

On Common Ground

YOUR CONNECTION TO CITY HALL

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CONSTRU*#@%CTION!

Battle Ground is coming to the end of the road on two significant street improvement projects. As residents and visitors are well aware, construction activities since last May have often made navigation around the City a challenge. But the end is in sight, and you will soon enjoy greatly improved traffic conditions in your travels around town.

The \$8 million West Main Street project is widening the street to four lanes, with medians and left-turn pockets, from the Safeway/Battle Ground Plaza signal to the west city limits. Three new signals (at the intersections of SR 503, 12th Avenue, and 20th Avenue), along with the existing Safeway signal, will be rebuilt and interconnected to improve traffic flow. New decorative street lighting, sidewalks on both sides of the road, bike lanes, and landscaping will enhance the look of the new road. This project is expected to be completed (except for landscaping) by the end of October.

The City is also partnering with Clark County to widen 199th Street to three lanes, with a center turn lane, from SR 503 to east of SE Grace Avenue. This \$4.2 million project will add bike lanes, sidewalks on both sides of the road, and landscaping on the north side of the road. Two new signals will be installed at South Parkway Avenue and SE Grace Avenue. The project is scheduled for completion by the end of the year.



West Main Street.

Although it is not optimal to have these two projects underway at the same time, environmental permit conditions, as well as some “use it or loose it” strings attached to grant funding, required them both to go forward this year. City Council also had a chance to invest in some neighborhood street paving throughout the City this year. In addition, the high level of development-related construction has added to the activity—and to people’s frustration as they encounter traffic obstacles. The City appreciates your patience and understanding as we weather this together, and thanks you in advance for your continued patience. We think you will be very pleased with the long-term community benefits that will result from these investments in your street system.

BATTLE GROUND’S CITIZENS

Talk Back

Thanks to Josh Dearing, winner of the “Name That Newsletter” contest featured in our previous issue. Thank you, Josh, and the 30 other people who submitted their ideas!

Over 110 people also filled out the community survey from the last newsletter, letting us know what is important to them about Battle Ground. A summary of their responses is on the back page.

FOR PROGRESS UPDATES, CHECK THE CITY WEBSITE (WWW.CITYOFBG.ORG) OR CALL THE CITY’S ENGINEERING DEPARTMENT AT 360-342-5057



199th Street

Going with the Flow

As Battle Ground grows, so does the need for water. The City is responding by constructing a new two-million gallon water reservoir to meet both drinking water supply and fire flow needs. The reservoir will be located within an upland area of wetlands in the Horsethief Canyon subdivision, and will be 110 feet wide and 35 feet tall at its highest point. A new pump house will also be built to boost water into the existing water network. The project began in August and is scheduled for completion by May 2004.

Too much water can be a problem in some cases. The City has identified approximately 140 private sanitary sewer pipes that are leaking either rain water or groundwater into

the sewer system, or that are made of a pipe material that is likely to fail and cause groundwater to leak in. The excess water that enters the sewer system flows, along with sewage, to the Salmon Creek Wastewater Plant, where it adds to the high costs of sewage treatment. Heavily diluted sewage also significantly increases the electrical and maintenance costs of pumping the increased volume from the City's 11 sewer pump stations to the treatment plant. The City is replacing these faulty pipes, with a scheduled completion date of November 2003.

FOR QUESTIONS AND INFORMATION, CONTACT SAM ADAMS, PUBLIC WORKS DIRECTOR, AT 360-342-5075.

PERMITS 101

If you are planning a development or building project within the City—even a fence around your yard or a garden shed—you will likely need to obtain permits from the City before you begin the activity. These permits are required to ensure the project meets applicable codes and regulations, and are also important to protect public health and safety. The City issues three general types of permits: building, land use, and rights-of-way. This overview provides some basic information about the purpose and procedures for land use and building permits. (The next newsletter will cover rights-of-way permits.)

BUILDING PERMITS

The City of Battle Ground opened its newly formed Building Department in August 2003, taking over the functions previously performed by the Clark County Building Department. (If you currently have a building permit issued by Clark County, the county will complete your inspections and certificate of occupancy.)

When do I need a building permit?

Building permits are required for the following types of work:

- New building construction
- Additions – for example: bedrooms, bathrooms, family rooms, kitchens
- Residential work – for example: decks, garages, fireplaces, pools, water heaters
- Renovations – for example: garage, basement and attic conversions, kitchen expansions, re-roofing, siding
- Plumbing systems
- HVAC (heating, ventilating, and air-conditioning) systems

(The State of Washington, Electrical Inspection Division, issues permits for electrical work.)

How do I get a building permit application?

The Building Department provides you with the resources and information you need to comply with the applicable building codes, and gives you a permit application. You fill out all information on the application, then submit it to the Building Department, along with two sets of plans (if required).

What happens after I apply?

Building Department staff reviews your plans and determines if your project complies with all relevant local requirements. When your plans meet the requirements, a permit is issued. The Building Department collects a fee (based on the size of the job) to cover the cost of the application, the review, and the inspections as the job progresses. Once you have the permit, you have legal permission to start construction. An experienced code official is available to answer any questions you have about your project.

The Building Department conducts onsite inspections to make sure the work conforms to the permit, local codes, and the approved plans. The Building Department will let you know how many inspections are needed for your project. A 24-hour notice is needed when requesting an inspection.

The Building Department will provide documentation when your construction project is complete. You will then have the satisfaction of knowing you have done the job right and have met or exceeded the minimum safety standards of your community.

FOR QUESTIONS AND INFORMATION, CONTACT THE BUILDING DEPARTMENT, 109 S.W. 1ST STREET, SUITE 123. TELEPHONE: 360-342-5085

LAND USE PERMITS

When do I need a land use permit?

Certain projects may require a land use permit in addition to a building or rights-of-way permit. Land use permits are needed to determine if the project complies with the City's land use and zoning regulations. The type of land use permit will depend on the general type of activity, as described below.

- **Commercial and industrial development:**

To locate a new structure, modify an existing one, change uses (for example, from office to retail), or expand an industrial or commercial structure, you need to go through the site plan process.

- **Multi-family residential development:** Residential structures or developments containing multiple units require a site plan review permit.
- **Conditional use permit:** Certain activities are allowed only by issuance of a conditional use permit.
- **Grading:** Moving, adding or removing more than 50 cubic yards of earth requires a grading permit.
- **Land division:** To divide land into additional parcels or building sites, you need to receive short plat approval if fewer than four lots and subdivision approval if five or more lots are involved.
- **Home occupation:** You need a permit to conduct a business out of your home. There are limitations to the size and type of business you may conduct.
- **Signs:** Installing new signs requires a sign permit.

I received a notice of a land use application from the City. What does it mean?

For certain land use applications, the City requires a notice of application to be distributed. If you receive a notice, it is likely that you live, or own property, within 300 feet of the proposed development site. The notice makes sure you are aware of what is being proposed, and you may have an opportunity to submit comments or concerns for the City to consider during the review process.

How do I get a permit application?

The Planning Department provides information and application forms for the various permits. You fill out all information on the application, then submit it to the Planning Department for review.

What happens after I apply?

Planning Department staff reviews your application and sends you a letter stating whether it is complete or if more information is needed. The next step depends on the type of application. If a public notice is required, staff prepares and distributes the notice. Some applications require a public hearing in front of the hearings examiner, while others move directly to staff review and decision. The applicant then receives a copy of the written decision, which indicates whether the application is approved or denied and for what reason. The decision also identifies any conditions and additional steps that must be followed.

FOR QUESTIONS AND INFORMATION, CONTACT THE PLANNING DEPARTMENT, 109 SW FIRST STREET, SUITE 127. TELEPHONE: 360-342-5047. OR CHECK THE CITY WEBSITE AT WWW.CITYOFBG.ORG.

Planning Ahead

How will the City manage growth over the next 20 years? In accordance with the state Growth Management Act (GMA), Battle Ground has an adopted plan that addresses this important issue. As required by state law, the City is now updating this plan, to be completed by December 2004. City staff presented information about the update process to City Council on August 18, 2003, and to the City Planning Commission on September 10, 2003.

The updated plan will provide a guide to growth that addresses a number of specific areas: land use, housing, environment, economic development, resource lands such as mineral lands, utilities (sewer, water, drainage), parks, and transportation. It will be the guiding document for the City's zoning map and code, as well as for decisions such as the location and standards for new roads and development-related system charges (such as for sewers or water).

FOR QUESTIONS AND INFORMATION, CONTACT DENNIS OSBORN, DEPUTY CITY MANAGER/PLANNING DIRECTOR, AT 360-342-5045.

OFF-SIDE(WALK) BASKETBALL HOOPS

In many City neighborhoods, people have bought portable basketball hoops and placed them on the sidewalks. Because sidewalks are intended for everyone's use, however, it is important—and legally required—to keep them clear of obstructions. The City is trying to get the word out that blocking the sidewalks with portable basketball hoops—or anything else—is illegal and can create a hazard for neighbors and other sidewalk users. We realize that recreational opportunities are limited in some neighborhoods, but both the City and your neighbors will appreciate your cooperation in keeping our neighborhood sidewalks clear and safe for everyone.

IF YOU HAVE QUESTIONS ABOUT RULES GOVERNING THE USE OF SIDEWALKS, PLEASE CONTACT THE CITY'S COMMUNITY SERVICE OFFICER AT 360-342-5138



CITY OF BATTLE GROUND
 109 S.W. FIRST STREET, SUITE 221
 BATTLE GROUND, WA 98604

For more information about the City of Battle Ground, call City Hall at **360-342-5000** or visit the city's website at www.cityofbg.org

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BATTLE GROUND'S CITIZENS

Talk Back

—continued from front page

WHAT DO YOU LIKE MOST ABOUT LIVING/WORKING IN BATTLE GROUND?

Small town feel	72
Quality of life	48
People	31
Job is here	26
Close to resources	21
Recreation	18
Grew up here	12
Weather	7

WHAT DO YOU BELIEVE ARE THE MOST IMPORTANT CHALLENGES FACING BATTLE GROUND?

Managing growth	77
Transportation	45
Maintaining sense of community	41
Attracting jobs and economic development	33

WHAT CITY SERVICES ARE MOST IMPORTANT TO YOU?

(A score of 1 indicates the most important and 10 the least.)

Roads	3.2	Sewer	5.0
Public safety	3.2	Jobs	5.5
Land use planning	4.0	Storm drainage	6.4
Water	4.2	Street lighting	6.8
Parks and recreation	4.8		

CITY OF BATTLE GROUND 2004 BUDGET CALENDAR

OCTOBER 1, 2003

Preliminary proposed budget published and available.

OCTOBER 6

City Manager provides Council with budget materials and preliminary budget presentation.

NOVEMBER 3

Public hearing on revenue sources for 2004 and on the budget (regular Council meeting).

NOVEMBER 17

Final hearing on the proposed budget (may be continued until no later than December 7th).

DECEMBER 1

Council adoption of 2004 budget ordinance.

DECEMBER 31

Copies of final budget transmitted to the State Auditor's office and Municipal Research Services Corporation.

FOR QUESTIONS AND INFORMATION, CONTACT
 DAVID REEVES, FINANCE DIRECTOR, AT
 360-342-5025.