Battle Ground University



Community Development

Planning

Building

October 13, 2026
Class #4

Session 4 – Community Development

- Planning – “Creating Our Identity”
- Building – “Shaping Our Community”
- Q&A Session and sneak peek of Session #5

Planning

“Creating Our Identity”

Planning – *Why Plan?*

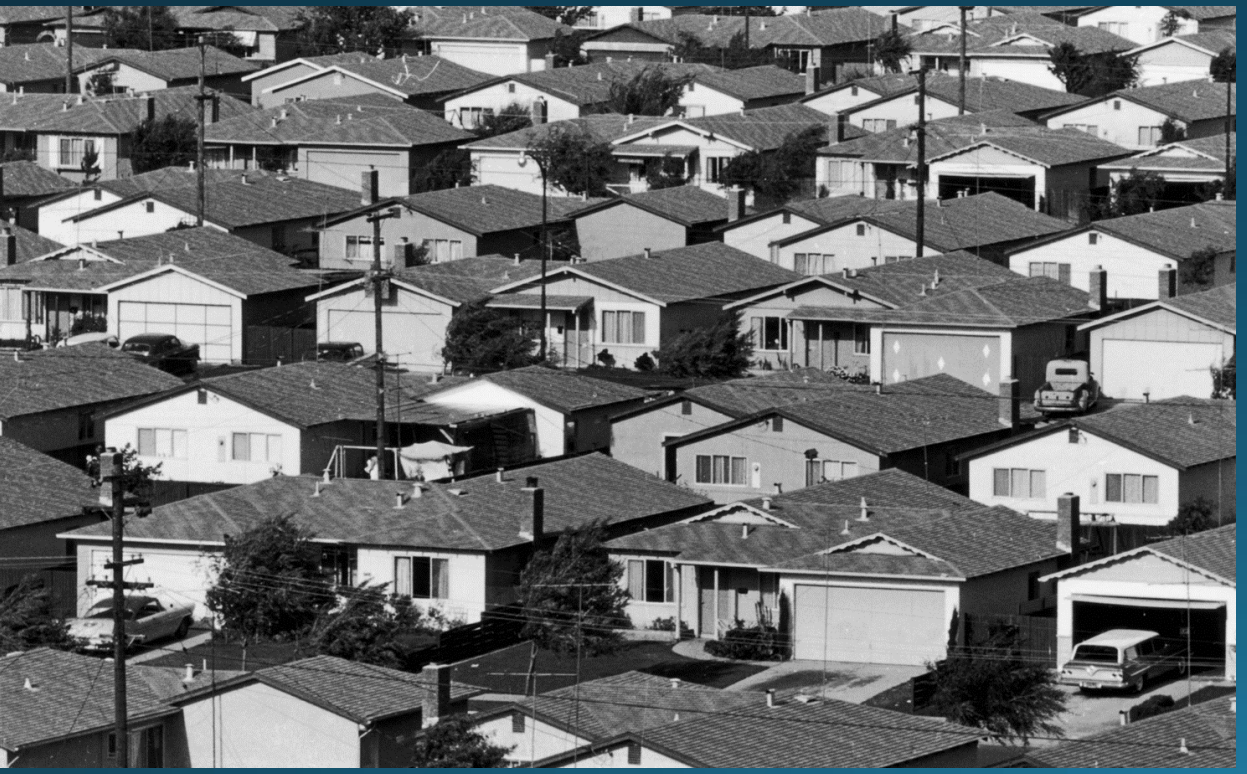




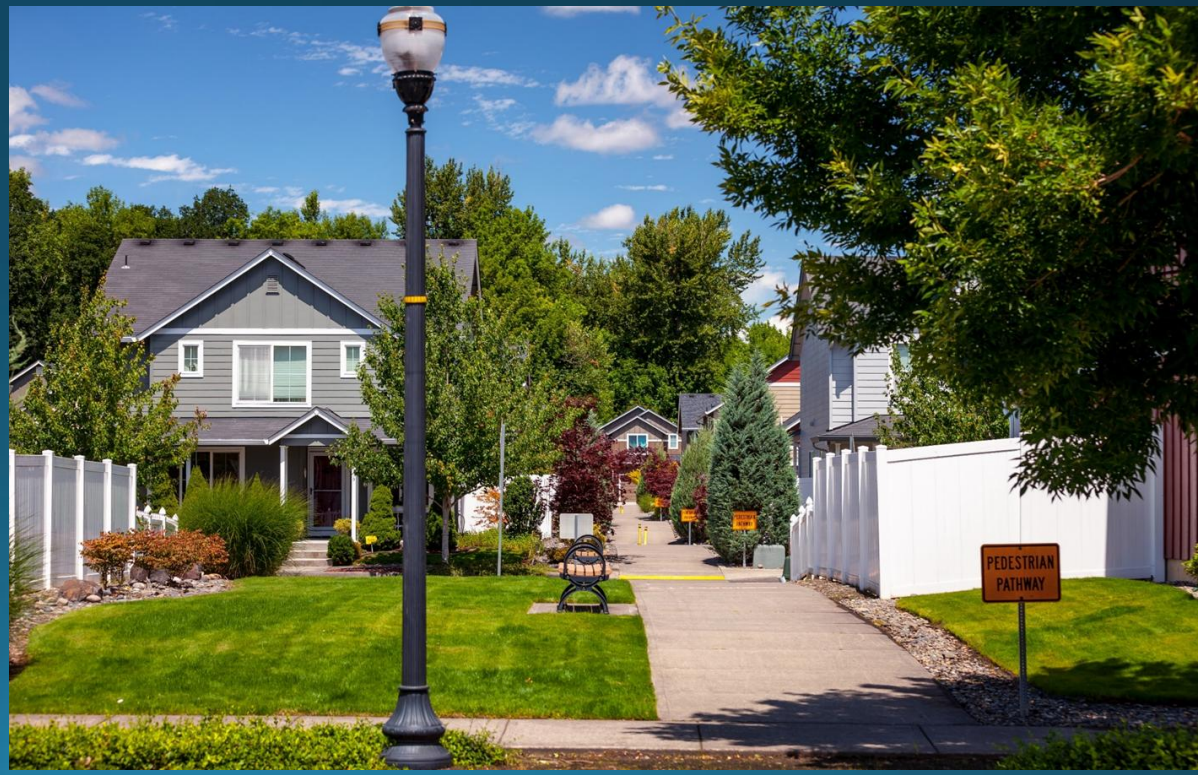
"By failing to prepare, you are preparing to fail." -Ben Franklin

Planning – *Benefits*

Comfort and Livability



Vs.



Planning – *Mission*

Planning for our future, by integrating:

- Livable neighborhoods
- Places to shop and work
- Recreation & Open Spaces
- Multi-modal transportation
- Environmental resources



Carefully evaluating how individual developments fit into our City's goals and vision. With particular attention to the downtown district as it relates to the regional community and commercial centers.

Planning



Long Range Planning

Big Picture



Current Planning

Project Specific

Planning - Our City

City Limits

- Approximately 9 square miles

Urban Growth Area (UGA)

- Under County jurisdiction
- Separates urban areas from surrounding natural and agricultural lands
- Prevents urban sprawl
- Annexations may only occur within UGA



Planning – Long Range

The Growth Management Act (GMA) is a state statute that was created in 1990 to require fast growing cities to plan for population growth.

The GMA establishes cities to write a Comprehensive Plan addressing 15 goals as the foundation for city planning.

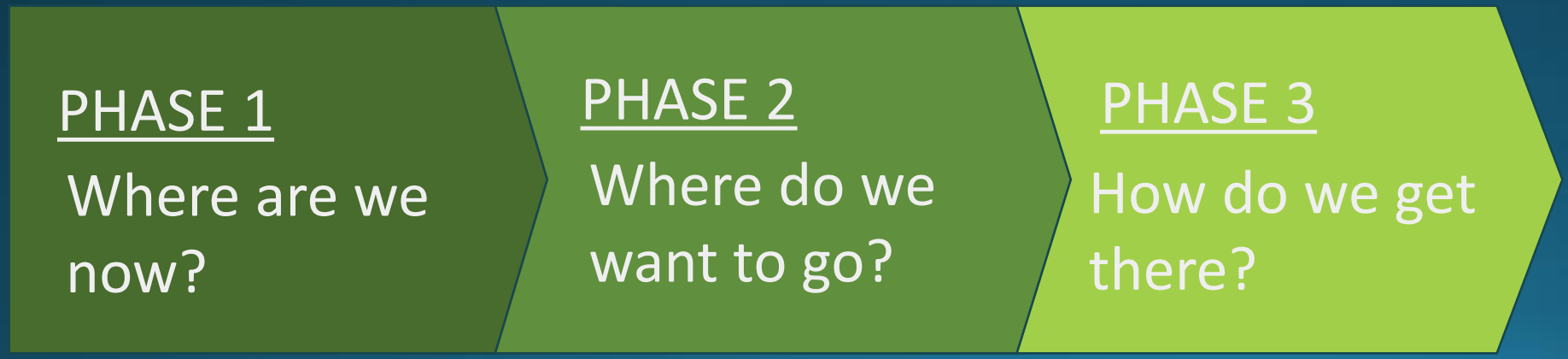
GMA GOALS *(RCW 36.70A.020)*

1. **Urban Growth:** *Encourage development in urban areas.*
2. **Reduce Sprawl:** *Reduce the inappropriate conversion of undeveloped land.*
3. **Transportation:** *Encourage efficient multimodal transportation system.*
4. **Housing:** *Plan for and accommodate housing affordable to all economic segments.*
5. **Economic Development:** *Encourage economic development throughout the state.*
6. **Property Rights:** *Private property shall not be taken for public use without just compensation having been made.*
7. **Permits:** *Applications should be processed in a timely and fair manner.*
8. **Natural Resource Industries:** *Maintain and enhance natural resource-based industries.*
9. **Open Space & Recreation:** *Retain open space, enhance recreational opportunities.*
10. **Environment:** *Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*
11. **Citizen Participation & Coordination:** *Encourage the involvement of citizens in the planning process.*
12. **Public Facilities & Services:** *Ensure that those public facilities and services necessary to support development shall be adequate.*
13. **Historic Preservation:** *Identify and encourage preservation.*
14. **Climate Change & Resiliency:** *Ensure that comprehensive plans, development regulations, and regional policies and strategies adapt to and mitigate the effects of a changing climate.*
15. **Shoreline Management:** *Consideration of the shoreline management act*

Planning – Long Range Plans

A Comprehensive Plan looks at the city from a bird's-eye view and evaluates how the community should grow. This plan assesses citywide policies and goals regarding infrastructure, transportation, housing, parks, economic development, and other topics that effect quality of life. It sets the standards that are intended to guide day-to-day decisions by elected officials and local government staff.

Developing the Comprehensive Plan:



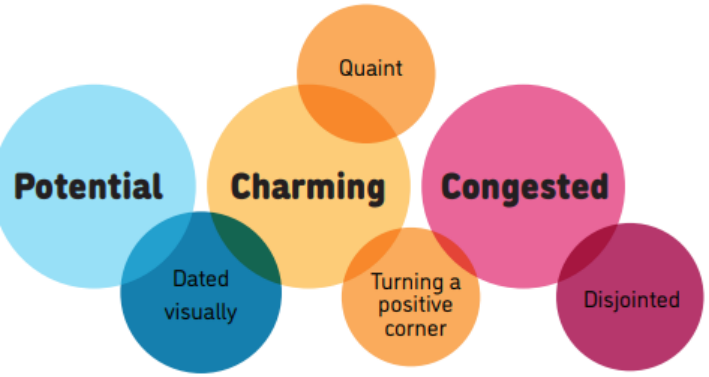


Planning – Long Range Plans

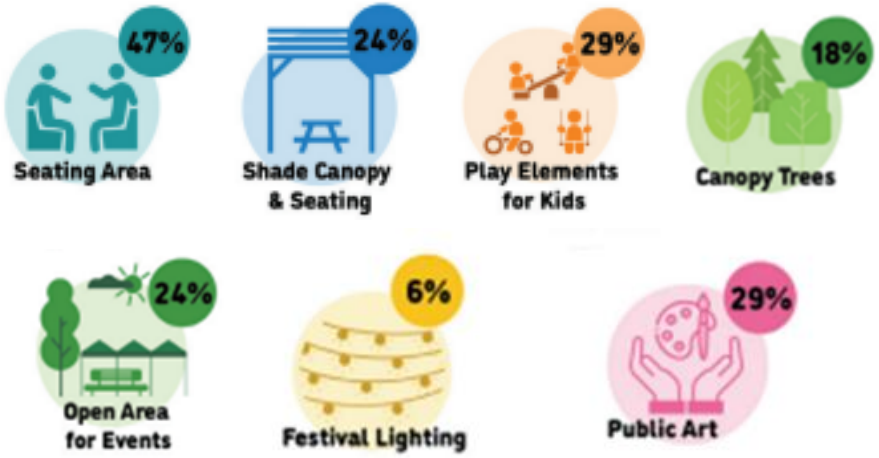
A Subarea Plan is a method of long-range planning that focuses on specific geographic areas within a community. These plans are designed to address the unique needs and characteristics of a particular area. We recently finalized an Old Town Sub-Area Plan that focuses on the revitalization of our historic East Main Street.

Public Engagement #1
Project Initiation
Vision and Guiding Principles

What three words best describe Old Town?



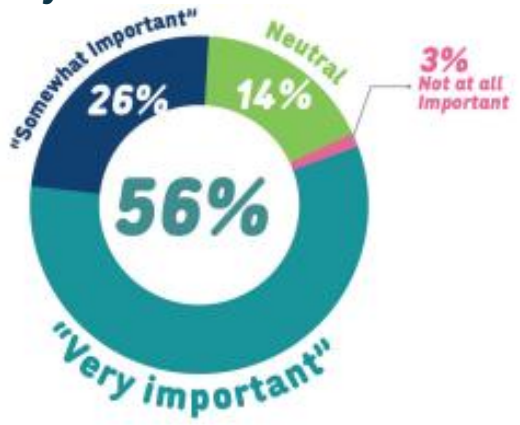
Public Engagement #2-
Building the Vision
Old Town Concepts and Access Alternatives



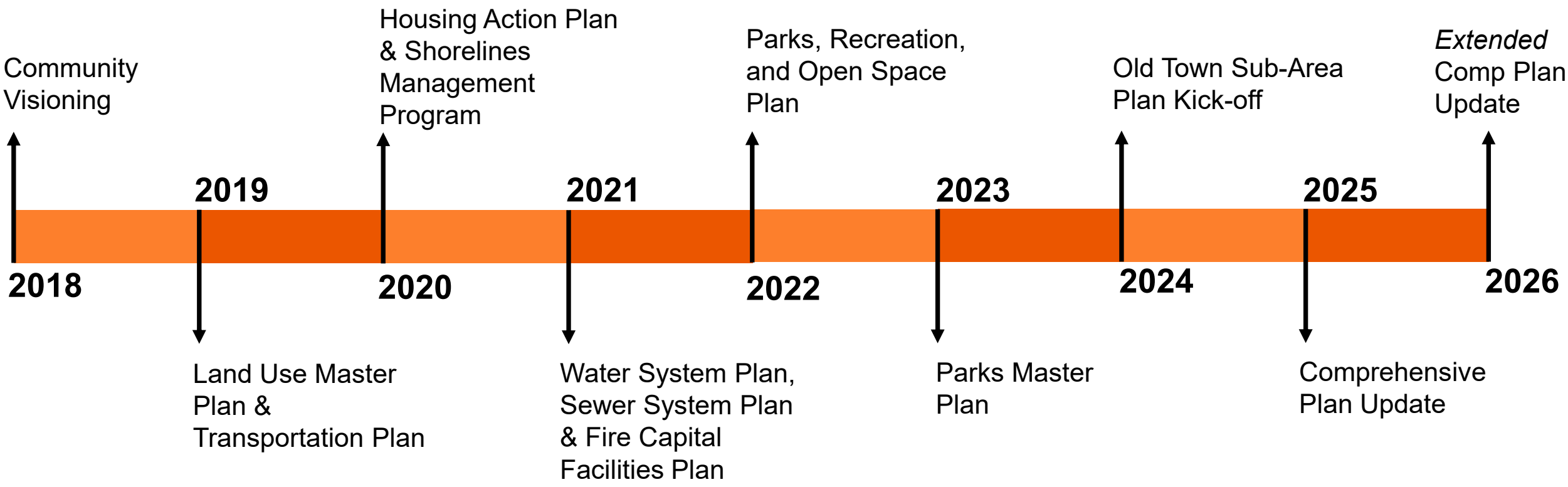
What elements would you most like to see?

Public Engagement #3
Plan For Success
The "Big Ideas"

How important is pedestrian-friendly access to you?



Planning – Long Range



Planning – Zoning

Zoning refers to the classification of land and how it can be used. Battle Ground operates under 5 major categories:

RESIDENTIAL



COMMERCIAL



LIGHT INDUSTRIAL



MIXED USE

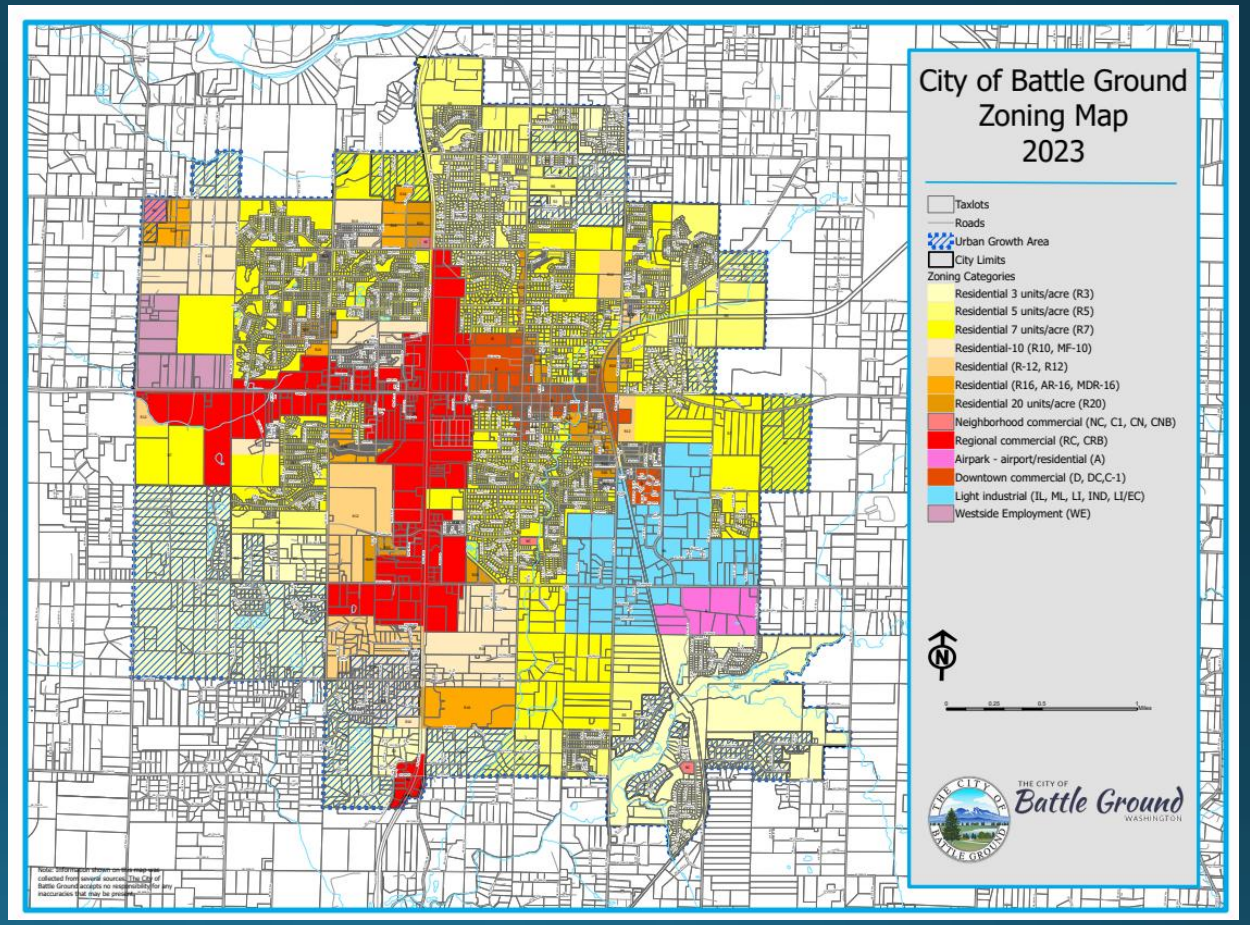


AIR PARK



Planning – Zoning

Our Zoning map visually represents our different zoning districts and where they are located.
Our Zoning code further defines each zoning district and includes details related to density, permitted uses, size and type of development, design standards, etc.



Planning – Current Planning In Action

What does the land development process look like?

Guided by the Comprehensive Plan and Development Regulations, proposed development projects undergo the following review process:



Once final planning approvals are issued, final engineering and building plans are processed.

What's Happening Today



Example: West Main Commons

Active Development Map: What's happening here?





Searchable: Name, Address, or Project Number

Filter by type: Residential, Commercial, and Multi-Family

Click project on map for more details! Project Number, Type, Name, and Status included!

BG Village Extension

Plan Number: **LUDIII25-0006**

Plan Type: **Type III Land Use Decision**

Project Name: **BG Village Extension**

Project Description: Approx. 13,104 sq. ft. chapel and 23,660 sq. ft. event space building

Project Status: **In Review**

Check it out!

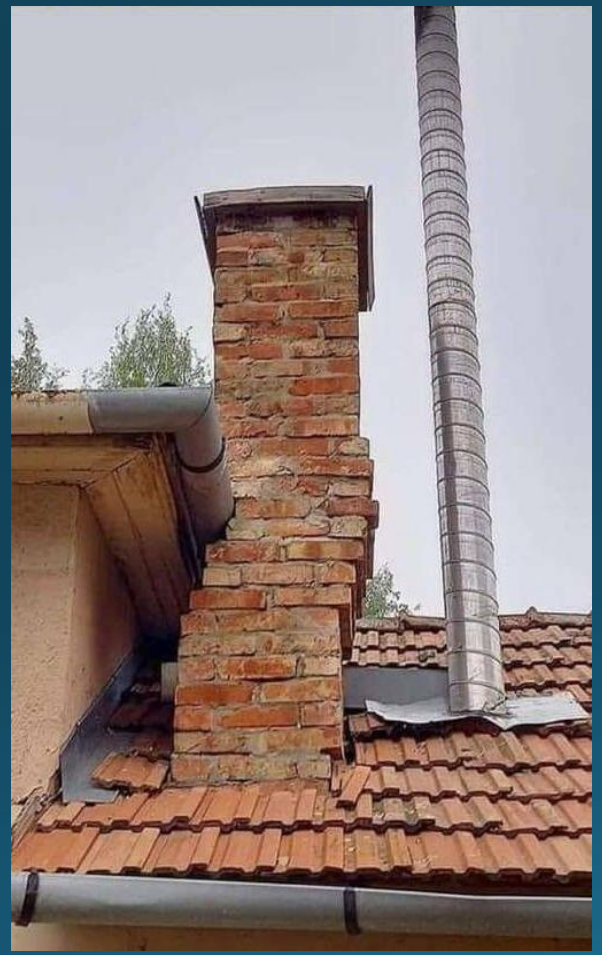
SCAN ME

Building

“Shaping Our Community”

Building – *A Reason for Every Requirement*









“Fast is fine, but accuracy is everything.” -Wyatt Earp

Building - Permits

Building permits are essential for ensuring safety and compliance in construction projects.
The City issues permits for residential and commercial construction/alteration for multiple disciplines including building, plumbing, mechanical and fire systems.



Building – Plan Review

Plan Review is conducted by the Building Official and Plans Examiner.

Types of Plans

Single-Family – Residential
Multi-Family – Residential
Commercial
Industrial
Educational

Partner Agencies

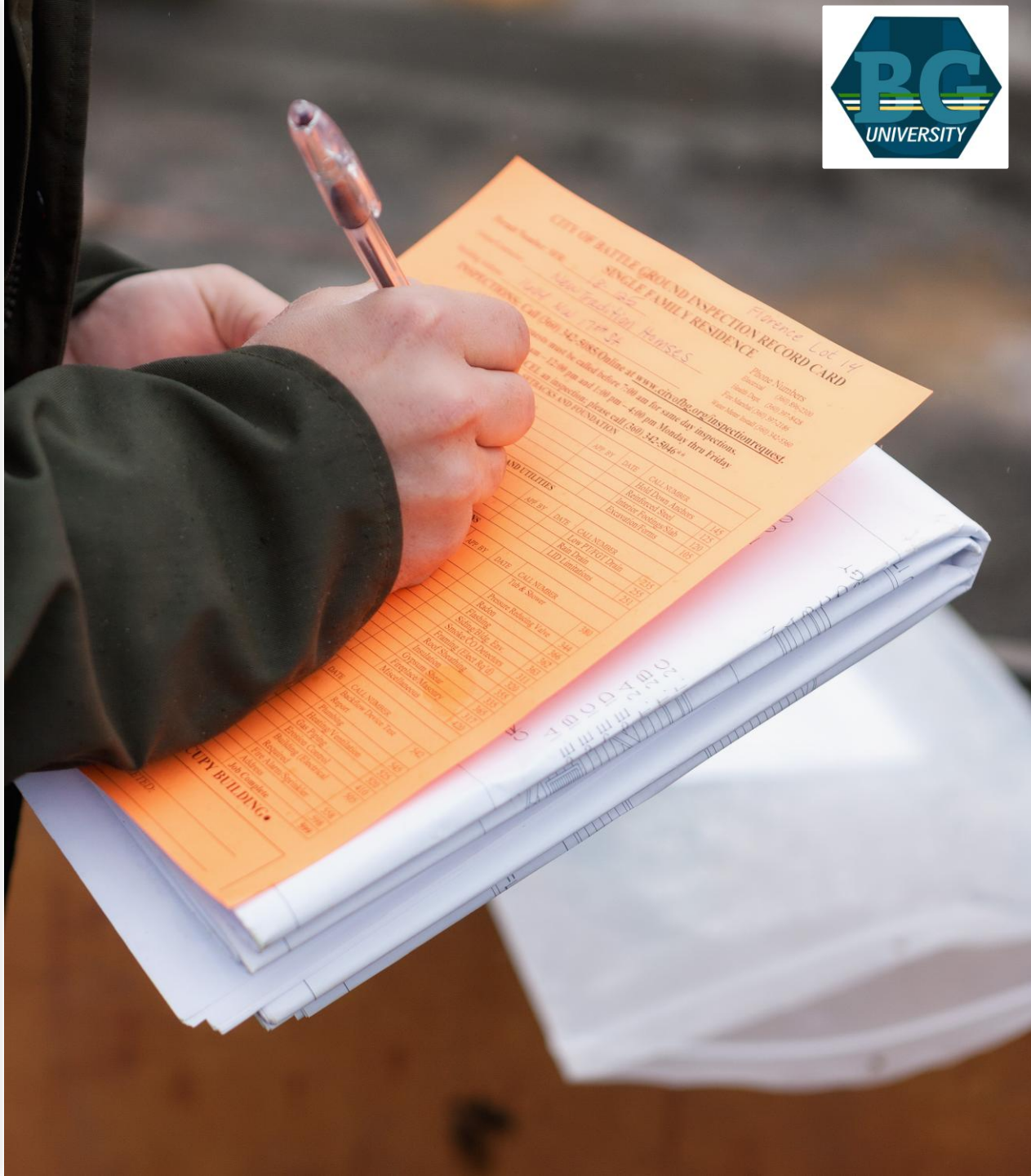
Fire District 3 – Fire Marshal
Labor & Industries – Electrical

Plans must meet all applicable building code standards to ensure safe and resilient structures.



Building - Inspection

Inspections are conducted to ensure that physical construction matches the approved plans.



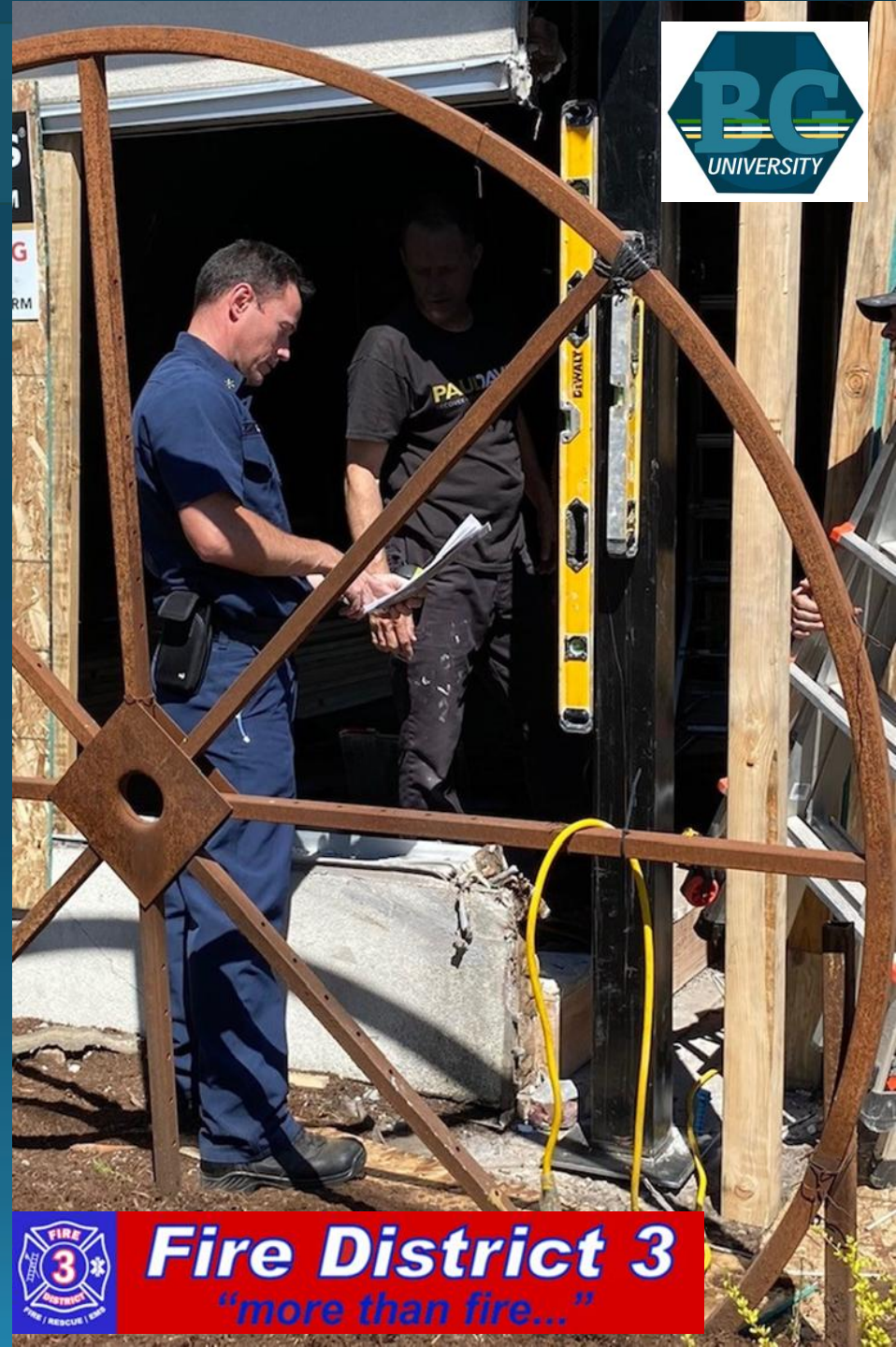
Building – Fire Marshal

Fire Prevention and Safety Enforcement

Inspections and Investigations

Public Education and Outreach

Emergency Response and Planning



Community Development Staff

“Our Team”



Kristin Lehto

Community Development Director

- Reports to the City Manager
- Directly oversees the following divisions:
  - Planning
  - Building/Permitting



Sam Crummett

Planning Supervisor

- Oversees long range planning
  - Comprehensive Plan
  - Development code regulations
- Supervises Associate Planners

Associate Planners



Jenny Conde

NEW HIRE!

- Reviews land use applications and prepares staff reports for compliance; guides projects through the approval process.
- Coordinates with other departments to move a project forward from the pre-application stage to land use approval.
- Answers Zoning and Planning questions from land-owners, developers, and other land development professionals.
- Assists in Long Range and Comprehensive Planning.



Josh Weeks

Building Official

- Supervises, plans and coordinates the operations and administration of the Building Code(s).
- Develops policies and procedures, supervises assigned staff and ensures all permit issuance, inspection and plan examination complies with safety standards and regulations.
- Interprets construction codes and coordinates with other departments, outside agencies and the general public.

Permit Technicians



Jessie Patterson



Kelly Lee

- Primary point of contact between the department and the public.
- Assists the public and development professionals through the permit application process.
- Reviews and processes permit applications ; ensuring completeness.
- Responsible for tracking permit applications through building, land use, engineering review.
- Issues approved permits.



Candace Moon

Plans Examiner

- Reviews building plans to ensure compliance with local and state building codes, zoning regulations, and safety standards.
- Verifies proposed construction projects adhere to building codes, ordinances, and regulations related to structural integrity, fire and life safety, accessibility, and Washington state energy efficiency.
- Collaborates with other departments to ensure that all aspects of building and site development meet applicable regulations.



Johnny Vollendroff

Building Inspector

- Conducts on-site inspections of construction projects to verify compliance with approved building plans, local building codes, and safety standards.
- Provide guidance and information to builders, contractors, and property owners regarding code requirements and best practices.
- Enforces building codes and regulations by identifying violations, issuing citations, and working with property owners, contractors, to rectify non-compliance issues.

Community Development

- ***Questions and Answers***

- ***Session 5 Preview (October 27 – Public Safety)***
  - **Battle Ground Police**

    Students will take a station tour as they learn about the services provided by our local law enforcement professionals including patrol, detectives, records management, code enforcement and more.

  - **Fire District 3**

    Learn more about the first responders of Fire District 3, understand the difference between a City operated fire department and a fire district, get an up-close view of the fire vehicles and how fire crews serve our community.

Thank You!

Kristin Lehto

Community Development Director

City of Battle Ground

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