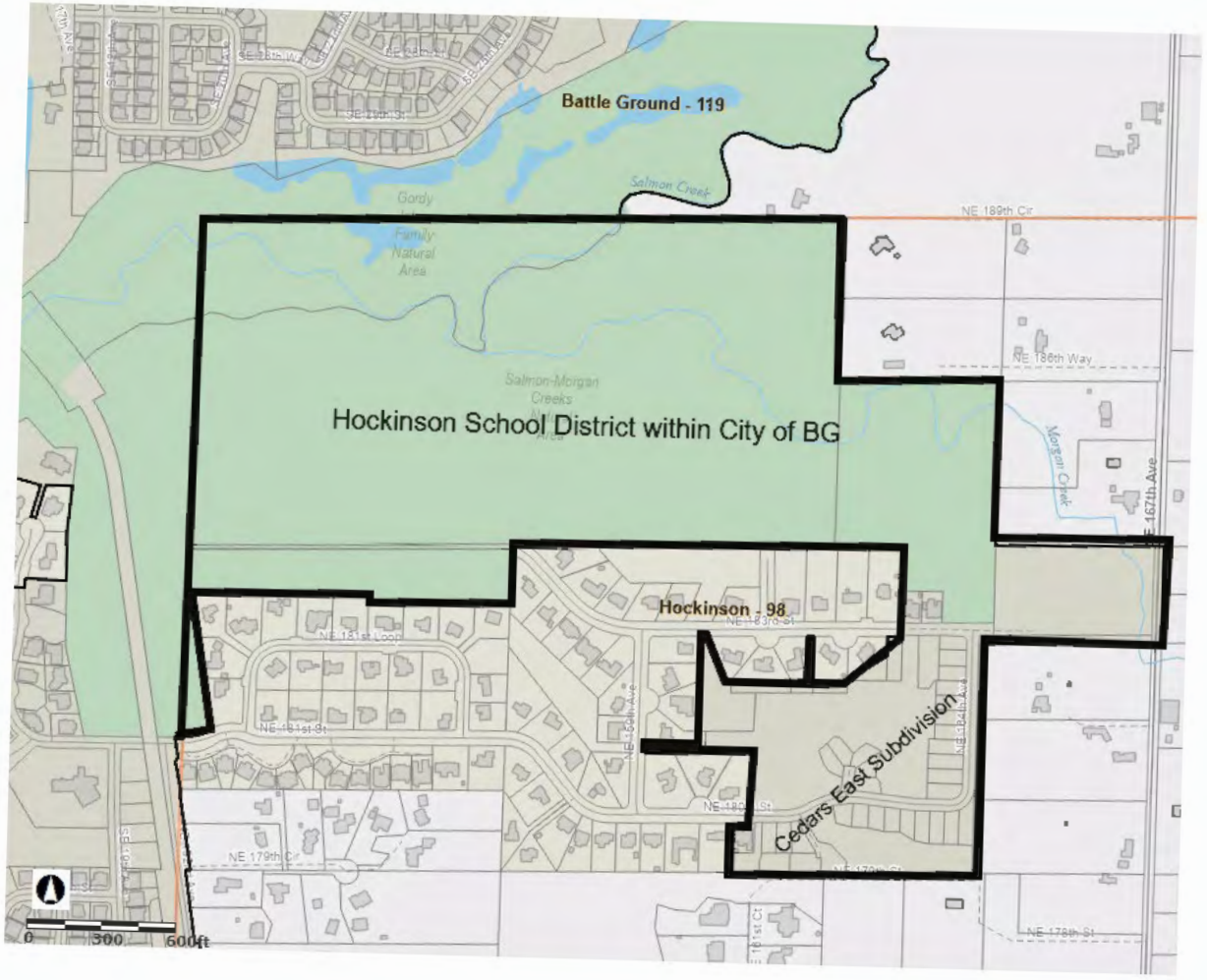
The Hockinson School District is updating its Capital Facilities Plan and Impact Fee rate.

Background

There is a small portion of the Hockinson School District located in the City of Battle Ground. See Map Below. As part of the Comp Plan update, the School District is asking that their Capital Facilities Plan be adopted together with updated Impact Fees.

Note: Clark County has already adopted the CFP and Impact Fees in its jurisdiction.

Portion of Hockinson School District boundary within Battle Ground.



Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities, as authorized by the Growth Management Act.

The HSD District requests the collection of school impact fees in the following amounts:

Single Family**: $ 15,174.54**

Multi-Family: **$ 1,720.12**

The current HSD Impact Fee rate in the City of Battle Ground is:

Single Family: $ 7,790

Multi-Family: $ 3,434

Some questions came up at the October 14, 2026 Planning Commission meeting, and internally from staff. The questions are:

What support did HSD give for the average assessed home value (they are higher than those in Battle Ground)?

Why is the single-family rate so different from the multi-family rate; or stated more technically, why is the student factor for multi-family only .0745 vs .322 for the single-family?

The representative for HSD is Ms. LeAnne Bremer. Her response is:

The Assessed Values come from Clark County GIS and this is what they relayed to us (note these plans were put together last year to give time for board approval, SEPA review, and County processing):

School_District	Single-Family: Average Total Market Value per Unit	Total Number of Single Family Units	Multi-Family: Average Total Market Value per Unit	Total Number of Multi-Family Units
Battle Ground	$ 539,545	31,368	$ 271,034.64	3,159
Camas	$ 714,668	12,722	$ 267,968.68	1,263
Evergreen	$ 463,423	46,893	$ 228,900.39	17,289
Green Mountain	$ 526,082	377	$ 281,477.18	11
Hockinson	$ 739,345	3,830	$ 364,648.63	27
La Center	$ 581,764	3,902	$ 246,340.81	232
Mount Pleasant	$ 933,995	6	*	*
Ridgefield	$ 621,839	10,212	$ 304,527.60	1,112
Vancouver	$ 476,186	49,309	$ 179,727.38	23,240
Washougal	$ 538,654	7,017	$ 218,967.99	1,146
Woodland	$ 541,628	631	$ 268,655.63	13

Ms. Bremer continues:

As far as the student factor, these are the number of students generated from each type of dwelling unit on average based on recent data in the district. Because there are so few MF units in Hockinson, Clark County allows an average from adjoining districts to be used, which was employed in this case. A demographer determine the SF student factor rate.

The questions illustrate why there is such a difference in fees between SF and MF in the Hockinson School District. Not all school districts have the same split. It really does vary district by district based on a lot of factors.

Ms. Bremer will be available at future meetings to provide further comments or answer any remaining questions.

Fiscal and Policy Implications

N/A, at this time

Goals & Objectives

N/A, at this time

Options

N/A, at this time

Planning Commission Recommendation

A recommendation from the Planning Commission is not yet available. Staff will update the Council on the recommendation once received.

Staff Recommendation

Staff recommends that City Council ask any remaining questions so that staff can address them prior to the public hearing on November 16th.

Attachments

A.	• Ordinance No. 2026-27 Hockinson School District Capital Facilities Plan
B.	• The Hockinson School District Capital Facilities Plan https://cityofbg.box.com/s/9z7awig7lnocyld7n0s23148y4rq4s7t

Legal Review

To occur prior to Ordinance adoption.

ORDINANCE NO. 2026-27

AN ORDINANCE OF THE CITY OF BATTLE GROUND, WASHINGTON, ADOPTING THE HOCKINSON SCHOOL DISTRICT No. 98 CAPITAL FACILITIES PLAN 2025-2031 AND IMPACT FEE RATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Washington State Growth Management Act (GMA) includes schools in the category of public facilities and services. School districts adopt capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts; and

WHEREAS, school capital facilities plans also are used to support the imposition of school impact fees; and

WHEREAS, there is a portion of the Hockinson School District located in the City of Battle Ground; and

WHEREAS, the Hockinson School District and the City of Battle Ground adopted an interlocal agreement on March 31, 2021, to govern the collection, distribution, and expenditure of school impact fees; and

WHEREAS, the City has adopted development codes within the Battle Ground Municipal Code (herein "BGMC"), originally adopted through Ordinance No. 95-769 and as later amended through additional ordinances, in addition to BGMC Chapter 3.60 Impact Fee on New Residential and Nonresidential Construction for the purpose of implementing the Act; and

WHEREAS, the District has prepared a Capital Facilities Plan in compliance with the Act, BGMC development codes, and BGMC Chapter 3.60, which is to be adopted by the City as a sub-element of the capital facilities element of the City's Comprehensive Plan; and

WHEREAS, upon adoption of the District's Capital Facilities Plan as a sub-element of the capital facilities element of the City's Comprehensive Plan, the City will collect impact fees upon certain new residential development on the District's behalf; and

WHEREAS, upon adoption of the District's Capital Facilities Plan, the impact fee rate to be collected is: Single Family Dwelling Unit**: $ 15,174.54;** and Multi-Family Dwelling Unit: **$ 1,720.12;** and

WHEREAS, the proposed plan was submitted to the State Department of Commerce for review on October 15, 2026 pursuant to RCW36.70A.106; and

WHEREAS, pursuant to the State Environmental Policy Act, the City, designated as the lead agency for review of the proposed plan, issued a Determination of Non-Significance (DNS) on October 12, 2026, pursuant to WAC 197-11-340(2). The City did not receive any appeal of the DNS, and the DNS is therefore final; and

WHEREAS, the Planning Commission of the City of Battle Ground held a public hearing on October 28, 2026 for the purpose of allowing residents to comment on the proposed plan; and

WHEREAS, the City Council of the City of Battle Ground held a duly noticed public hearing at its regular November 16, 2026 Council meeting for the purpose of allowing residents to comment on the proposed plan; and

WHEREAS, the City Council of City of Battle Ground has reviewed the proposed plan and finds adoption is consistent with the GMA, the City's Comprehensive Plan, and in the best interest of the City;

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

Section 1. FINDINGS. The City Council adopts the above findings and recitals and incorporates them herein by reference.

Section 2. ADOPTING HOCKINSON SCHOOL DISTRICT No. 98 CAPITAL FACILITIES PLAN 2025-2031. The City of Battle Ground Council hereby approves and adopts the Hockinson School District No. 98 Capital Facilities Plan 2025-2031, attached hereto as Attachment A, and incorporated herein by reference.

Section 3. SEVERABILITY. If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 4. CORRECTIONS. The City Clerk and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 5. EFFECTIVE DATE. This Ordinance shall be in full force and effective thirty (30) days after passage and publication. The City Clerk is directed to publish a summary of this Ordinance at the earliest possible publication date by publication of the Ordinance title.

ADOPTED IN OPEN MEETING OF THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON THIS 7TH DAY OF DECEMBER 2026.

_____
Eric Overholser, Mayor

Attested to by:

_____
Elizabeth Halili, City Clerk

Approved as to form:

_____
Hillary Evans, Contract City Attorney

CITY OF BATTLE GROUND
STAFF REPORT

To:	Rob Ferrier, Interim City Manager
	City Council
From:	Kristin Lehto, Community Development Director
Date:	November 2, 2026
Proceeding Type:	Presentation
Subject:	New Zoning Code Chapter for Master Planned Developments

Legislative History:	
• Consent:	October 19, 2026
• Presentation:	November 2, 2026

Staff Report Summary

The purpose of this staff report is to present proposed language to Battle Ground Municipal Code (BGMC) Chapter 17.160 Master Planned Developments (MPD).

Background

As the City continues to focus on creating opportunities for employment and job growth, there has been increased interest in Master Planned Developments. The proposed code section establishes standards and procedures to provide a clear framework for this type of development.

A Master Planned Development (MPD) is a development process that allows a larger or more complex area to be planned and developed as a cohesive whole. The overall MPD is reviewed and approved first, establishing a framework for future phases or portions of the development that may address land uses, transportation and circulation, utilities, open space, site design, development standards, and the relationship between different areas of the development. Individual phases are then reviewed separately for consistency with the approved MPD and applicable development standards.

An MPD provides a framework for coordinated, phased development while providing greater predictability for the City and property owners as the area develops over time. This is also reflected in the length of vesting: a Master Planned Development is vested for 10 years, compared to the standard five-year vesting period for a site plan. The longer vesting period recognizes that master planned developments are generally intended to occur in phases over a longer period of time and provides additional certainty as individual phases move forward.

Fiscal and Policy Implications

N/A, at this time.

Goals and Objectives Relevance

N/A, at this time.

Staff Recommendation

Staff recommends that City Council ask any remaining questions related to the Master Planned Development (MPD) code so that staff can address prior to the public hearing on November 16th.

Attachments

A.	Ordinance No. 2026-29
B.	BGMC Chapter 17.160

Legal Review

Type of Document	Title of Document	Date Reviewed by Legal Counsel
• Ordinance	Ordinance No. 2026-29 – An Ordinance Adding Battle Ground Municipal Code Title 17 Zoning; Section 17.160 Master Planned Developments	Reviewed by the Contract City Attorney on October 29, 2026.
• BGMC Chapter 17.160	Chapter 17.160 Master Planned Developments	Reviewed by the Contract City Attorney on September 28, 2026.

ORDINANCE NO. 2026-29

AN ORDINANCE OF THE CITY OF BATTLE GROUND, WASHINGINGTON ADDING TITLE 17 ZONING; SECTION 17.160 MASTER PLANNED DEVELOPMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Battle Ground Municipal Code ("BGMC") is a document containing 20 Titles and multiple Chapters and is codified by the adoption of ordinances and published in a code book by Book Publishing Company; and

WHEREAS, periodically the BGMC needs to be updated or improved for presentation to the City Council; and

WHEREAS, the Planning Commission of the City of Battle Ground held a public hearing on October 28, 2026, for the purpose of allowing citizens of the City of Battle Ground to comment on the proposed changes to the BGMC ; and

WHEREAS, the Planning Commission has made a recommendation to the City Council of the City of Battle Ground to adopt the code changes reflected herein; and

WHEREAS, the City Council held a public hearing on November 16, 2026, for the purpose for allowing comment on changes; and

WHEREAS, Pursuant to RCW 36.70A.106, the amendments to the BGMC were submitted to the State Department of Commerce for review on October 15, 2026 ; and

WHEREAS, the City issued a State Environmental Policy Act ("SEPA") non-project Determination of Non-Significance (DNS) on the October 14, 2026; and

WHEREAS, the City Council has reviewed the proposed changes; and

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

SECTION 1. TITLE 17 ZONING; CHAPTER 17.160 MASTER PLANNED DEVELOPMENTS IS ADDED AS FOLLOWS:

Chapter 17.160 MASTER PLANNED DEVELOPMENTS

17.160.010	***Purpose.***
17.160.020	***Applicability.***
17.160.030	***Review Process.***
17.160.040	***Master Planned Development Standards.***
17.160.050	***Submittal Requirements.***
17.160.060	***Approval Criteria.***

17.160.070 ***Approved Master Planned Development.***
17.160.080 ***Vesting.***
17.160.090 ***Validity and Extensions.***
17.160.100 ***Modification to Approved Master Planned Developments.***

17.160.010 Purpose.

A. The Master Planned Development process is intended to provide a coordinated review and approval process for large-scale employment-oriented development that may be constructed in multiple phases over an extended period of time, and where a unified plan of development, infrastructure, and land use relationship is necessary to achieve an orderly and more efficient development than otherwise permitted by base zone allowances. Components of a Master Planned Development are intended to:
   1. Promote consistency with the goals, policies, and objectives of the City of Battle Ground Comprehensive Plan.
   2. Promote economic development, job creation, and private investment.
   3. Facilitate the development of larger areas in an integrated manner over a period of time as specified in the plan.
   4. Provide certainty regarding the character, timing, and conditions for developments, including phased developments, while at the same time providing a degree of flexibility to respond to changes in market and economic conditions.
   5. Provide needed infrastructure in an orderly, fiscally responsible manner.
   6. Preserve or enhance natural amenities, features, shorelines, and environmentally sensitive areas.
   7. Promote the planning and development of sites in a manner that avoids and minimizes potential adverse environmental impacts and that ensures appropriate mitigation.
   8. Encourage environmentally sustainable development.

17.160.020 Applicability and eligibility.

A Master Planned Development may take the form of commercial, industrial, or mixed-use development. Each is intended to accommodate and facilitate large-scale development designed to accomplish integrated and flexible site planning. Use of the Master Planned Development process is optional and limited to proposals that meet the eligibility requirements of this chapter.

A. Eligibility. A proposal may be processed as a Master Planned Development only when it meets the following criteria:
   1. Eligible Zones.
      a. Master Planned Developments are permitted on property located within the following employment zoning districts:
         i. Commercial (RC, D, CC, NC)
         ii. Industrial (ML, EC, WE)
         iii. Mixed-Use (MU-R, MU-E)
      b. The Master Planned Development procedure shall not be used for property located within residential zoning districts, unless otherwise authorized by subsection B of this section.
   2. Minimum Site Area. The subject site shall meet the minimum site area established for each zone as follows:

a. Commercial (RC, D, CC, NC) = Ten (10) acres
b. Industrial (ML, EC, WE) = Twenty (20) acres
c. Mixed-Use (MU-R, MU-E) = Twenty (20) acres

B. Discretionary Eligibility.

1. The Community Development Director may determine that a development not meeting the requirements of subsections A.1 through A.2 of this section is eligible for Master Planned Development review after receipt of a discretionary eligibility determination request as detailed in subsection B.2, below, provided:
    a. The proposal is of sufficient size, complexity, or phasing to warrant review through the master planned development process;
    b. Residentially zoned land is not included in the development unless it is determined by the Community Development Director to be ancillary and supportive of the overall development concept, provided that land zoned residential does not exceed twenty five (25) percent of the total gross acreage of the Master Planned Development area; and
    c. Processing the proposal as a Master Planned Development will provide a substantial public benefit, improve infrastructure coordination and installation, or more effectively implement the Comprehensive Plan.
2. Discretionary Eligibility Determination Request. Applicants shall submit the following to be considered for Master Planned Development eligibility when the proposed development does not meet the eligibility requirements in subsection A of this Section:
    a. A narrative describing the proposed development, including:
        i. The overall scope and development program or plan;
        ii. Existing and proposed land uses of the property/ies proposed to be developed ("subject site");
        iii. The anticipated development phasing schedule; and
        iv. How the proposal satisfies the applicable criteria of this section, the underlying base zone criteria, and any additional criteria relevant to the proposed land use action.
    b. A conceptual master plan showing:
        i. The boundaries of the subject site are sufficient to show its location in relation to surrounding areas;
        ii. Existing zoning for the subject site and any adjacent zoning designations;
        iii. Proposed land use areas and associated acreages;
        iv. Major access points and circulation concepts; and
        v. Proposed phasing boundaries.
    c. Any additional information required by the Community Development Director to assist in determining applicability.
3. Review of Applicability.
    a. Applications for discretionary applicability shall be reviewed and decided by the Community Development Director. The Community Development Director, in consultation with the City Engineer, shall review the materials submitted by an applicant as provided in subsection B to determine whether an application satisfies the discretionary applicability standards of subsection B.1 and B.2 of this section. If the Community Development Director determines the development will be reviewed as a

master planned development, the Director will then determine whether the master planned development will be subject to a Type II or Type III review procedure consistent with section 17.160.030 of this chapter.

b. An applicant may appeal the denial of a discretionary eligibility determination to the City Manager by filing a written appeal within thirty (30) days of the date the applicant is notified of the denial. The appeal shall be limited to the discretionary eligibility determination and shall not constitute an appeal of any subsequent permit decision or determination associated with the applicable permit process. The City Manager's decision on the appeal shall be final.

c. A determination that an application meets the discretionary applicability requirements of this section does not constitute approval of the Master Planned Development itself and does not establish entitlement to any particular land use, density, dimensional standard, or permit approval.

17.160.030 Review Process.

A. Pre-Application Conference Required. A pre-application conference shall be required for all Master Planned Development applications and shall be conducted in accordance with BGMC 17.200.045. The pre-application conference will also function to clarify the applicable submittal requirements, as referenced in 17.160.050.

B. Consolidated Review. When a Master Planned Development application includes multiple land use actions, permits, or approvals, reviews may be consolidated into a single process subject to the highest applicable review procedure.

C. Review Classification. Master Planned Development applications shall be processed and reviewed as either a Type II or Type III application pursuant to BGMC 17.200, based on the characteristics of the proposal consistent with the conditions below.

1. A Master Planned Development is subject to a Type II review process, with decision by the Community Development Director, or designee, when all of the following apply:
   a. The master plan area is less than twenty five (25) acres;
   b. The proposal does not include any use not otherwise permitted in the underlying zoning district(s); and
   c. The proposal is not otherwise required to be processed as a Type III application.
2. A Master Planned Development is subject to a Type III review, with recommendation by the Community Development Director, or designee, and decision by the Hearing Examiner, if the proposal does not meet the requirements of 17.160.030(C)(1).

D. Development Agreements. Where a development agreement is proposed to deviate from applicable standards or criteria in the city code, excluding variances permitted through BGMC 17.149, it shall be approved by city Council prior to submittal of a Master Planned Development application. The development agreement shall be processed consistent with RCW 36.70B.170.

17.160.040 Master Planned Development Standards.

A. Applicability of underlying zone. Except as otherwise expressly modified through an approved Development Agreement, all uses and development within a Master Planned Development shall comply with:

1. The standards of the underlying zoning district(s);
2. All other applicable provisions of the Battle Ground Municipal Code; and
3. The provisions of this chapter.

B. Where there is a conflict between the requirements of this chapter and other chapters, the provisions of this chapter shall prevail.

C. Landscaping.

1. A minimum of twenty (20) percent of the gross area of the Master Planned Development shall be provided as landscaped area. Landscaped areas may include planting beds, lawn areas, native vegetation, critical areas, rain gardens, plazas with integrated landscaping, vegetated stormwater facilities, and similar landscape features. Compliance with this standard will be evaluated for the entire Master Planned Development, not individual phases.
2. At least fifty (50) percent of the landscaped area as required under subsection C.1. above, shall be provided as active-use landscaped areas intended for employee, visitor, or general public use. Active-use landscaped areas may include, but not limited to, plazas, courtyards, recreational spaces, trails, outdoor seating areas, gathering spaces, or similar amenities designed for pedestrian occupancy and use.
3. Where the Master Planned Development abuts residential zoning districts, a landscaped buffer shall be provided along the shared property line between the Master Planned Development area and properties within residential zoning districts. Said buffer shall be a minimum of twenty (20) feet in width and designed to meet the B3 buffer standards provided in BGMC 17.131.080. Existing vegetation in the required buffer areas may be retained and used to satisfy the buffer requirement if the city determines that such vegetation existing prior to submission of the Master Planned Development application provides adequate screening to meet all or a portion of the requirements of this subsection C.3 and BGMC 17.131.080.
4. Landscaping shall be distributed throughout the Master Planned Development and designed to:
    a. Define and enhance primary street frontages and internal circulation routes;
    b. Provide pedestrian scale amenities and visual interest;
    c. Screen and soften the appearance of parking, loading, service, and utility areas;
    d. Provide screening and buffering to adjacent uses;
    e. Preserve, incorporate, or supplement significant natural features and open spaces; and
    f. Contribute to a unified site design across all phases of the proposed Master Planned Development and after completion of the same.

D. Split-Zoned or Multi-Zoned Master Planned Developments.

1. When a Master Planned Development includes property located in more than one zoning district (split-zoned or multi-zoned Master Planned Development), the overall density, intensity, and distribution of uses shall conform to the applicable zoning requirements when considered across the entire master plan area.
2. Development within a split-zoned or multi-zoned Master Planned Development shall be arranged so that the location, scale, intensity, hours of operation, access, service functions, and site design of uses are compatible with surrounding uses at the perimeter of the Master Planned Development.

3. Nothing in this section authorizes the establishment of prohibited or nonconforming uses into an area where such uses are not otherwise permitted, unless specifically approved through a Development Agreement.

17.160.050 Submittal Requirements.

Master Planned Development review applications shall include the following:

A. Fees associated with the application.
B. Completed application form with signatures of each property owner within the Master Planned Development area acknowledging that all owners agree to be bound by conditions of approval.
C. Narrative addressing how the application/proposed development meets or exceeds all relevant approval criteria and technical standards for the applicable land use approval(s). Such narrative shall include a description of the proposed uses, structures, abutting properties, access, and project and phasing schedule. The narrative shall summarize key findings from all supporting technical reports and studies, as may be applicable, and describe how the proposal addresses those findings.
D. SEPA checklist (if applicable).
E. Technical Reports (if applicable).
    1. Traffic Impact Analysis;
    2. Geotechnical Studies;
    3. Hydrology Report;
    4. Critical Areas Report;
    5. Archaeology Report;
    6. Utility Infrastructure and Capacity Analysis; and
    7. Other technical reports deemed necessary to evaluate the proposal and demonstrate compliance with this title and other applicable regulations.
F. Existing Conditions Plan. An existing conditions plan shall include the following information:
    1. A to-scale vicinity map showing location of the subject site within the City of Battle Ground and the surrounding existing street system.
    2. Property boundaries, dimensions, and size of site.
    3. Graphic scale of the drawing and the orientation relative to north.
    4. The location, name, and dimensions of all streets adjoining the site indicating whether privately or publicly owned.
    5. The location of existing structures and other improvements on the site, including structures, driveways, parking, loading, pedestrian paths, open space, and utilities.
    6. Elevation of the site at two-foot contour intervals for grades zero (0) percent to ten (10) percent and at five-foot contour intervals for grades more than ten (10) percent.
    7. The approximate location of significant natural conditions, such as:
    a. The one-hundred-year floodplain;
    b. The location of drainage patterns and drainage course;
    c. Slopes in excess of fifteen (15) percent;
    d. Unstable ground, e.g., land subject to slumping, slides or movement;
    e. Wetland indicators;
    f. Areas having severe soil erosion potential; and
    g. Significant wildlife habitat or vegetation.

G. Proposed Master Plan. The proposed master plan shall be drawn at the same scale as the existing conditions plan and shall include the following information:
    1. The proposed site and its dimensions, area, and orientation relative to north;
    2. Abutting properties or, if abutting properties extend more than one hundred feet from the site, the portion of abutting properties within one hundred feet of the site, and the approximate location of structures and uses on abutting property or portion of the abutting property;
    3. The location and distribution of proposed land use areas;
    4. The general alignment and hierarchy of transportation facilities including public and private streets, access, and pedestrian connections;
    5. A summary of the anticipated development program, including proposed land use categories, approximate development intensity, including the estimated square footage and residential density (if applicable);
    6. Existing structures to be retained on the site and their distance from property lines; and
    7. Proposed structures on the site.

H. Utility Plan. The utility plan shall show the following:
    1. The proposed location, size, and connection points to existing public systems, and terminus points for sanitary sewer, water, and stormwater drainage and control;
    2. Stormwater information provided in conformance with Chapter 18.250 BGMC;
    3. Public and private easements for sanitary sewer, water, and stormwater; and
    4. Major utility infrastructure necessary to serve each phase of the development.

I. Phasing Plan. The phasing plan shall include:
    1. Proposed phasing boundaries;
    2. The anticipated sequence of development, if known;
    3. Critical infrastructure necessary to support each phase; and
    4. The relationship between each phase and required public improvements, utilities, and access.

J. Connectivity Plan. A connectivity plan shall be provided to demonstrate how the Master Planned Development will provide safe and coordinated connections within the site and to surrounding properties and public facilities. The connectivity plan shall include, as applicable:
    1. Existing and proposed street connections;
    2. Pedestrian and bicycle connections within the site and to adjacent rights-of-way, transit facilities, trails, sidewalks, and nearby activity centers;
    3. Emergency service access routes;
    4. Stub streets, shared access opportunities, and future connection points to adjacent or nearby properties;
    5. Internal block, tract, or circulation patterns intended to support coordinated phased development;
    6. Identification of connectivity facilities to be constructed with each phase;
    7. Street classification of all internal and adjacent streets; and
    8. Transit service availability.

K. Landscape Plan. A landscape plan shall be provided to demonstrate how the Master Planned Development will provide landscaping and screening within and surrounding the project site. The landscape plan shall demonstrate how the project meets BGMC 17.160.040(C).

L. Mailing Labels. A current list of names and addresses of all property owners within a 500-foot radius of the site shall be provided.
M. Recorded Development Agreement (if applicable).
N. Additional Submittal Requirements. Applications shall include any other submittal requirements identified in the pre-application conference notes issued by the city, where such materials are reasonably necessary to determine compliance with this chapter, conduct environmental review, or evaluate infrastructure, phasing, or public service impacts.

17.160.060 Approval Criteria.

The city may approve a Master Planned Development based on findings that:

A. The application is consistent with relevant sections of the Comprehensive Plan;
B. The application is consistent with the uses, standards, and requirements of the underlying zoning district, any relevant overlay districts, and BGMC 17.160.040, except to the extent modified through an approved Development Agreement;
C. The proposed Master Planned Development complies with applicable provisions within BGMC Title 18, including critical areas and SEPA requirements.
D. The proposed Master Planned Development complies with BGMC chapter 18.250, Stormwater Control and Drainage;
E. There will be adequate public facilities and infrastructure capacity available to serve each phase of development by the time that phase is completed;
F. The Master Planned Development contains design, landscaping, parking/traffic management, and use arrangement that avoid, minimize, or mitigate conflicts between the Master Planned Development and adjacent or nearby uses;
G. Potential significant off-site impacts including but not limited to noise, shading, glare, and traffic have been identified and mitigation has been incorporated to the extent reasonable and practicable;
H. A coordinated system of pedestrian, bicycle, and vehicular circulation is provided that connects uses, buildings, open spaces, and transit or trail opportunities:
I. The proposed development is consistent with the city's adopted parks, recreation, and open space plan (PROS plan), including, as applicable, park land dedication, recreational amenities, trail connections, open space preservation, and multimodal connectivity;
J. The proposed development is designed to be consistent with the provisions of the shoreline master program and critical areas ordinance, as applicable;
K. Any proposed phasing plan, development agreement, or implementing measure will ensure coordinated provision of infrastructure, utilities, access, open space, and other required improvements throughout the life of the development:
L. Where a Master Planned Development includes a request for a variance or modification, the applicant shall demonstrate through plans and documents that the requested adjustment is consistent with the applicable criteria in BGMC

17.160.070 Approved Master Planned Development.

An approved Master Planned Development shall consist of a master plan specifying all terms and conditions of approval, permitted uses, development standards, and phased implementation plans.

A. Effect of Approval. Approval of a Master Planned Development establishes the overall development framework for the subject property, including approved land uses, development areas, circulation systems, infrastructure framework, and phasing, as applicable.

B. Subsequent Development. All subsequent development and phases of development that were conceptually approved as part of the initial Master Planned Development approval shall be subject to further review, as required by this code, in accordance with the procedures in BGMC 17.200 in effect at the time of development application, unless otherwise expressly provided in an approved Development Agreement.
C. Implementing Applications. Any development applications submitted for property within an approved Master Planned Development shall be reviewed for consistency with and implement the master planned development plan. Such implementing applications with appropriate fees shall include but not be limited to applications for preliminary plat approval, binding site plans, site plans, zoning decisions, building permits, and other similar applications. Any subsequent application shall be reviewed and approved in accordance with the conditions and standards contained within the approved Master Planned Development.
D. Nothing in this section eliminates any requirements for an applicant to obtain any additional permit or approval otherwise required by this code or other applicable law.

17.160.080 Vesting.

A. A completed and accepted Master Planned Development application shall vest under the development regulations, standards, conditions, and laws applicable on the date the application is deemed technically complete by the city, unless vesting is otherwise provided through an approved Development Agreement.
B. During the applicable vesting period, the applicant shall be entitled to implement the Master Planned Development in accordance with the terms and conditions of approval set forth in the final decision, subject to the limitations of this section.
C. Vesting under this section shall not apply to the following, which shall be governed by the regulations in effect at the time of subsequent permit approval, construction approval, or installation, as applicable:
    1. Stormwater regulations and requirements, including without limitation Chapter 18.250 BGMC;
    2. Building, fire, mechanical, plumbing, electrical, energy, and other construction or life-safety codes, as adopted or amended by the city.
    3. Sewer service regulations provided by Clark Regional Wastewater District.
    4. Water service regulations provided by Clark Public Utilities.
D. The vesting term of a Master Planned Development shall be no longer than the approval period established under BGMC 17.160.090.

17.160.090 Validity and Extensions.

A. Approval Period. All Master Planned Development approvals shall be valid for a period of 10 years from the date of final master plan approval, unless a different validity period is expressly established in an approved Development Agreement.
B. Extensions. A Master Planned Development approval may be extended for up to two additional periods of two (2) years each, subject to the criteria and procedures of this subsection.
    1. A request for extension shall be submitted in writing and received by the city no later than ninety (90) days prior to the expiration of the approval period and shall include sufficient information for the city to determine whether the applicable completion threshold has been met.
    2. Approval of an extension is subject to the following criteria:

a. Construction Progress.
    i. For the first extension, at least forty (40) percent of the approved Master Planned Development, measured by completed infrastructure, completed phases, constructed square footage, platted lots, or other objective indicators approved by the city, has been completed in substantial conformance with the approved Master Planned Development;
    ii. For a second extension, at least sixty (60) percent of the approved Master Planned Development, measured by completed infrastructure, completed phases, constructed square footage, platted lots, or other objective indicators approved by the city, has been completed in substantial conformance with the approved Master Planned Development;
b. The applicant has diligently pursued implementation of the Master Planned Development;
c. The approved phasing plan remains feasible;
d. Adequate public facilities and services remain available or are expected to be available to serve the development; and
e. Circumstances have not changed in a manner that would make continued validity of the approval contrary to the public health, safety, or welfare.

3. The Community Development Director shall render their decision regarding an extension request in writing within thirty (30) days of receipt.
4. The Community Development Director may add additional conditions on the project as part of the extension approval that, if not added, would make the project ineligible for extension.

17.160.100 Modification to Approved Master Planned Developments.
Modifications to approved Master Planned Developments include requests to add, remove, or change any aspect of the approved Master Planned Development. The type of approval process required to address modification of an approved Master Planned Development depends upon the magnitude/substantive extent of the proposed change.

A. Requested modifications to an approved Master Planned Development other than those deemed major modifications as provided in subsection B of this section may be reviewed in accordance with the Post-Decision Review procedures outlined in BGMC 17.200.104.

B. Requested modifications to an approved Master Planned Development that expand the original Master Planned Development boundary, substantially change the approved use(s), alter the nature or intensity of activity, or require additional environmental review shall be deemed major modifications and reviewed through the same process as the original Master Planned Development.

C. All modifications shall remain subject to the same approval period established for the original Master Planned Development approval unless an extension is separately approved pursuant to BGMC 17.160.090.

D. The city may impose additional conditions or requirements as may be advisable, appropriate, or necessary in conjunction with the approval of proposed modifications,

including, but not limited to, requirements necessary to address changes to applicable codes, adopted plans, laws, regulations, standards, or other applicable requirements that have occurred since the original approval of the master plan and are applicable to the proposed modifications.

SECTION 2. SEVEREBILITY. If any section, sentence, clause, or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

SECTION 3. CORRECTIONS. The City Clerk and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be in full force and effective thirty (30) days after passage and publication. The City Clerk is directed to publish a summary of this Ordinance at the earliest possible publication date by publication of the Ordinance title.

ADOPTED IN OPEN MEETING OF THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON THIS 7TH DAY OF DECEMBER 2026.

_____
Eric Overholser, Mayor

Attested to by:

_____
Elizabeth Halili, City Clerk

Approved as to form:

_____
Hillary Evans, Contract City Attorney

Chapter 17.160 MASTER PLANNED DEVELOPMENTS

17.160.010 Purpose.

17.160.020 Applicability.

17.160.030 Review Process.

17.160.040 Master Planned Development Standards.

17.160.050 Submittal Requirements.

17.160.060 Approval Criteria.

17.160.070 Approved Master Planned Development.

17.160.080 Vesting.

17.160.090 Validity and Extensions.

17.160.100 Modification to Approved Master Planned Developments.

17.160.010 Purpose.

A. The Master Planned Development process is intended to provide a coordinated review and approval process for larger-scale employment-oriented development that may be constructed in multiple phases over an extended period of time, and where a unified plan of development, infrastructure, and land use relationship is necessary to achieve an orderly and more efficient development than otherwise permitted by base zone allowances. Components of a Master Planned Development are intended to:

1. Promote consistency with the goals, policies, and objectives of the City of Battle Ground Comprehensive Plan.
2. Promote economic development, job creation, and private investment.
3. Facilitate the development of larger areas in an integrated manner over a period of time as specified in the plan.
4. Provide certainty regarding the character, timing, and conditions for developments, including phased developments, while at the same time providing a degree of flexibility to respond to changes in market and economic conditions.
5. Provide needed infrastructure in an orderly, fiscally responsible manner.
6. Preserve or enhance natural amenities, features, shorelines, and environmentally sensitive areas.
7. Promote the planning and development of sites in a manner that avoids and minimizes potential adverse environmental impacts and that ensures appropriate mitigation.
8. Encourage environmentally sustainable development.

17.160.020 Applicability and eligibility.

A Master Planned Development may take the form of commercial, industrial, or mixed-use development. Each is intended to accommodate and facilitate larger-scale development designed to accomplish integrated and flexible site planning. Use of the Master Planned Development process is optional and limited to proposals that meet the eligibility requirements of this chapter.

A. Eligibility. A proposal may be processed as a Master Planned Development only when it meets the following criteria:

1. Eligible Zones.

a. Master Planned Developments are permitted on property located within the following employment zoning districts:

i. Commercial (RC, D, CC, NC)

ii. Industrial (ML, EC, WE)

iii. Mixed-Use (MU-R, MU-E)

b. The Master Planned Development procedure shall not be used for property located within residential zoning districts, unless otherwise authorized by subsection B of this section.

2. Minimum Site Area. The subject site shall meet the minimum site area established for each zone as follows:

a. Commercial (RC, D, CC, NC) = Ten (10) acres

b. Industrial (ML, EC, WE) = Twenty (20) acres

c. Mixed-Use (MU-R, MU-E) = Twenty (20) acres

B. Discretionary Eligibility.

1. The Community Development Director may determine that a development not meeting the requirements of subsections A.1 through A.2 of this section is eligible for Master Planned Development review after receipt of a discretionary eligibility determination request as detailed in subsection B.2, below, provided:

a. The proposal is of sufficient size, complexity, or phasing to warrant review through the master planned development process;

b. Residentially zoned land is not included in the development unless it is determined by the Community Development Director to be ancillary and supportive of the overall development concept, provided that land zoned residential does not exceed twenty five (25) percent of the total gross acreage of the Master Planned Development area; and

c. Processing the proposal as a Master Planned Development will provide a substantial public benefit, improve infrastructure coordination and installation, or more effectively implement the Comprehensive Plan.

2. Discretionary Eligibility Determination Request. Applicants shall submit the following to be considered for Master Planned Development eligibility when the proposed development does not meet the eligibility requirements in subsection A of this Section:

a. A narrative describing the proposed development, including:

i. The overall scope and development program or plan;

ii. Existing and proposed land uses of the property/ies proposed to be developed (“subject site”);

iii. The anticipated development phasing schedule; and

iv. How the proposal satisfies the applicable criteria of this section, the underlying base zone criteria, and any additional criteria relevant to the proposed land use action.

b. A conceptual master plan showing:

i. The boundaries of the subject site are sufficient to show its location in relation to surrounding areas;

ii. Existing zoning for the subject site and any adjacent zoning designations;

iii. Proposed land use areas and associated acreages;

iv. Major access points and circulation concepts; and

v. Proposed phasing boundaries.

c. Any additional information required by the Community Development Director to assist in determining applicability.

3. Review of Applicability.

a. Applications for discretionary applicability shall be reviewed and decided by the Community Development Director. The Community Development Director, in consultation with the City Engineer, shall review the materials submitted by an applicant as provided in subsection B to determine whether an application satisfies the discretionary applicability standards of subsection B.1 and B.2 of this section. If the Community Development Director determines the development will be reviewed as a master planned development, the Director will then determine whether the master planned development will be subject to a Type II or Type III review procedure consistent with section 17.160.030 of this chapter.

b. An applicant may appeal the denial of a discretionary eligibility determination to the City Manager by filing a written appeal within thirty (30) days of the date the applicant is notified of the denial. The appeal shall be limited to the discretionary eligibility determination and shall not constitute an appeal of any subsequent permit decision or determination associated with the applicable permit process. The City Manager's decision on the appeal shall be final.

c. A determination that an application meets the discretionary applicability requirements of this section does not constitute approval of the Master Planned Development itself and does not establish entitlement to any particular land use, density, dimensional standard, or permit approval.

17.160.030 Review Process.

A. Pre-Application Conference Required. A pre-application conference shall be required for all Master Planned Development applications and shall be conducted in accordance with BGMC 17.200.045. The pre-application conference will also function to clarify the applicable submittal requirements, as referenced in 17.160.050.

B. Consolidated Review. When a Master Planned Development application includes multiple land use actions, permits, or approvals, reviews may be consolidated into a single process subject to the highest applicable review procedure.

C. Review Classification. Master Planned Development applications shall be processed and reviewed as either a Type II or Type III application pursuant to BGMC 17.200, based on the characteristics of the proposal consistent with the conditions below.

1. A Master Planned Development is subject to a Type II review process, with decision by the Community Development Director, or designee, when all of the following apply:

a. The master plan area is less than twenty five (25) acres;

b. The proposal does not include any use not otherwise permitted in the underlying zoning district(s); and

c. The proposal is not otherwise required to be processed as a Type III application.

2. A Master Planned Development is subject to a Type III review, with recommendation by the Community Development Director, or designee, and decision by the Hearing Examiner, if the proposal does not meet the requirements of 17.160.030(C)(1).

D. Development Agreements. Where a development agreement is proposed to deviate from applicable standards or criteria in the city code, excluding variances permitted through BGMC 17.149, it shall be approved by city Council prior to submittal of a Master Planned Development application. The development agreement shall be processed consistent with RCW 36.70B.170.

17.160.040 Master Planned Development Standards.

A. Applicability of underlying zone. Except as otherwise expressly modified through an approved Development Agreement, all uses and development within a Master Planned Development shall

comply with:

1. The standards of the underlying zoning district(s);
2. All other applicable provisions of the Battle Ground Municipal Code; and
3. The provisions of this chapter.

B. Where there is a conflict between the requirements of this chapter and other chapters, the provisions of this chapter shall prevail.

C. Landscaping.

1. A minimum of twenty (20) percent of the gross area of the Master Planned Development shall be provided as landscaped area. Landscaped areas may include planting beds, lawn areas, native vegetation, critical areas, rain gardens, plazas with integrated landscaping, vegetated stormwater facilities, and similar landscape features. Compliance with this standard will be evaluated for the entire Master Planned Development, not individual phases.
2. At least fifty (50) percent of the landscaped area as required under subsection C.1. above, shall be provided as active-use landscaped areas intended for employee, visitor, or general public use. Active-use landscaped areas may include, but not limited to, plazas, courtyards, recreational spaces, trails, outdoor seating areas, gathering spaces, or similar amenities designed for pedestrian occupancy and use.
3. Where the Master Planned Development abuts residential zoning districts, a landscaped buffer shall be provided along the shared property line between the Master Planned Development area and properties within residential zoning districts. Said buffer shall be a minimum of twenty (20) feet in width and designed to meet the B3 buffer standards provided in BGMC 17.131.080. Existing vegetation in the required buffer areas may be retained and used to satisfy the buffer requirement if the city determines that such vegetation existing prior to submission of the Master Planned Development application provides adequate screening to meet all or a portion of the requirements of this subsection C.3 and BGMC 17.131.080.
4. Landscaping shall be distributed throughout the Master Planned Development and designed to:
    a. Define and enhance primary street frontages and internal circulation routes;
    b. Provide pedestrian scale amenities and visual interest;
    c. Screen and soften the appearance of parking, loading, service, and utility areas;
    d. Provide screening and buffering to adjacent uses;
    e. Preserve, incorporate, or supplement significant natural features and open spaces; and
    f. Contribute to a unified site design across all phases of the proposed Master Planned Development and after completion of the same.

D. Split-Zoned or Multi-Zoned Master Planned Developments.

1. When a Master Planned Development includes property located in more than one zoning district (split-zoned or multi-zoned Master Planned Development), the overall density, intensity, and distribution of uses shall conform to the applicable zoning requirements when considered across the entire master plan area.
2. Development within a split-zoned or multi-zoned Master Planned Development shall be arranged so that the location, scale, intensity, hours of operation, access, service functions, and site design of uses are compatible with surrounding uses at the perimeter of the Master Planned Development.
3. Nothing in this section authorizes the establishment of prohibited or nonconforming uses into an area where such uses are not otherwise permitted, unless specifically approved through a Development Agreement.

17.160.050 Submittal Requirements.

Master Planned Development review applications shall include the following:

A. Fees associated with the application.

B. Completed application form with signatures of each property owner within the Master Planned Development area acknowledging that all owners agree to be bound by conditions of approval.

C. Narrative addressing how the application/proposed development meets or exceeds all relevant approval criteria and technical standards for the applicable land use approval(s). Such narrative shall include a description of the proposed uses, structures, abutting properties, access, and project and phasing schedule. The narrative shall summarize key findings from all supporting technical reports and studies, as may be applicable, and describe how the proposal addresses those findings.

D. SEPA checklist (if applicable).

E. Technical Reports (if applicable).

1. Traffic Impact Analysis;
2. Geotechnical Studies;
3. Hydrology Report;
4. Critical Areas Report;
5. Archaeology Report;
6. Utility Infrastructure and Capacity Analysis; and
7. Other technical reports deemed necessary to evaluate the proposal and demonstrate compliance with this title and other applicable regulations.

F. Existing Conditions Plan. An existing conditions plan shall include the following information:

1. A to-scale vicinity map showing location of the subject site within the City of Battle Ground and the surrounding existing street system.
2. Property boundaries, dimensions, and size of site.
3. Graphic scale of the drawing and the orientation relative to north.
4. The location, name, and dimensions of all streets adjoining the site indicating whether privately or publicly owned.
5. The location of existing structures and other improvements on the site, including structures, driveways, parking, loading, pedestrian paths, open space, and utilities.
6. Elevation of the site at two-foot contour intervals for grades zero (0) percent to ten (10) percent and at five-foot contour intervals for grades more than ten (10) percent.
7. The approximate location of significant natural conditions, such as:
    a. The one-hundred-year floodplain;
    b. The location of drainage patterns and drainage course;
    c. Slopes in excess of fifteen (15) percent;
    d. Unstable ground, e.g., land subject to slumping, slides or movement;
    e. Wetland indicators;
    f. Areas having severe soil erosion potential; and
    g. Significant wildlife habitat or vegetation.

G. Proposed Master Plan. The proposed master plan shall be drawn at the same scale as the existing conditions plan and shall include the following information:

1. The proposed site and its dimensions, area, and orientation relative to north;
2. Abutting properties or, if abutting properties extend more than one hundred feet from the site,

the portion of abutting properties within one hundred feet of the site, and the approximate location of structures and uses on abutting property or portion of the abutting property;

3. The location and distribution of proposed land use areas;
4. The general alignment and hierarchy of transportation facilities including public and private streets, access, and pedestrian connections;
5. A summary of the anticipated development program, including proposed land use categories, approximate development intensity, including the estimated square footage and residential density (if applicable);
6. Existing structures to be retained on the site and their distance from property lines; and
7. Proposed structures on the site.

H. Utility Plan. The utility plan shall show the following:

1. The proposed location, size, and connection points to existing public systems, and terminus points for sanitary sewer, water, and stormwater drainage and control;
2. Stormwater information provided in conformance with Chapter 18.250 BGMC;
3. Public and private easements for sanitary sewer, water, and stormwater; and
4. Major utility infrastructure necessary to serve each phase of the development.

I. Phasing Plan. The phasing plan shall include:

1. Proposed phasing boundaries;
2. The anticipated sequence of development, if known;
3. Critical infrastructure necessary to support each phase; and
4. The relationship between each phase and required public improvements, utilities, and access.

J. Connectivity Plan. A connectivity plan shall be provided to demonstrate how the Master Planned Development will provide safe and coordinated connections within the site and to surrounding properties and public facilities. The connectivity plan shall include, as applicable:

1. Existing and proposed street connections;
2. Pedestrian and bicycle connections within the site and to adjacent rights-of-way, transit facilities, trails, sidewalks, and nearby activity centers;
3. Emergency service access routes;
4. Stub streets, shared access opportunities, and future connection points to adjacent or nearby properties;
5. Internal block, tract, or circulation patterns intended to support coordinated phased development;
6. Identification of connectivity facilities to be constructed with each phase;
7. Street classification of all internal and adjacent streets; and
8. Transit service availability.

K. Landscape Plan. A landscape plan shall be provided to demonstrate how the Master Planned Development will provide landscaping and screening within and surrounding the project site. The landscape plan shall demonstrate how the project meets BGMC 17.160.040(C).

L. Mailing Labels. A current list of names and addresses of all property owners within a 500-foot radius of the site shall be provided.

M. Recorded Development Agreement (if applicable).

N. Additional Submittal Requirements. Applications shall include any other submittal requirements identified in the pre-application conference notes issued by the city, where such materials are reasonably necessary to determine compliance with this chapter, conduct environmental review, or evaluate infrastructure, phasing, or public service impacts.

17.160.060 Approval Criteria.

The city may approve a Master Planned Development based on findings that:

A. The application is consistent with relevant sections of the Comprehensive Plan;

B. The application is consistent with the uses, standards, and requirements of the underlying zoning district, any relevant overlay districts, and BGMC 17.160.040, except to the extent modified through an approved Development Agreement;

C. The proposed Master Planned Development complies with applicable provisions within BGMC Title 18, including critical areas and SEPA requirements.

D. The proposed Master Planned Development complies with BGMC chapter 18.250, Stormwater Control and Drainage;

E. There will be adequate public facilities and infrastructure capacity available to serve each phase of development by the time that phase is completed;

F. The Master Planned Development contains design, landscaping, parking/traffic management, and use arrangement that avoid, minimize, or mitigate conflicts between the Master Planned Development and adjacent or nearby uses;

G. Potential significant off-site impacts including but not limited to noise, shading, glare, and traffic have been identified and mitigation has been incorporated to the extent reasonable and practicable;

H. A coordinated system of pedestrian, bicycle, and vehicular circulation is provided that connects uses, buildings, open spaces, and transit or trail opportunities:

I. The proposed development is consistent with the city's adopted parks, recreation, and open space plan (PROS plan), including, as applicable, park land dedication, recreational amenities, trail connections, open space preservation, and multimodal connectivity;

J. The proposed development is designed to be consistent with the provisions of the shoreline master program and critical areas ordinance, as applicable;

K. Any proposed phasing plan, development agreement, or implementing measure will ensure coordinated provision of infrastructure, utilities, access, open space, and other required improvements throughout the life of the development:

L. Where a Master Planned Development includes a request for a variance or modification, the applicant shall demonstrate through plans and documents that the requested adjustment is consistent with the applicable criteria in BGMC

17.160.070 Approved Master Planned Development.

An approved Master Planned Development shall consist of a master plan specifying all terms and conditions of approval, permitted uses, development standards, and phased implementation plans.

A. Effect of Approval. Approval of a Master Planned Development establishes the overall development framework for the subject property, including approved land uses, development areas, circulation systems, infrastructure framework, and phasing, as applicable.

B. Subsequent Development. All subsequent development and phases of development that were conceptually approved as part of the initial Master Planned Development approval shall be subject to further review, as required by this code, in accordance with the procedures in BGMC 17.200 in effect at the time of development application, unless otherwise expressly provided in an approved Development Agreement.

C. Implementing Applications. Any development applications submitted for property within an approved Master Planned Development shall be reviewed for consistency with and implement the master planned development plan. Such implementing applications with appropriate fees shall include but not be limited to applications for preliminary plat approval, binding site plans, site plans, zoning decisions, building permits, and other similar applications. Any subsequent application shall be reviewed and approved in

accordance with the conditions and standards contained within the approved Master Planned Development.

D. Nothing in this section eliminates any requirements for an applicant to obtain any additional permit or approval otherwise required by this code or other applicable law.

17.160.080 Vesting.

A. A completed and accepted Master Planned Development application shall vest the development regulations, standards, conditions, and laws applicable on the date the application is deemed technically complete by the city, unless vesting is otherwise provided through an approved Development Agreement.

B. During the applicable vesting period, the applicant shall be entitled to implement the Master Planned Development in accordance with the terms and conditions of approval set forth in the final decision, subject to the limitations of this section.

C. Vesting under this section shall not apply to the following, which shall be governed by the regulations in effect at the time of subsequent permit approval, construction approval, or installation, as applicable:

1. Stormwater regulations and requirements, including without limitation Chapter 18.250 BGMC;
2. Building, fire, mechanical, plumbing, electrical, energy, and other construction or life-safety codes, as adopted or amended by the city.
3. Sewer service regulations provided by Clark Regional Wastewater District.
4. Water service regulations provided by Clark Public Utilities.

D. The vesting term of a Master Planned Development shall be no longer than the approval period established under BGMC 17.160.090.

17.160.090 Validity and Extensions.

A. Approval Period. All Master Planned Development approvals shall be valid for a period of 10 years from the date of final master plan approval, unless a different validity period is expressly established in an approved Development Agreement.

B. Extensions. A Master Planned Development approval may be extended for up to two additional periods of two (2) years each, subject to the criteria and procedures of this subsection.

1. A request for extension shall be submitted in writing and received by the city no later than ninety (90) days prior to the expiration of the approval period and shall include sufficient information for the city to determine whether the applicable completion threshold has been met.
2. Approval of an extension is subject to the following criteria:
    a. Construction Progress.
        i. For the first extension, at least forty (40) percent of the approved Master Planned Development, measured by completed infrastructure, completed phases, constructed square footage, platted lots, or other objective indicators approved by the city, has been completed in substantial conformance with the approved Master Planned Development;
        ii. For a second extension, at least sixty (60) percent of the approved Master Planned Development, measured by completed infrastructure, completed phases, constructed square footage, platted lots, or other objective indicators approved by the city, has been completed in substantial conformance with the approved Master Planned Development;
    b. The applicant has diligently pursued implementation of the Master Planned Development;
    c. The approved phasing plan remains feasible;
    d. Adequate public facilities and services remain available or are expected to be available

to serve the development; and

e. Circumstances have not changed in a manner that would make continued validity of the approval contrary to the public health, safety, or welfare.

3. The Community Development Director shall render their decision regarding an extension request in writing within thirty (30) days of receipt.

4. The Community Development Director may add additional conditions on the project as part of the extension approval that, if not added, would make the project ineligible for extension.

17.160.100 Modification to Approved Master Planned Developments.

Modifications to approved Master Planned Developments include requests to add, remove, or change any aspect of the approved Master Planned Development. The type of approval process required to address modification of an approved Master Planned Development depends upon the magnitude/substantive extent of the proposed change.

A. Requested modifications to an approved Master Planned Development other than those deemed major modifications as provided in subsection B of this section may be reviewed in accordance with the Post-Decision Review procedures outlined in BGMC 17.200.104.

B. Requested modifications to an approved Master Planned Development that expand the original Master Planned Development boundary, substantially change the approved use(s), alter the nature or intensity of activity, or require additional environmental review shall be deemed major modifications and reviewed through the same process as the original Master Planned Development.

C. All modifications shall remain subject to the same approval period established for the original Master Planned Development approval unless an extension is separately approved pursuant to BGMC 17.160.090.

D. The city may impose additional conditions or requirements as may be advisable, appropriate, or necessary in conjunction with the approval of proposed modifications, including, but not limited to, requirements necessary to address changes to applicable codes, adopted plans, laws, regulations, standards, or other applicable requirements that have occurred since the original approval of the master plan and are applicable to the proposed modifications.

CITY OF BATTLE GROUND
STAFF REPORT

To:	City Council
From:	Kristin Lehto, Community Development Director
	Sam Crummett, Planning Supervisor
Date:	November 2, 2026
Proceeding Type:	Presentation
Subject:	Winters Rezone Request

Legislative History:	
• Work Session:	October 19, 2026
• Presentation:	November 2, 2026

Staff Report Summary

Sun Country Homes is requesting a zone change from Neighborhood Commercial (NC) to Residential-16 units per acre (R-16). According to Clark County GIS, the parcel is approximately 10 acres in size. The request would retain approximately 2.55 acres of NC zoning on the northwest corner of the property, while the remaining 7.56 acres would be rezoned to R-16.

Table of Contents

BACKGROUND
A. General Site Information
B. Key Dates
C. Maps
D. Zoning History
E. Infrastructure
  1. Traffic
  2. Water
  3. Sewer
CRITERIA
A. Battle Ground Municipal Code
B. Environmental
AGENCY COMMENTS
RECOMMENDATION
ATTACHMENTS
LEGAL

BACKGROUND

A. General Site Information

Zoning District:	NC (Neighborhood Commercial)
Comprehensive Plan Designation:	Urban High Residential
Size of Site:	10 acres (County GIS)
Existing Vegetation:	The site is predominantly covered in pasture-type grasses and trees
Existing Structures:	The parcel contains a home, barn and outbuildings.
Adjacent Land Uses:	Rural residential uses and agriculture.
Adjacent Zoning:	To the east/south R16; west/north (County) R-5 acre minimum lot size.
Topography:	The site is relatively flat
Wetlands:	No mapping indicators
Flood Plain:	No mapping indicators
Archaeology:	Moderate to high
Soils:	DoB, HuB

B. Key Dates

Date Application Submitted:	March 31, 2026
Application Technically Complete:	April 27, 2026
Notice DNS/Public Hearing:	October 14, 2026
Site Posted:	October 14, 2026
Reflector Publication:	October 14, 2026
Planning Commission Public Hearing:	October 28, 2026

C. Maps

Figure 1. Site location and current Zone Designations

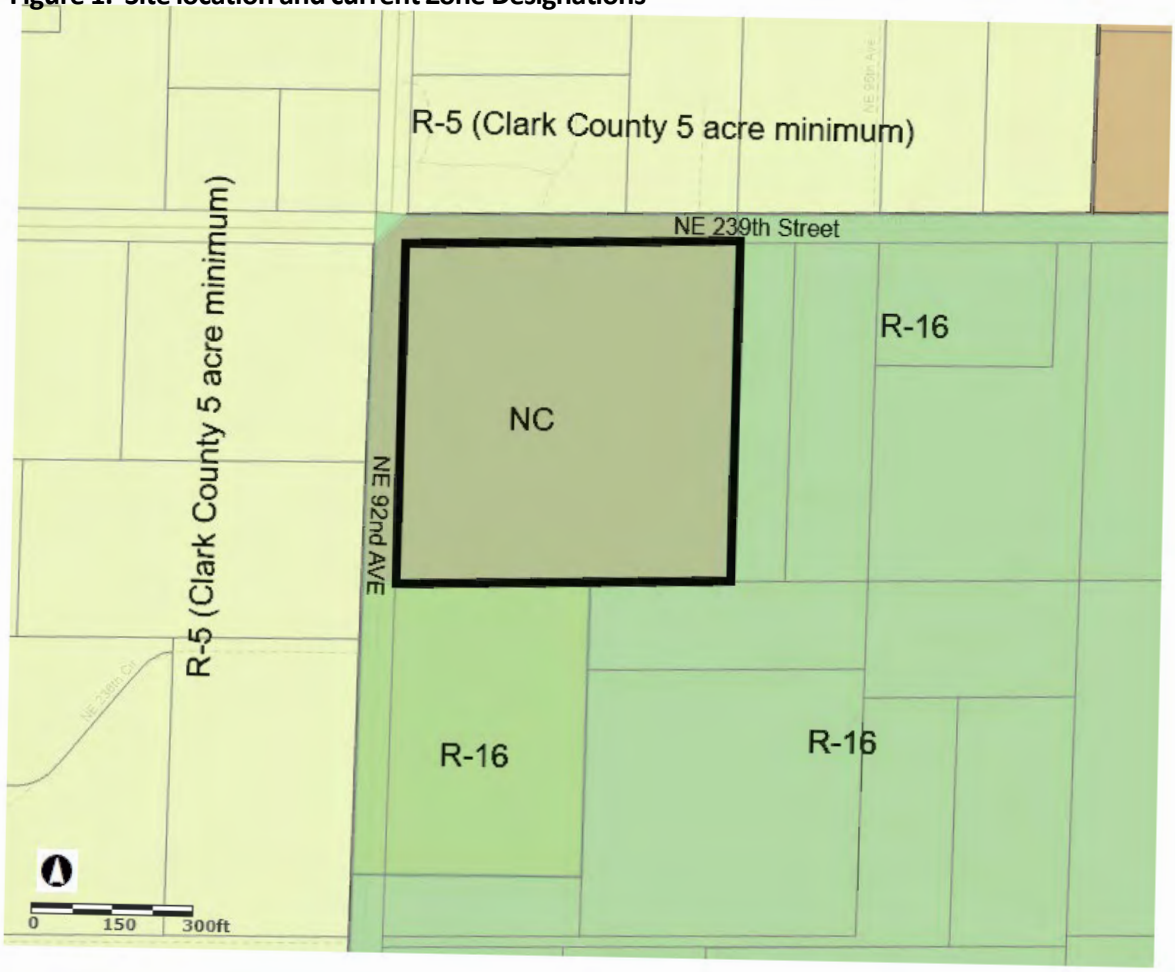


Figure 2. Zone Change Request

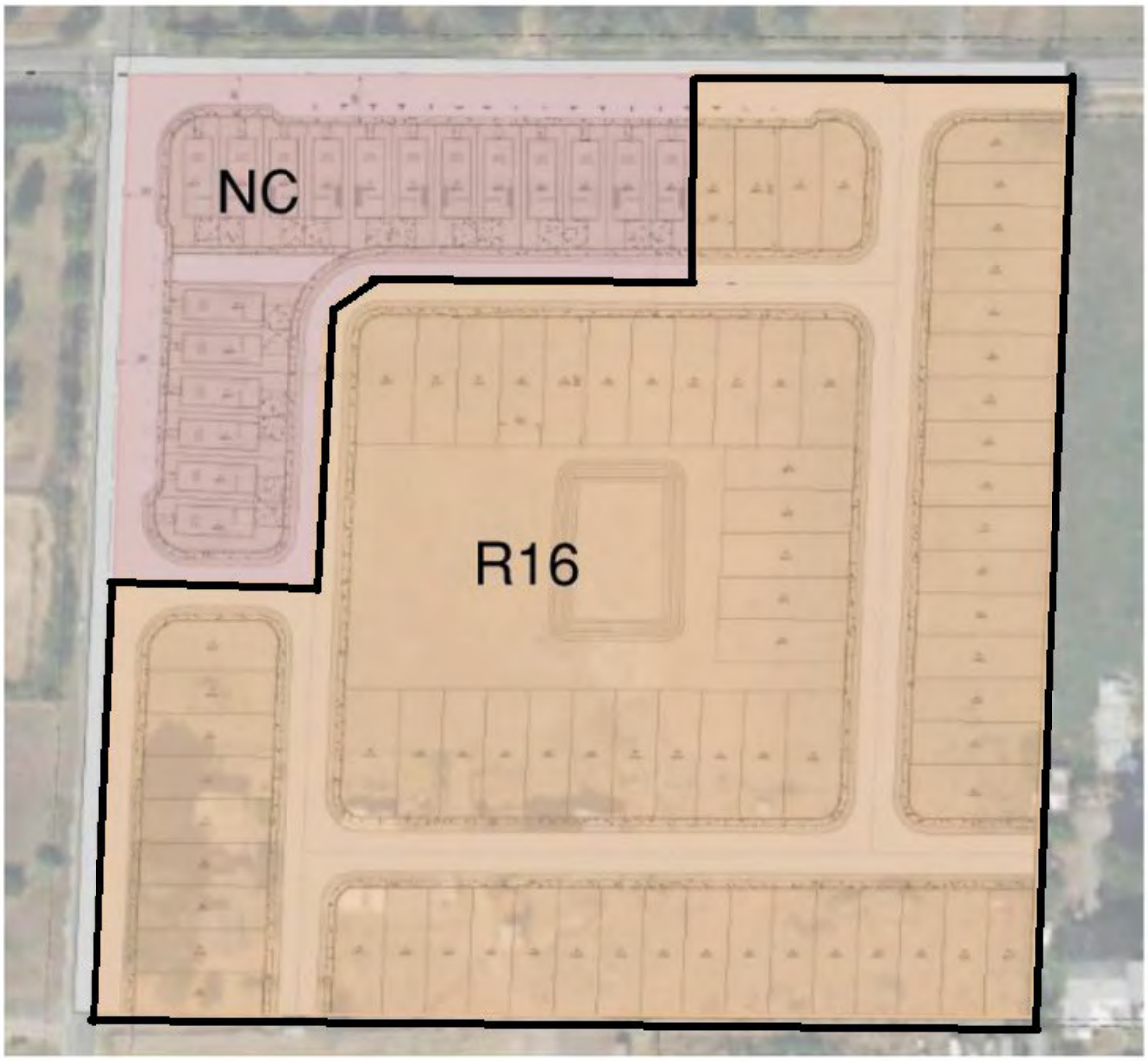


Figure 3. Existing Conditions

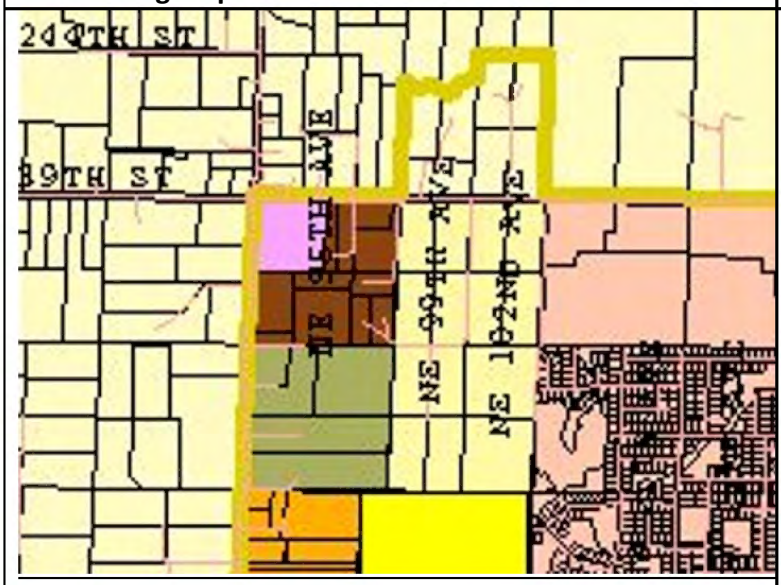




D. Zoning History

The Winters property and other surrounding properties were brought into the urban growth boundary as part of the major 2007 Comprehensive Plan update. The property was zoned Mixed-Use Residential, allowing for primarily residential uses with up to 20% commercial uses. In 2015, as part of the major Comprehensive Plan update, the property was designated as Neighborhood Commercial (NC), as it remains today. The Winters property was annexed into Battle Ground on March 3, 2025 (Ord. 25-01).

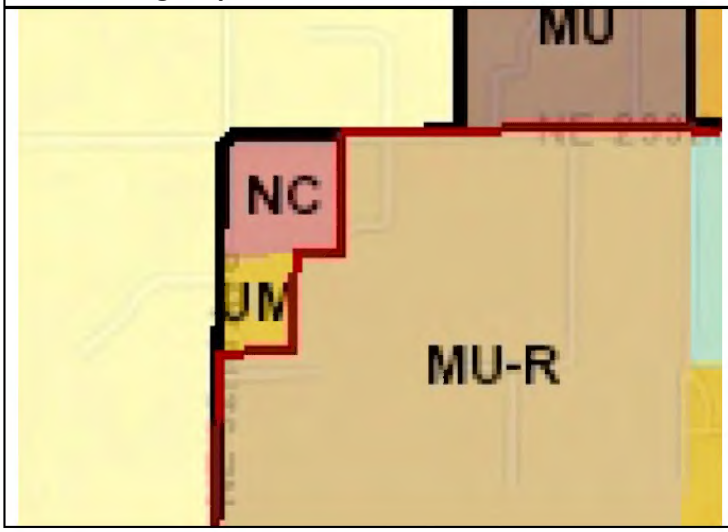
2007 Zoning Map



Legend



2015 Zoning Map



E. Infrastructure

1. Traffic
   The City's long-range transportation system plan can accommodate either residential or commercial land uses at this site. The streets abutting the site (NE 92nd Avenue and NE 239th Street) are planned as major collectors, designed to handle high traffic volumes. At the time of development, further analysis would be required to determine traffic impacts and any required mitigation.

   Staff has asked the applicant to provide trip generation and distribution information for commercial vs. residential zoning. This will be presented at the November 2, 2026 meeting.

2. Water
   The City's long-range water system plan can accommodate either residential or commercial land uses at this site. At the time of development, further analysis would be required to assess water demands. No issues are anticipated.

3. Sewer
   The City's long-range sewer system plan can accommodate either residential or commercial land uses at this site. At the time of development, further analysis would be required to assess sewer capacity. No issues are anticipated.

CRITERIA

A. BATTLE GROUND MUNICIPAL CODE (BGMC)

Criteria for Amendment of the Zoning Map. (BGMC 17.146.040.D Criteria).

1. The proposed amendment shall be consistent with the comprehensive plan goals, policies and objectives.

Findings: Some key policies from our comprehensive plan that should guide this recommendation include:

Neighborhoods are the building blocks for Development

- Neighborhoods are the building blocks for future development and improvements and help maintain a small town feel. Neighborhoods are identified by parks, schools, physical features, commercial services, or other community resources. They include multiple uses

such as convenience institutions such as a branch post office or a community center. Page 1-4.

- All areas of the city will be planned in a comprehensive way that integrates the elements of a complete neighborhood, including employment opportunities, housing, parks and open spaces, transportation, environmental resources, and other civic services. Each area will be planned in the context of the entire city, with particular attention given to how the area relates to the regional community centers and the downtown district. Page 1-4.

Goals & Policies

- Establish interrelationships between neighborhoods and commercial developments.
- Recognize the need to meet individual choice in housing and neighborhoods.
- Improve neighborhood livability.
- Create incentive systems, options and opportunities for new development to implement desirable design elements.
- Recognize the physical and environmental constraints within the city and their impacts on new development design.
- Enhance the natural environment.
- Provide and preserve the opportunity to establish and maintain open spaces.
- Recognize multiple modes of transportation and make driving optional.
- Encourage multiple uses of the street system. (Page 2-1)

An integrated mix of uses.

- LO1.1 Encourage a lively and active downtown core through a mix of uses.
- LO1.2 Encourage a mix of uses in new neighborhood centers that serve the local neighborhood and create a unique neighborhood identity.
- LO1.3 Protect and strengthen existing mixed-use areas.

- LO1.4 The City will encourage development in new mixed-use areas to have compatible building orientation.

- LO1.5 The City will endeavor to promote the placement of new mixed-use development in a manner that creates compatibility and support among uses. (Page 2-2)

Zoning Considerations

Neighborhood Center (NC). "The neighborhood center district is intended to establish areas for the convenience shopping needs of the immediately surrounding neighborhood. Goods and services provided for in these areas are those that would normally be purchased weekly and for which comparison shopping would not be completed." BGMC 17.118.10 Purpose.

Also note. Retail buildings in the NC district cannot be larger than 5,000 square feet. Large format retail is prohibited in the NC district, thereby making retail development difficult on a 10-acre site.

2. The amendment shall meet any locational criteria for the proposed district as set forth in the zoning text.

Finding: There are no specific locational criteria in place for where residential districts or commercial districts should be located.

In practice, high-density residential districts, such as R-16 and R-20, are often located near commercial districts. This proximity provides residents with more convenient pedestrian access to goods and services. While high-density residential and commercial districts serve different purposes, they are generally considered compatible land uses and can complement one another when located in proximity.

3. The amendment shall be consistent with the population projections provided by the Office of Financial Management as allocated by Clark County.

Finding: This change would be consistent with the population projections provided by the Office of Financial Management as allocated by Clark County.

As shown in the table below, the assumption for the Neighborhood Commercial District is that approximately 75 percent of the district would be developed with residential units, while the remaining 25 percent would be allocated for jobs.

The underlying assumption is that development would consist of multi-story buildings, with commercial uses and jobs located on the ground floor and residential units on the upper floors. In this case, rather than concentrating the development vertically in multi-story buildings, the same overall density would be distributed horizontally at ground level. Approximately 75 percent of the site would remain designated for residential development, while 25 percent, located along the corner of the property, would be preserved for neighborhood commercial uses.

Zone	Zone Name	Achieved Job Density from the LUMP (jobs/acre)	Residential Split	Commercial/ Industrial Split	Assumed Job Density for the Comprehensive Plan Update (jobs/acre)
NC	Neighborhood Commercial	10.6	75%	25%	20.0

4. The proposed zoning district is allowed by the plan to zone matrix adopted by the City Council.

Finding: The zoning district is allowed by the plan-to-zone matrix adopted by the City Council. As shown in the matrix below, R-16 is a district allowed within the Urban High Residential Comprehensive Plan designation.

	Designation		Zoning	General Intent
RESIDENTIAL	Urban Low Density	UL	R3, R5, R7, Neighborhood Center	Residential ranging from 1.5 to 10 units per acre (manufactured housing allowed on single family lots)
	Urban Medium Density	UM	R7, R10, R12, Neighborhood Center	Residential ranging from 5 to 12 units per acre (manufactured housing allowed on single family lots)
	Urban High Density	UH	R12, R16, R20, Neighborhood Center	Residential ranging from 10 to 22 units per acre

B. Environmental /SEPA

Findings: Title 18 of the Battle Ground Municipal Code establishes procedures and policies for implementing the State Environmental Policy Act. To be approved, the proposal must meet the requirements of Title 18, SEPA Procedures and Provisions. The applicant submitted a SEPA checklist with the application, which received a DNS determination on October 14, 2026

AGENCY / PUBLIC COMMENTS

No comments have been received at the time of writing this staff report.

Planning Commission Recommendation

A recommendation from the Planning Commission is not yet available. Staff will update the Council on the recommendation once received.

Staff Recommendation

Staff recommends that City Council ask any remaining questions so that staff can address them prior to the public hearing on November 16th.

On balance, staff could support the request for the following reasons:

- As a whole, the site could maintain an approximately 25% commercial and 75% residential split, which would be consistent with the housing-to-employment ratios established in the Comprehensive Plan.
- Ten acres of Neighborhood Commercial zoning may be difficult to develop with 100% ground-floor commercial uses, particularly given the zoning limitation that retail buildings must be less than 5,000 square feet.
- Approximately 2.5 acres is a more appropriate scale for neighborhood commercial uses and shops. The intent of the Neighborhood Commercial district is to provide commercial services that complement, rather than negatively impact, surrounding residential areas. At 10 acres, the amount of commercial development possible at this location could have greater negative impacts on the surrounding neighborhood, including increased vehicle traffic, noise, and visual impacts.

Attachments

A.	• Applicant's Narrative
B.	• Market Study from *Johnson Economics*

C.	• Ordinance No. 2026-30 Winters Rezone

Legal Review

To occur before Ordinance adoption.

PROJECT NARRATIVE
For

WINTERS PROPERTY RE-ZONE

AN AMENDMENT REQUEST

Submitted to
CITY OF BATTLE GROUND

FOR
SUN COUNTRY HOMES
6400 NE HWY 99 STE G282
Vancouver, WA 98665

March 2026

General Information

Applicant:	**Sun Country Homes** Contact: Dexter Kalliainen 6400 NE HWY 99 Ste G282 Vancouver, WA 98665 (360) 608-7908 dexterk.sch@gmail.com
Owner:	**Winters Ray Dell JR Estate** 645 SE Polk St Camas WA, 98607 (360) 213-3762 hallermark062@gmail.com
***Project Contact*:**	**PLS Engineering** Jayson Taylor, PE 604 W Evergreen Boulevard Vancouver, WA 98660 (360) 944-6519 pm@plsengineering.com

Location:	SW ¼ of Section 10, T3N, R1E, WM
Address:	23615 NE 92nd AVE, Battle Ground, WA 98604
Project Size:	10 acres, per GIS
Zoning:	Neighborhood Commercial (NC)
Zoning Overlay:	Urban Holding – 20 (UH-20)
Comprehensive Plan:	Commercial (C)
Current Use:	Single Family
Parcel Numbers:	228492000
School District:	Battle Ground
Elementary:	Daybreak
Middle School:	Daybreak
High School:	Battle Ground
Water District:	Battle Ground
Sewer District:	Camas
Fire District:	3
Park District:	N/A
Transportation Impact Fee:	Rural

Project Details

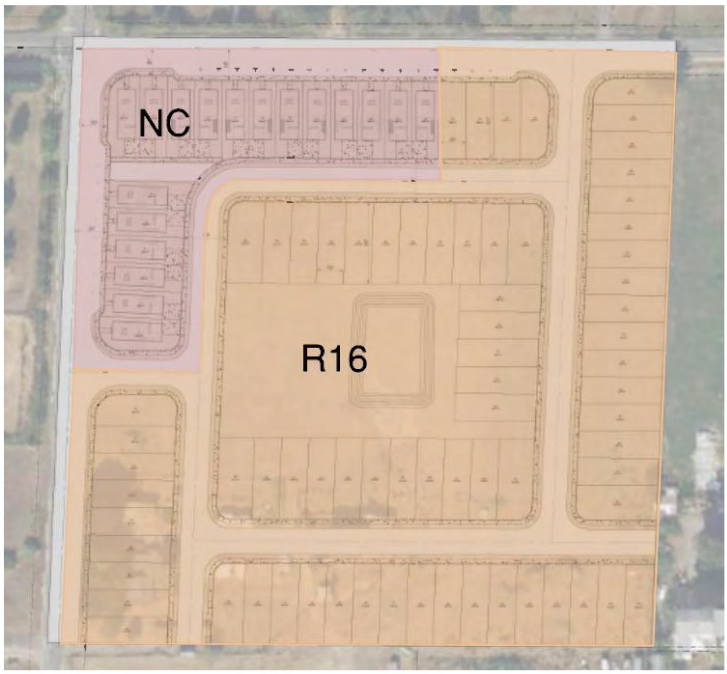
Sun Country Homes is proposing a partial rezone for the parcel identified as tax lot 228492000, located at 23615 NE 92nd Ave., Battle Ground, WA. The site is currently zoned Neighborhood Center (NC) with an Urban Holding-20 (UH-20) overlay and has a Comprehensive Plan designation of Commercial (C). The site is currently undeveloped and is characterized by rural-residential and agricultural uses in the surrounding area.

Clark County GIS shows the subject parcel as being 10 acres in size. This is the original deed area, and the currently site area is closer to 9.12 acres. Within this site area 1.56 acres will remain zoned NC and is planned for the future development of 18 live/work units. The remaining 7.56 acres is proposed to be rezoned to R16 and is planned for the future development of 72 single-family residential units.

The total area that is currently zoned NC including the adjacent right-of-way is 10.85-acres. 23.5% (2.55 acres) is proposed to remain zoned Neighborhood Commercial (NC), while the remaining 76.5% (8.30 acres) is proposed to be rezoned as Residential (R16).

For the portion of land rezoned to R16 a comprehensive plan designation of UH would also be applicable.

Please see the proposed zoning designations below:



Economic Analysis

Johnson Economics LLC was commissioned to conduct an economic, land use, and market feasibility analysis of the subject parcel to evaluate the appropriateness of commercial versus residential development.

Key findings of the economic, land use, and market analyses include:

- The subject parcel is located at the northwest edge of the Urban Growth Area (UGA), resulting in a peripheral location that limits visibility, access, and customer traffic for commercial uses.

- The surrounding area is characterized by existing and planned residential development, with recent subdivision activity occurring approximately 0.5 miles east and additional developments proposed nearby.

- The UGA boundary restricts population density in most directions, limiting the available customer base necessary to support neighborhood commercial development.

- Competing commercial corridors, particularly along Highway 502, offer superior visibility, access, and market viability, making the subject site less competitive for retail uses.

- While the site is physically suitable for either commercial or residential development, market conditions strongly favor residential use, and the site may otherwise remain underdeveloped if retained as commercial.

The Johnson Economics report concludes that the subject parcel is more appropriately suited for residential development, and more particularly high-density residential uses consistent with surrounding zoning patterns.

A conceptual residential site plan prepared for the property identifies the potential for development under an R-16 zoning designation. The plan includes:

- Approximately 72 single-family residential lots

- 18 live/work units located along NE 239th Street and NE 92nd Avenue

- Internal circulation, open space, and supporting infrastructure

This results in a total of approximately 72 dwelling units at a density of 9 units per gross acre, consistent with R-16 zoning standards.

The proposed comprehensive plan amendment would reclassify 75% the subject parcel from Neighborhood Commercial (NC) to a high-density residential designation (R-16). The remaining 25% of the sight would remain Neighborhood Commercial to allow for limited

neighborhood-serving commercial uses in the form of live/work units on the northwestern portion of the site. Based on the findings of the Johnson Economics analysis, the requested amendment is consistent with City of Battle Ground Comprehensive Plan goals and policies, including:

Housing: Supports the identified need for additional high-density housing to accommodate projected population growth

Land Use: Aligns with existing and planned residential development patterns in northwest Battle Ground

Economic Development: Recognizes that the site is not well-suited for viable commercial retail development due to location constraints

The City's 2025 Comprehensive Plan projects the need for 6,979 new housing units and 8,859 new jobs by 2045, while current buildable land inventories indicate a shortfall in both categories. However, the plan identifies a particular need for higher-density residential development, such as that allowed under R-16 zoning.

The proposed amendment meets applicable criteria by:

- Being consistent with Comprehensive Plan goals, policies, and growth projections
- Meeting locational criteria for high-density residential development
- Supporting efficient urban growth within the UGA
- Providing needed housing supply in a location suitable for residential expansion

JOHNSON ECONOMICS

MEMORANDUM

DATE: March 20, 2026

TO: Dexter Kalliainen
Sun Country Homes

FROM: Johnson Economics, LLC

SUBJECT: Market Analysis of Employment and Residential Uses in Battle Ground, WA

JOHNSON ECONOMICS was hired to conduct an independent assessment of the market feasibility of employment vs. residential uses on a site in Battle Ground, Washington and consistency with Comprehensive Plan goals. The subject site is under consideration for a change of Comp Plan and zoning designations from commercial use to residential uses.

The subject parcel is a total of roughly 10 acres that is currently zoned Neighborhood Center (NC) which is a commercial designation. There is currently a proposal to rezone most of this parcel R-16 zone to accommodate high density single-family development, with a portion retaining commercial zoning to allow for live/work units.

This analysis considers the suitability of the subject site as a location for neighborhood commercial development vs. residential development from a market perspective. It also discusses the projected supply and demand for commercial and residential land in the UGA. This memo presents the independent methodology and analysis of JOHNSON ECONOMICS and represents best estimates of potential future activity.

A. SUMMARY OF KEY FINDINGS

As outlined in this memo, our analysis made the following key findings.

- The site is generally physically compatible with either of the candidate uses. However, it seems better suited to residential uses given the peripheral location of the property at the northwest corner of the UGA, which will be a challenging location for retail business.

- In general, this location is suitable for residential growth, as evidenced by recent development in other parts of northwest Battle Ground over the past five to ten years. The most recent subdivision development has been to the east of NE 102nd Ave. roughly 0.5 miles to the east of the property, however multiple new developments are in the planned and proposed phase to the west of 102nd Ave.

- The preliminary proposed site plan under the R16 zone calls for some remaining commercial use on the northwest corner, in the form of 18 live/work units. The remainder of the site would be divided into 72 single-family residential lots

- A 10-acre site could house a substantial neighborhood shopping center given the size of the site. A shopping center of this size would be classified at the upper end of what might be considered a neighborhood center, or a small community center, accommodating roughly 100k sq.ft. of leasable space. This type of center might be anchored by a supermarket-sized grocery or similarly sized large retailer. It would have additional smaller tenants in line with the grocery, or in separate retail "pads".

- To a retailer, the location is a peripheral location on lower-traffic collector streets rather than arterials. This will limit visibility, customer traffic, and access for businesses at this site.

- For the time being, the addressable market of customer households is limited by the UGA boundary in a 270-degree radius from the southwest to the northeast of the site. The UGA ensures that businesses at this location will have a limited customer base in most directions for the foreseeable future.

- Furthermore, households just 0.5 miles to the east and south are likely to have quicker access to more ample shopping, dining, and service options in other directions. This will further limit the viability of retail businesses at this location.

- For these reasons, the location is likely to remain a challenging one for a retail agglomeration of the size that would occupy a ten-acre site. This amount of retail will struggle to attract a sufficient customer base from the surrounding market and have limited prospects to expand that market due to the UGA. Even if such a shopping center were proposed at this site, it is unlikely to meet the site selection requirements of a major anchor tenant such as a grocery store for these same reasons. More attractive competitive sites are likely to be available on arterial roads.

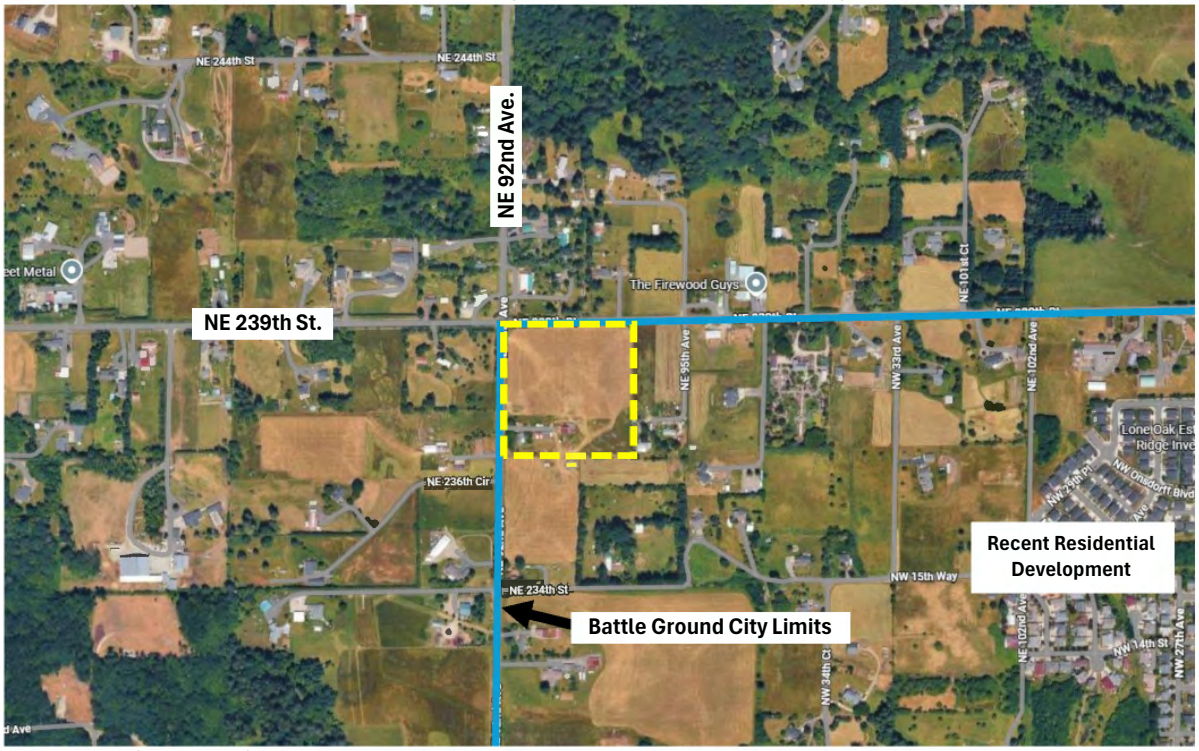
- It is our conclusion that due to market-based factors, and the purposes of the relevant zones, that this site is much more likely to be a successful residential site than commercial site. The property may be at risk of languishing undeveloped as a 10-acre NC site.

B. THE SUBJECT SITE

The subject site is a 10-acre legal lot located in northwest Battle Ground, on the boundary of the city limits and Urban Growth Area (UGA) boundary. It is located at the intersection of NE 239th Street and NE 92nd Avenue. The immediate area is characterized by mostly legacy rural-residential development patterns, with some active farming and large-lot homes. However, the property is in the city's westward path of growth, with new residential subdivision development located just 0.5 miles to the east. Other residential developments are also in planning and proposal phases in the immediate area.

- Address: 23615 NE 92nd Ave., Battle Ground, WA 98604
- Property ID Number: 228492000
- Acreage: 10.0

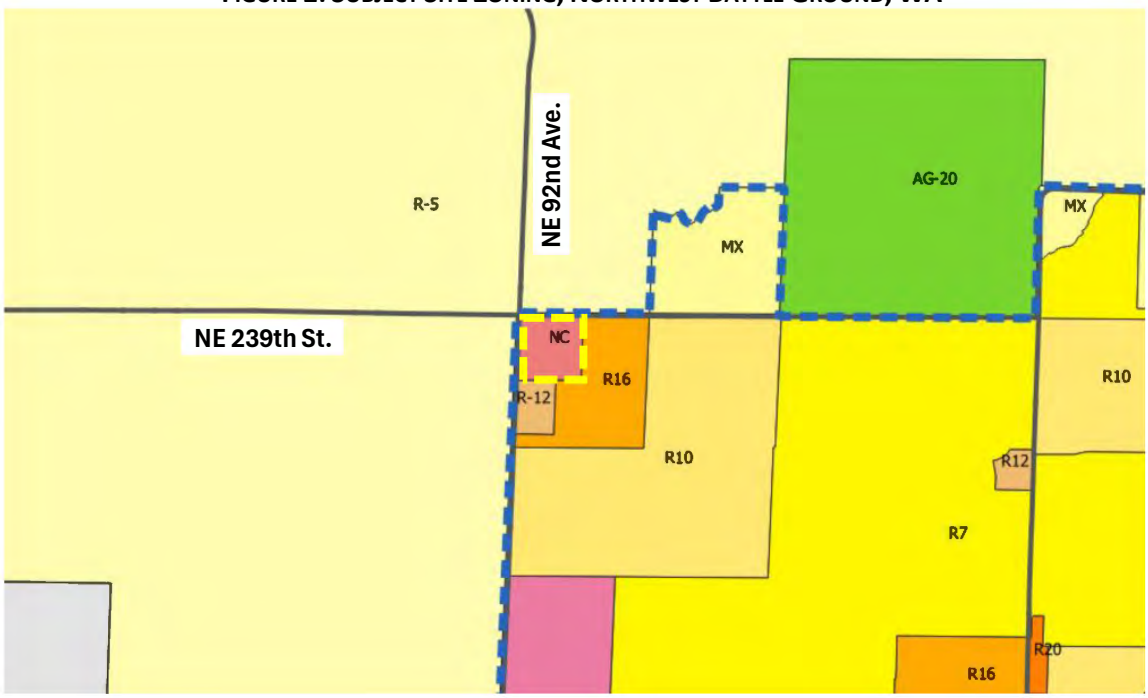
FIGURE 1: SUBJECT SITE, NORTHWEST BATTLE GROUND, WA



Source: Google Maps, Johnson Economics

The parcel is currently zoned Neighborhood Center, with a Commercial comp plan designation. The land on the east and south sides of the parcel, which are located within the city limits, is zoned for high-density residential use. The land to the west and north, outside city limits, has a comp plan designation of low-density Rural Residential (see Figure 2).

FIGURE 2: SUBJECT SITE ZONING, NORTHWEST BATTLE GROUND, WA



Source: Google Earth, Johnson Economics

The purpose of the Neighborhood Center (NC) zone according to the Battle Ground Municipal Code is:

> *The neighborhood center district is intended to establish areas for the convenience shopping needs of the immediately surrounding neighborhood. Goods and services provided for in these areas are those that would normally be purchased weekly and for which comparison shopping would not be completed. (Chapter 17.118.010)*

This stated purpose was used in formulating assumptions of what future commercial uses might look like at the subject site under the NC zone, as described in the following section.

It is proposed to change the zoning from employment uses to high density residential use. Specifically, the proposed new zone would the R16 designation, which would match the zoning in the immediate area. The R16 zone allows a maximum of 16 dwelling units per gross acre maximum. The purpose of the zone is described in the Municipal Code:

> *The R10, R12, R16, and R20 districts are intended to establish and recognize existing neighborhoods of higher residential densities composed of both attached and detached housing. New development is predominantly attached housing with allowances and flexibility to provide small lot detached housing. The application of the districts to individual areas will be based on existing development patterns, access to goods and services and environmental constraints. (Chapter 17.106.010)*

The R16 zone allows for a minimum of 8 units/net acre and a maximum of 16 units/gross acre.

C. DEVELOPMENT PROGRAM ASSUMPTIONS

The following is a set of assumptions of the prospective future land use and development of the area as it builds out under the two scenarios: as commercial land, or as residential land.

Neighborhood Center (NC) Commercial Use Development (Scenario 1)

Figure 3 presents JOHNSON ECONOMICS estimates of the subject site's holding capacity if built out as a typical neighborhood commercial form of development. The NC zone is intended for the convenience shopping needs of the immediate residents. Typical types of retail on this scale might include a convenience store, gas station, or small food service establishment.

It is assumed for the purposes of this analysis that the 10-acre site could house a substantial neighborhood shopping center given the size of the site. A shopping center of this size would be classified at the upper end of what might be considered a neighborhood center, or a small community center, accommodating roughly 100k sq.ft. of leasable space.

This type of center might be anchored by a supermarket-sized grocery or similarly sized large retailer. It would have additional smaller tenants in line with the grocery, or in separate retail "pads" in the parking lot that might house a fast-food restaurant, gas station, or additional smaller multi-tenant building. As discussed more in the following section, this is likely a far oversized retail cluster for this location.

FIGURE 3: COMMERCIAL RETAIL DEVELOPMENT ASSUMPTIONS, SUBJECT SITE

COMMERCIAL SITE AND DEVELOPMENT ASSUMPTIONS			
Site Size (Gross Acres):	10.0	acres	Clark Co. Assessor
Usable Site (Acres):	9.0	acres	Loss to ROW or constraints
Usable Site (Sq. Ft.):	392,040	sqft	
Gross Built Space:	98,010	sqft	0.25 FAR retail
Estimated Employment Capacity:	128	jobs	VBLM (20 jobs/acre)
Likely format:	Mid-size shopping center; grocery or similar-sized anchor; accompanying small tenants; pad for fast food or gas station.		

Source: Clark County Assessor, VBLM (2025), Johnson Economics

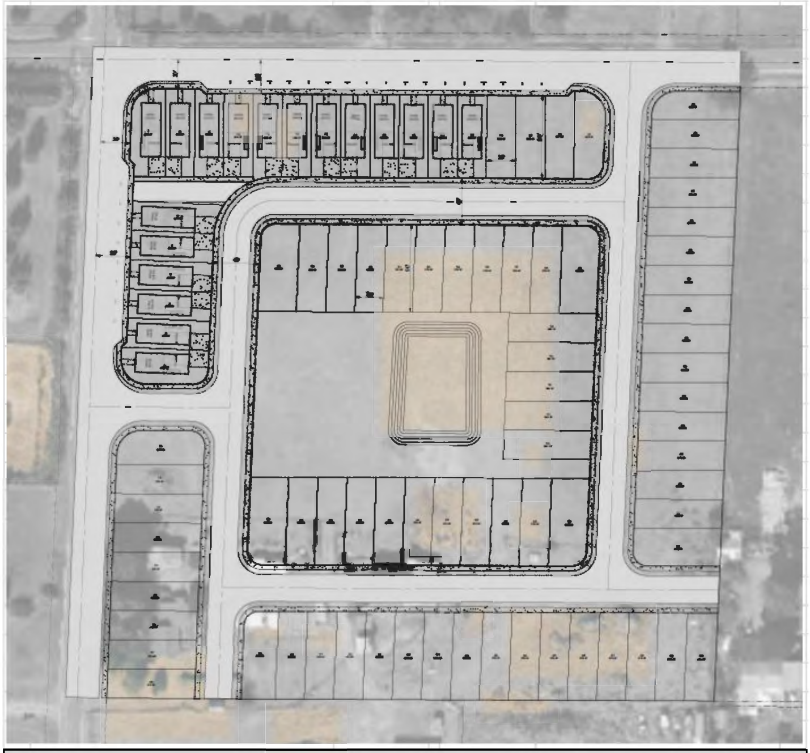
The 2025 Vacant Buildable Land Management (VBLM) conducted by Clark County identified 9 gross acres (rounded) of NC-zoned land available in Battle Ground, which likely refers to the subject property. After allowances for constraints and infrastructure, the VBLM calculates that the site would have roughly 6 buildable acres that could accommodate 128 jobs, using the VBLM's assumption of 20 jobs/acre on buildable commercial land. By necessity, the VBLM must apply broadbased assumptions in converting gross acres to net buildable acres. This site would

likely not lose quite so much land to constraints and infrastructure as assumed here if developed as a single commercial development. The estimated total of 128 jobs accommodated at a site this size is likely on the high-end but not unrealistic if a 10-acre shopping center was viable at this location.

R16 Residential Use Development (Scenario 2)

Figure 4 presents a proposed preliminary site plan for the site under R16 zoning. The site plan calls for some remaining commercial use on the northwest corner, in the form of 18 live/work units, fronting onto NE 239th St. and NE 92nd Ave. with street parking. The remainder of the site would be divided into 72 single-family residential lots plus common space, and internal circulation.

FIGURE 4: RESIDENTIAL DEVELOPMENT ASSUMPTIONS, SUBJECT SITE



RESIDENTIAL SITE AND DEVELOPMENT ASSUMPTIONS			
Site Size (Gross Acres):	10.0	acres	Clark Co. Assessor
Estimated Usable Site (Acres):	8.5	acres	Gross - 15% Street ROW
Usable Site (Sq. Ft.):	370,260	sqft	
Single-Family Units:	72	units	
Live/Work Units:	18	units	
TOTAL UNITS:	*90*	*units*	
Density:	9	units/gross acres	

Source: Sun Country Homes, Johnson Economics

The single-family lots will be roughly 2,500 to 2,700 sq.ft. in size, with some larger exceptions for corner and end lots. These lots, at roughly have the size of a standard urban single-family lot, will allow for significant density in the development of 9 units/gross acre and greater density of over 15 units per net acre after open space and infrastructure are accounted for.

D. Suitability of Site and Location for Candidate Uses

This section provides an assessment of the subject site as a location for the candidate land uses from a market perspective.

General Location

The subject site is located at a peripheral location in the northwest corner of the city. It is at the corner of NE 239th St. and NE 92nd Ave. which are designated as major collector streets and freight routes in the city's most recent adopted Transportation System Plan (TSP). The property is one mile north of Highway 502, and 1.5 miles west of Highway 503. It is roughly 2.5 miles from Downtown Battle Ground as the crow flies.

The site currently has agricultural and rural residential use, and the neighboring parcels have similar uses. The area remains largely rural as the path of development extends outward from the east. The property is bounded by the UGA boundary to the north and west meaning that the lands in those directions will remain with very low density rural residential and active agricultural uses for the foreseeable future. Population density will similarly remain very low beyond the UGA boundary.

Topography & Wetlands

The topography of the area is generally suitable for residential or commercial uses being generally flat. Like much of Battle Ground, parts of the parcel may be hindered by wetland constraints. It is beyond the scope of this economic analysis to assess the environmental constraints on the site. Such constraints and the area required for mitigation would presumably be the same for commercial or residential development.

To the extent that the site may have some constraints, these would be expected to present the same issues in either development scenario and therefore do not present a material advantage or disadvantage to one scenario over the other.

Location for Residential

In general, this location is suitable for residential growth, as evidenced by recent development in other parts of northwest Battle Ground over the past five to ten years. The most recent subdivision development has been to the east of NE 102nd Ave. roughly 0.5 miles to the east of the property, however multiple new developments are in the planned and proposed phase to the west of 102nd Ave. and in the immediate area of the subject site. Much of this development is proposed to be medium-density to high-density in nature. Residential development at the subject property would be part of this gradual development of Northwest Battle Ground.

The proposed site plan calls for the development of single-family development on modestly sized lots of roughly 2,500 to 2,700 sq.ft. This matches the proposed zoning of R16, which already applies to the properties to the east and south of the site.

A peripheral location like the subject location is appropriate for housing development. In general, residential subdivision neighborhoods extend outwards and away from the central city and the major arterials, where commercial uses predominate. Residents are generally willing to trade longer drivetimes to access major transportation routes such as Highways 502 and 503, for the benefit of more affordable housing with private space, lower-traffic roads, and fewer negative externalities from major commercial and industrial users in close proximity.

Location for Neighborhood Center

As a retail location, the main factors impacting this site are:

- The location is a peripheral location on lower-traffic collector streets rather than arterials. This will limit visibility, customer traffic, and access for businesses at this site. Because of the location at the corner boundary of the UGA, neither NE 239th St. and NE 92nd Ave. serve as major high-traffic through-routes to surrounding cities or other destinations.
- For the time being, the addressable market of customer households is limited in a 270-degree radius from the southwest to the northeast. The UGA boundary ensures that this site will have a limited customer base in most directions for the foreseeable future.
- Furthermore, households just 0.5 miles to the east and south are likely to have quicker access to more ample shopping, dining, and service options in other directions. This will further limit the viability of retail businesses at this location.
- Highway 502 to the south, which is NE 219th Street becoming West Main Street, features extensive commercially-zoned land along this principal arterial road. The Westside Employment (WE) zone which is located south of the subject site, and north of the highway also allows some forms of retail and services. These locations will feature superior visibility, traffic counts, and accessibility for businesses.

For all of these reasons, the location is likely to remain a challenging one for a retail agglomeration of the size that would occupy a ten-acre site. This amount of retail will struggle to attract a sufficient customer base from the surrounding market and have limited prospects to expand that market due to the UGA. Even if such a shopping center were proposed at this site, it is unlikely to meet the site selection requirements of a major anchor tenant such as a grocery store for these same reasons.

The Hwy 502 corridor enjoys much greater traffic and visibility from prospective customers than NE 92nd Avenue and therefore will be much more attractive to prospective businesses looking for a location.

The most likely candidate for modestly-sized retail space internal to a low-density residential neighborhood like the subject site, would be a convenience store or mini-mart, however this location is unlikely to attract even this type of user. Most small marts located at rural crossroads

are legacy businesses founded long ago. Few such stores are built today if better retail locations are available with a bigger addressable customer base. The market area from which even a small establishment must draw is often underestimated, therefore they also prefer higher-visibility locations with an agglomeration of other businesses drawing customers.

Another possible use would be service businesses that rely on little visibility and have low customer foot traffic (i.e. electricians, plumbers, cleaners, etc.) who do most of their day-to-day work off-site at client locations across the city. The subject location might be suitable for such users, but these do not seem to meet the intent of the Neighborhood Center zone to serve "the convenience shopping needs of the immediately surrounding neighborhood."

Findings on Location Suitability

The site is generally physically compatible with either of the candidate uses. However, it seems better suited to residential uses given the existing nature of the area in a wide radius, and the evident viability of home building in the immediate area.

In contrast, there are market challenges to absorbing additional small-bore retail space at this location. The location features competition from larger shopping centers nearby, which offer a wide variety of products, dining, services and other needs in a centralized location. The high-traffic, high-visibility highway will continue to attract shopping centers to its Regional Center zoning, which will create additional completion for the subject site.

The peripheral location in the northwest corner of the UGA is on two relatively low traffic collector roads and features very low density of potential customers outside of the UGA. The peripheral location is the opposite of the central, high traffic, high visibility location most businesses prefer.

E. Supply and Demand for Commercial and Residential Land in Battle Ground

Figure 5 presents the estimated buildable acres of commercial and residential land in Battle Ground as identified in the 2025 Buildable Lands Model (VBLM) of Clark County.

Generally, the VBLM finds a remaining buildable surplus of land for commercial, industrial, and residential use compared to the forecasted need (as discussed more below).

The VBLM estimated 221 net acres of buildable commercial land (generally retail and office), sufficient to house 4,430 commercial jobs. The VBLM estimates 650 net acres of buildable residential land remaining, sufficient to house 5,327 housing units.

However, as discussed more below, in none of these categories is the remaining buildable land sufficient to accommodate the forecast 20-year job growth and household growth projected in the recently updated Comprehensive Plan.

FIGURE 5: ESTIMATED BUILDABLE LAND INVENTORY BY LAND USE CATEGORY
CITY OF BATTLE GROUND, 2025

	City of Battle Ground - VBLM (2025)				
Land Use	**Net Buildable Acres**		**Jobs/ Acre**	**Emp. Capacity**	**Share of Capacity**
Employment Land					
Commercial:	**221**	**net acres**	**20**	**4,430**	**80.2%**
Industrial:	**121**	**net acres**	**9**	**1,091**	**19.8%**
Totals/Avg.:	**342**	**net acres**	**16.1**	**5,521**	**100.0%**
Land Use	**Net Buildable Acres**		**Avg. Units/ Acre**	**Unit Capacity**	
Residential Land					
Residential:	**646**	**net acres**	**8.2**	**5,327**	

Source: Clark County Vacant Buildable Lands Model

Forecasted Employment and Housing Growth

The updated Comp Plan (end of year 2025) provides projections for population, housing, and employment growth by 2045. The Comp Plan estimates that the city UGA will add 8,859 new jobs and a target of 6,979 housing units by 2045 (Comp Plan Chapters 4 and 7).

The most recent VBLM estimates remaining net buildable acreage sufficient to accommodate 5,521 jobs, and 5,327 housing units. So in both cases, the remaining buildable land is judged to be insufficient to meet 20-year need.

Under either the Commercial or Residential development scenario at the subject site, it is likely that additional land will be needed in the UGA within the 20-year timeframe given Battle Ground's rapid growth. Between 2015 and 2025, the city was the fastest growing Clark County, growing by 20% in population or an average of 1.8% per year.

However, the Comp Plan does identify an acute need for higher-density housing to meet its future needs, including in the R16 zone. Higher-density housing helps to serve households in lower-middle income groups. At the same time, the estimated number of jobs that 10 acres of NC land might accommodate (128 jobs) would account for 1% of the projected 20-year need.

ORDINANCE NO. 2026-30

AN ORDINANCE OF THE CITY OF BATTLE GROUND, WASHINGTON AMENDING THE CITY OF BATTLE GROUND ZONING MAP, PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Chapter 35A.63 RCW governs planning and zoning in Code Cities; and

WHEREAS, Chapter 17.146 of the Battle Ground Municipal Code outlines a procedure for reviewing zone change proposals; and

WHEREAS, the property owners for Parcel Number 228492000 submitted required information for a change to the zoning designation of their property; and

WHEREAS, city staff conducted a review of the application; and

WHEREAS, the proposed zone change was submitted to the State Department of Commerce for review on October 15, 2026 pursuant to RCW36.70A.106; and

WHEREAS, pursuant to the State Environmental Policy Act, the City, designated as the lead agency for review of the proposed plan, issued a Determination of Non-Significance (DNS) on October 12, 2026, pursuant to WAC 197-11-340(2). The City did not receive any appeal of the DNS, and the DNS is therefore final; and

WHEREAS, the Planning Commission of the City of Battle Ground held a public hearing on October 28, 2026 for the purpose of allowing residents to comment; and

WHEREAS, the City Council of the City of Battle Ground held a duly noticed public hearing at its regular November 16, 2026 Council meeting for the purpose of allowing residents to comment; and

WHEREAS, the City Council of the City of Battle Ground has reviewed the rezone request, and finds it in the best interest of the City;

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

Section 1. FINDINGS. The City of Battle Ground Zoning Map adopted by Ordinance 2026-28 is hereby amended as follows:

A. The Zoning Map for Parcel Number 228492000 located on the east side of NE 92nd Avenue, and on the south side of NE 239th Street as illustrated in Exhibit A, is currently zoned Neighborhood Commercial (NC), is hereby amended to illustrate and described the northwest portion of the property remaining as Neighborhood Commercial (NC) and the remainder of the property changed to Residential – 16 units per acre (R16).

Section 2. FINDINGS. The Council finds that the rezone request is consistent with the following zoning map criteria contained in BGMC 17.146.040.D Criteria:

a. The amendment shall be consistent with the comprehensive plan goals, policies, and objectives;
b. The amendment shall meet any locational criteria for the proposed district as set forth in zoning text;
c. The amendment shall be consistent with the population projections provided by the Office of Financial Management as allocated by Clark County;
d. The proposed zoning district is allowed by the plan to zone matrix adopted by the City Council.

2. The Comprehensive Plan designation for this parcel remains as Urban High Density, which is interchangeable with R12, R16, and R20 and Neighborhood Center zoning.

Section 3. CONCLUSIONS OF LAW. The Council concludes the proposal meets the criteria set forth in BGMC 17.146.040(D), and the property is better suited for R16 because of the surrounding zoning and development climate.

Section 4. SEVERABILITY. If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 5. CORRECTIONS. The City Clerk and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 6. EFFECTIVE DATE. This Ordinance shall be in full force and effective thirty (30) days after passage and publication. The City Clerk is directed to publish a summary of this Ordinance at the earliest possible publication date by publication of the Ordinance title.

ADOPTED IN OPEN MEETING OF THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON THIS 7TH DAY OF DECEMBER 2026.

_____
Eric Overholser, Mayor

Attested to by:

_____
Elizabeth Halili, City Clerk

Approved as to form:

_____
Hillary Evans, Contract City Attorney

Exhibit A.

Applicant to supply Drawing and Description of Zone Change Upon Ordinance Adoption.

