

AGENDA

CITY OF GEORGE COUNCIL MEETING

November 18, 2025

Please contact the clerk 24 hours prior to this meeting if you require special accommodations or to request an auxiliary aid.

In-person meeting—Location: George Community Hall 403 W. Montmorency Blvd

AGENDA ITEMS

- 1 CALL TO ORDER at 7:00 PM and Flag Salute
- 2 ROLL CALL
- 3 APPROVAL OF AGENDA -Additions or Corrections to published Agenda
- 4 IDENTIFICATIONS OF CITIZENS WISHING TO SPEAK ON AGENDA ITEMS
UNDER ITEMS 7 OR 8
- 5 PUBLIC COMMENT- Maximum 3 minutes per person (15 minutes total meeting time to address the council on subjects that are the council's business "and not involving personnel matters")
- 6 CONSENT AGENDA—All of the items listed below will be enacted by one motion unless a Council member requests an item be removed from the Consent Agenda for discussion.

A. Minutes for Regular Meeting 10.21.2025
B. Claims
- 7 OLD BUSINESS
 - A. Continuation of Public Hearing on proposed 2026 Ad Valorem Tax for the General-Purpose Levy, and the 2026 Preliminary Budget – Mayor
 - B. 2027 Periodic Update Engagement Plan – Alex Kovach
 - C. Planning Element public engagement strategy update – Alex Kovach
 - D. Well 3 DWSRF funding application (council consideration) – Mike Meskimen
 - E. George Town Center Phase 2 preliminary major plat submittal planning agency recommendation and council consideration – Alex Kovach

8. NEW BUSINESS

- A. Approval of Ad Valorem Tax Levy Resolution 2025-340 – Amy
- B. Public Hearing to receive comment on the proposed 2025 annual Comprehensive Plan, Zoning Map, and Development Regulation amendment cycle - Alex Kovach
- C. Ordinance 2025-04. AN ORDINANCE OF THE CITY OF GEORGE, WASHINGTON, ADOPTING THE 2025 ANNUAL CYCLE COMPREHENSIVE PLAN AMENDMENTS PURSUANT TO THE WASHINGTON STATE GROWTH MANAGEMENT ACT, CHAPTER 36.70A RCW; CONTAINING A SEVERABILITY PROVISION; AND SETTING AN EFFECTIVE DATE. – Alex Kovach
- D. 2026 Budget – Schedule date of Public Hearing on the 2026 Final Budget (approve setting public hearing date for December 16, 2025) – Amy Grace
- E. Grant County Health Department public health update – Theresa Adkinson

9. COUNCIL COMMENTS AND QUESTIONS

10. MEETINGS:

11 EXECUTIVE SESSION

12 ADJOURNMENTS

CITY OF GEORGE
STATE OF WASHINGTON
October 21, 2025

COUNCIL MEETING: Regular Meeting

PLACE: George Community Hall

PRESENT: Council Member Melissa Maldonado, Council Member Kate Schooler, Council Member Debby Kooy, Council Member Julia Schooler, Council Member Patty Neff.

STAFF IN ATTENDANCE: City Clerk Amy Grace, City Deputy Clerk Ana Rodriguez, Public Works Superintendent Aaron Harwood, City Engineer Mike Meskimen, City Planner Alex Kovach; City Attorney Chuck Zimmerman.

Guests in attendance: Patric Connelly, Bob Horst, Angel Diaz, Curt Morris, Tim Kovach, Gerene Nelson.

CALL TO ORDER: Mayor Pro Tem Julia Schooler called the meeting to order at 7:00 p.m., followed by the flag salute.

ROLL CALL: Council Member Debby Kooy made a motion to excuse Mayor Juan Villalpando. Council Member Kate Schooler seconded. Motion passed 5-0.

ABSENT: Mayor Juan Villalpando

City Attorney Chuck Zimmerman requested to remove Item 11. City Clerk Amy Grace requested Item 8C be removed due to presenters not present.

Council Member Kate Schooler made a motion to approve the Agenda as amended. Council Member Patty Neff seconded. Motion passed 5-0.

Citizens wishing to speak under items 8 or 9 identified themselves as follows: None

Public comment: Curt Morris asked City Planner Alex Kovach about the status of the George Town Center Phase 2.

Council Member Kate Schooler made a motion to approve the Consent Agenda and approval of vouchers #19312 in the amount of \$137.47; vouchers #19351- 19391 in the amount of \$234,327.97 and electronic checks in the amount of \$40,538.45. Council Member Patty Neff seconded. Motion passed 5-0.

City Planner Alex Kovach presented to Council the 2027 Periodic Update work plan review.

City Engineer Mike Meskimen presented Progress Estimate No. 1 for the W. Montmorency Blvd. Multi-use Pathway project in the amount of \$100,841.18. He mentioned that the project is 100% funded by TIB. He recommends the Council authorize the release of funds for Odyssey Contracting.

Council Member Kate Schooler made a motion to authorize the release of funds for Progress No. 1 for the W. Montmorency Blvd. Multi-use Pathway project in the amount of \$100,841.18. Council Member Debby Kooy seconded. Motion passed 5-0.

City Engineer Mike Meskimen presented to Council the Final Progress Estimate No. 2 for the 2025 Pavement Preservation project that is TIB funded in the amount of \$21,386.28. He recommended the Council authorize the Mayor to accept the project as complete and execute final payment to Tommer Construction upon receipt of the final documents identified by the city Engineers.

Council Member Kate Schooler made a motion to authorize the Mayor to accept the project as complete and execute final payment to Tommer Construction upon receipt of the final documents identified by the City Engineers. Council Member Debby Kooy seconded. Motion passed 5-0

City Engineer Nancy Wetch gave a brief update on the wastewater project. She mentioned that there are plans for a Stakeholder meeting in November and mentioned that the Public Works Board (PWB) funding applications for design funding will be opening in December/January time frame.

City Engineer Mike Meskimen opened a Public Hearing on well 4 CDBG project closeout at 7:42 p.m. and asked for any comments. Gerene Nelson asked how much extra capacity Well 4 gives after the new pump installation. No other comments were made. Mr. Meskimen closed the Public Hearing at 7:43.

Mayor Pro tem Julia Schooler opened a Public Hearing on the Proposed Property Tax Levy for the 2026 Budget and explained to the public that the Clerk was still waiting for the tax numbers from the County in order to move forward. Curt Morris asked if the County has given any numbers yet, and the Clerk said no. The Public Hearing remains open and will continue at the next regular scheduled Council meeting on November 18, 2025 at 7:00 p.m.

On behalf of the Mayor, Deputy Clerk Ana Rodriguez presented a October 25th 2025 National Prescription Drug Take Back Day Proclamation and recommended to Council to authorize the mayor to execute the Proclamation.

Council Member Kate Schooler made a motion to authorize the Mayor to execute the October 25, 2025 National Prescription Drug Take Back Day Proclamation. Council Member Patty Neff seconded. Motion passed 5-0

Deputy Clerk Ana Rodriguez presented to Council a proposal to update GMC 12.04.100 "Utility Discount Rates" for low-income senior citizens. Council discussion took place. Council Member Julia Schooler mentioned that she is in support of this moving forward. Council asked Ms. Rodriguez to bring the matter back to a future meeting with more information.

Council comments and questions: Council Member Julia Schooler asked City Planner for an update on the PUD lighting on E. Montmorency Blvd. Mr. Kovach said that he has spoke with the PUD and they are aware we need the lights and that the project is in their work order que.

Meetings: City Clerk Amy Grace updated Council on the Elected Officials essentials class that AWC will be hosting on Saturday December 6, 2025 and asked Council to let her know who will be attending so she can sign them up. Clerk Grace also mentioned that Clerks are now welcome to attend the class as well. The cost of the class is \$95.

Council Member Kate Schooler made a motion to send any elected official or staff to the class with class and travel reimbursement. Council Member Melissa Maldonado seconded. Motion passed 5-0.

Council Member Debby Kooy invited the George City Council to an American 250 Event Meeting being held at the George Community Hall on November 19, 2025 at 9:00 a.m.

Council Member Melissa Maldonado made a motion to adjourn the meeting. Council Member Debby Kooy seconded. Motion passed 5-0.

Meeting adjourned at 8:05 p.m.

Approved by the City Council at
an Open Public Meeting the
18th of November, 2025.

Juan Villalpando, Mayor

ATTEST:

Amy Grace, City Clerk-Treasurer

HOW TO for Dept of Revenue ORDINANCE/RESOLUTION and LEVY CERTIFICATION forms

EXAMPLE

Taxing District	2024/2025 Regular Tax Value	2024/2025 Excess Tax Value	2024/2025 Levy Rate	2024/2025 Bond	2024/2025 Levy Amount	2024/2025 Utility Value	2023/2024 Utility Value	2024/2025 New Construction	Highest Regular Tax since 1985	Levy Year for Tax Year	Statutory Rate Limit
George	79,262,703	79,135,490	0.8934326189		\$70,806.95	132,754	132,754	1,710,077	\$70,444.08	2024/2025	3.600000

Information for filling in the DOR Ordinance/Resolution form -using 10 digit decimal

Take Highest Regular Tax since 1985 (J) or (F) **\$70,806.95** (1) *(Larger of Box J or F)*
Multiply times 101% **101.000%**

\$71,515.02 (2) *New Highest Regular Tax*

New Construction estimate (Box I) **\$1,710,077.00**
Multiply by last years Levy rate (Box D) **0.8934326189**
\$1,527,838.57

Divide by \$1,000 **\$1,527.84** *New Construction Increase*

2020/2021 State Utilities (Box G) **\$132,754.00**
Subtract 2019/2020 State Utilities (Box H) **\$132,754.00**
\$0.00

Multiply by last year's levy rate (Box D) **0.8934326189**
0.000000

Divide by \$1,000 **\$0.00** *State Utility Increase*
If this is a negative number, use \$0 for increase

Total of 3 limits above

\$73,042.86 *New Regular Tax Limit*
To better ensure receiving the highest amount allowed set the Regular Levy higher than this figure

New Highest Regular Tax (Box H, Line 18) **\$71,515.02** (2)

Subtract Original Highest Regular Tax (Box H, Line 16) **\$70,806.95** (1)

Divide by Original Highest Regular Tax (Box H, Line 16) **\$708.07**

\$70,806.95

0.0100000000

1.0000000000 *Percentage Increase Amount*

Multiply by 100.00



"Home of the World's Largest Cherry Pie"

City of George- 2027 Periodic Update Engagement Plan

The City of George is updating its Comprehensive plan and Development regulations in accordance with the Growth Management Act [Chapter 36.70A RCW](#).

Public Participation Planning (PPP)

Public Participation Goals

The State of Washington's GMA states "Each county and city that is required or chooses to plan under RCW [36.70A.040](#) shall establish and broadly disseminate to the public a public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans. The procedures shall provide for broad dissemination of proposals and alternatives, opportunity for written comments, public meetings after effective notice, provision for open discussion, communication programs, information services, and consideration of and response to public comments."¹

The City is interested in engaging the public through the periodic update on several levels including: inform, consult, involve, collaborate, and empower. Using the This is achieved in person, or through digital media or printed media, or a combination of each. The effective level of participation needed at each step in the periodic update process varies and is broken out in the matrix in appendix A.

The City of George's Comprehensive Plan contains an outline for public participation, and it is intended to be updated in this periodic update to reflect this plan as noted.

This PPP is intended to guide and form the basis for public participation. The City will comply with the PPP as appropriate to a situation. As the planning process develops, it should be expected that deviations from the PPP may be warranted. The GMA recognizes such deviation may occur per RCW 36.70A.140.

¹ RCW [36.70A.140](#)

Existing 2018-2038 Comprehensive Plan

The Following language is an excerpt from the City's Existing Comprehensive Plan:

"The City of George recognizes the need for early and continuous public involvement in the process of updating the City's Comprehensive Plan. The following public participation plan is intended to encourage public involvement in the update to the City's comprehensive plan in a manner consistent with the requirements of RCW 36.70A

The City of George will do this through the following actions:

- Conduct at least one Community Visioning Meeting allowing the public to provide input into the Comprehensive Plan Update.
- Conduct at least two public hearings before the City Council to hear and consider public input to the draft updated Comprehensive Plan prior to adoption.
- Encourage written comments from the public and other interested parties.
- Utilize the City water bills to keep the public informed of key dates and opportunities for public participation.
- Utilize the City web site to provide information and documents the public may utilize to enhance their participation.
- Utilize other methods, such as public postings, flyers posted at businesses, web sites such as George for Locals and others to keep the public informed of the update process.
- Outreach made to underserved, overburdened, and vulnerable parts of the community."²

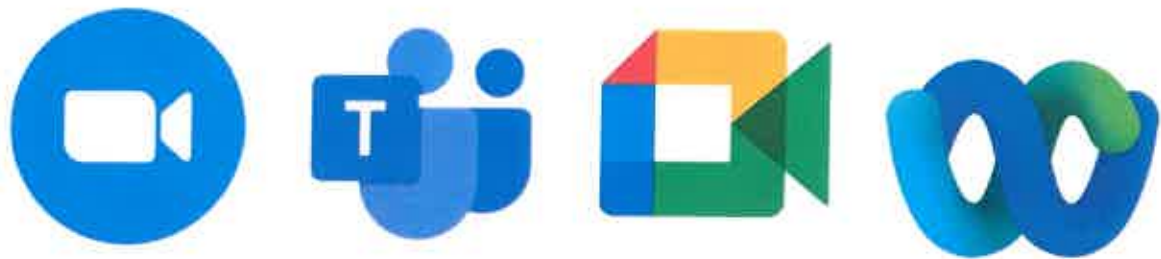
While this provides a good foundation, new legislation and technologies must be evaluated to build on this, and improvements to be made are noted in the following sections.

New Technology

Since 2018, when the last periodic update was conducted, **online meetings** have become much more common place. If the community members have access to

² 2018-2038 City of George Comprehensive Plan

computers, this is a viable option for engaging with the public, to inform and gather feedback.



Zoom, Microsoft Teams, Google Meet, and Cisco Webex are common online meeting platforms connecting people remotely and useful for those who have mobility limits.

Social Media has been prevalent for many years, but it is more engrained into everyday lives today. The City has an active social media page, but the City could also leverage local businesses social media presence if done correctly. Social Media is designed for sharing quick bits of information, gathering feedback through comments or polls, and pointing to more detailed resources. However, as a 'free' service built on an advertisement platform, information can get lost in over information.



Facebook, Instagram, X (formerly Twitter), Linked In, and TikTok are commonly used social media platforms in 2025, each with their own strengths and weaknesses. Getting feedback on which of these the community engages with will be needed to effectively share and solicit feedback through social media platforms.

New Legislation

New legislation requires the **underserved and underrepresented people** have a voice at the table. The new Climate planning element required by HB 1181, looks to include overburdened community members, who are disproportionately impacted by climate change. HB 1717 revised RCW 36.70A.040(8) allows for voluntary Tribal participation in the planning process and must be notified though the public participation process. Going to these community members is the best way to get their input since it is difficult for this diverse range of people to make time and come up with the resources to participate.

Areas of Improvement

The following areas should be incorporate into the existing PPP to make the goals and process clearer and more achievable.



Identify Roles

Advisory Team

It is important to have a consistent team of individuals with a diverse background to help steer the update process. While the work can be completed by staff and consultants, the direction should be from the Community which is effectively achieved through a small committee or team.

City Council

The City Council will take into consideration the Planning Agency's and Advisory Teams recommendations, including public comments, before making a final decision on adopting the Periodic Update. A public hearing will be held for the final draft prior to City Council action. Public notice will be provided, in accordance with state law.

City Staff

The City staff and hired consultants will lead and facilitate the update to the Comprehensive Plan and associated Development Regulations. This may include overseeing consultants, facilitating and coordinating public meetings and events; and presenting materials to the public and the City Council throughout the process. City staff are also responsible for public notification and ensuring the accessibility of documents.

Local Community

Anyone who lives, works, visits, or interacts with the City of George is welcome to provide comments. Utilizing the tools outlined in this PPP to connect with and provide a voice to as many people and organizations as possible, especially underrepresented populations, will be key in making the update best reflect the community.

State and Neighboring Agencies

In updating the Comprehensive Plan, especially for a small community with limited resources, it is important to build relationships and utilize the technical

expertise of larger agencies of the State, such as: Dept. of Commerce, Dept. of Ecology, Dept. of Health, US Bureau of Reclamation, Grant PUD, Grant County, WS Dept. of Transportation, Quad County Regional Transportation , Port of Quincy, Quincy School District, Fire District #3, to name a few.

Regional Tribes

While planning is an important aspect of being good stewards of the land where we live, there is much to learn from the stewards of the land whose ancestors were here before present development. Regional tribes have a unique relationship with the land and the people now living here, and how that is understood and engaged with should be respectfully pursued.

Expand outreach to Tribal and Underrepresented voices

The City of George, located within the traditional territories of the Confederated Tribes of the Colville Reservation, must engage with the Colville Tribal government for government-to-government consultation and coordination. Collaboration on issues like irrigation, groundwater, and climate resilience planning can benefit both the city and the tribe.

The Hispanic community has also been traditionally underrepresented though composing almost 90% of George's population. There has been regional improvement recently however, as shown through the "Better Together 98848" project, that has been working on creating a unified vision for the Quincy area, including George. This progress can hopefully be capitalized on through the Comp Plan Periodic Update.

While collaboration cannot be forced, the door must always be open and non-threatening to make sure these valuable community members voices are fairly and equitably represented.



Expand use of methods and tools

With social media, online meetings, regionally design apps, and the rise of A.I. tools, the engagement opportunities have multiplied since the last periodic update, and the PPP should reflect that moving forward.

Specific to the 2027 Periodic Update



Balance with climate planning element engagement

While the Periodic Update process strives to engage the public, it will be working concurrently with the similar efforts to create the new Climate Planning Element. While specialized focus is needed to analyze and disseminate information regarding more common environmental risks posed to community assets, the community could experience burnout if over-tasked with data to review and learn about. These two public engagement efforts must work in tandem, being mindful of the public's bandwidth for meaningful engagement.



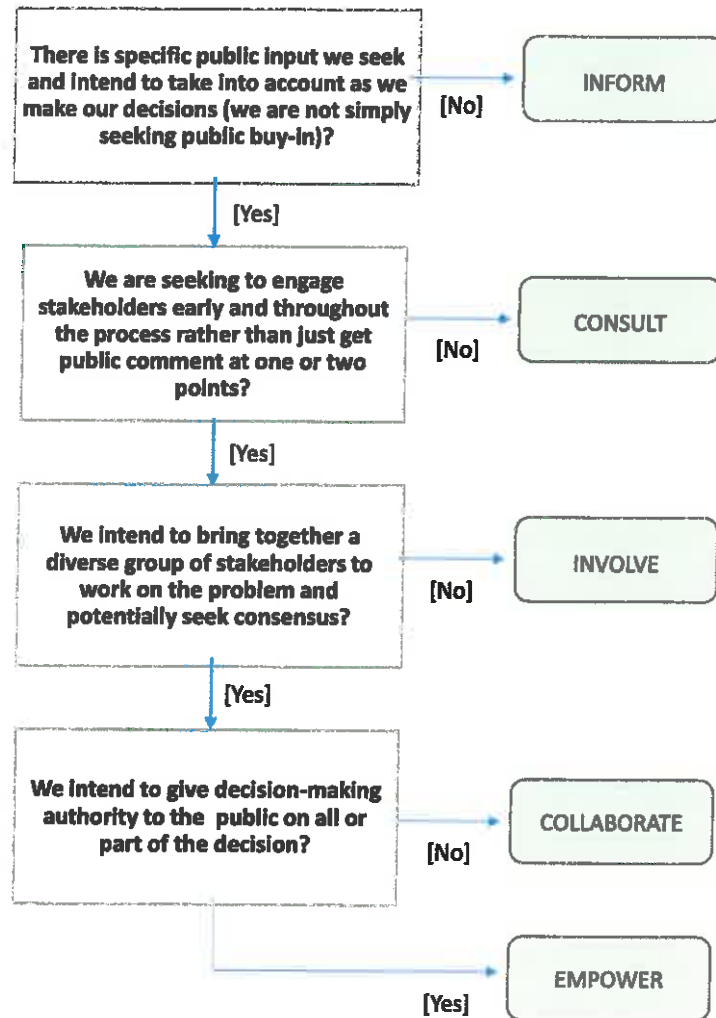
Schedule of events

The periodic update workplan in appendix B layouts out the general schedule for key public participation milestones. Expanding on that schedule, below are additional means of including the public through the update process.

- Deliverables will be shared at City Council meetings when completed
- Surveys or Polls taken periodically for specific feedback as needed.
- Complete a strengths, weaknesses, opportunities, and threats (SWOT) analysis with the community early on to help direct the decision-making process.
- Public presentations provided and feedback solicited for;
 - Work plan & public engagement plan (Winter 2025).
 - Overview of checklists, population data & land capacity allocations (Summer 2026).
- Workshops on draft CAO, Comp Plan, and Development Regulations
 - Total of 5 (Late summer- Fall 2026)
- Public hearings
 - Minimum of 2 (2027 prior to adoption).
- City Council Decisions
 - The City Council will review and authorize proceeding with the periodic update 3 times through the adoption process (2027 prior to adoption).

Appendix A

Based on the US environmental Protections Agencies methodology of selecting the appropriate level of participation below, each deliverable of the Comprehensive Plan update has been evaluated for the kind of participation sought from the City. Then the tools and means available were evaluated for their effectiveness in achieving that level of participation. The goal is to assign the right tools at each level of participation to allow the public to make the most impact.



³ <https://www.epa.gov/international-cooperation/flow-chart-select-appropriate-level-public-participation>

Appendix A (Continued)

Deliverables 			Work Plan, Population data, All	Engagement Plan	Checklists	Land Capacity Analysis, Draft CAO, Comp Plan, Development Regs.	Adoption
Level of Participation 			inform ⁴	consult ⁵	involve ⁶	collaborate ⁷	empower ⁸
Means and Tools of Participation 	In Person	Group	H	M	H	H	H
		One on One	L	H	L	M	L
	Digital Media	Social media	M	M	H	L	L
		Website	H	L	L	L	L
		Remote Meetings	M	H	M	H	H
		Email List	H	H	M	M	M
	Mixed Media	Surveys	L	H	H	L	L
	Printed Media	Posters	M	M	L	L	L
		Mailing	M	M	L	L	L
		Boards	L	H	H	H	L
		Newspaper	M	L	L	L	H
Level of Effectiveness for means and tools							
High		Medium			Low		

⁴ Using group, in-person meetings, the City Website, and email lists will broadly distribute information about the Periodic Update progress, specifically what to expect from the process and what data is gathered about population projections.

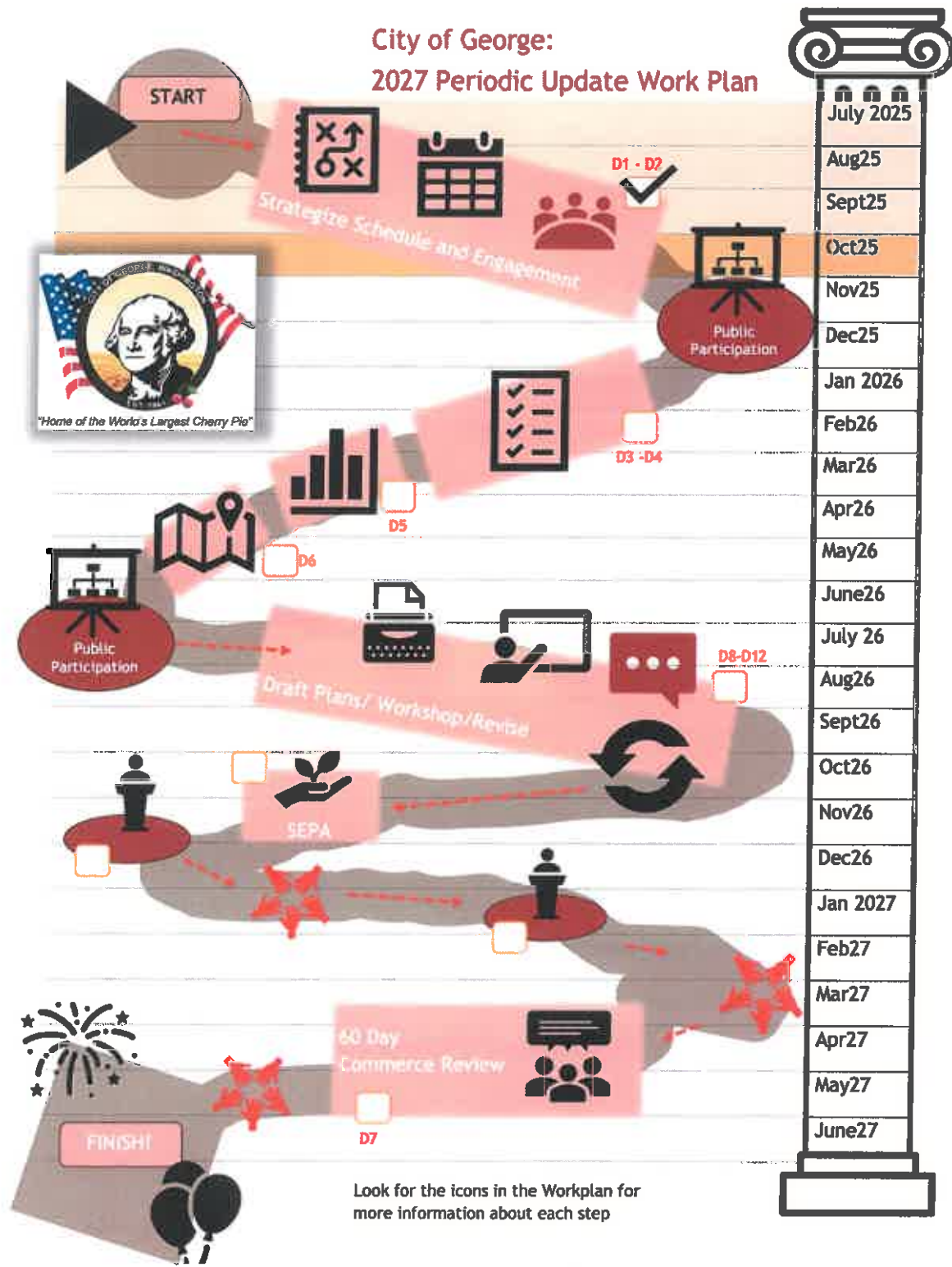
⁵ Interviews, online meetings and surveys, and interactive boards at key locations can get the communities input on their preference of engagement activities.

⁶ While completing checklists for requirements to include the periodic update, the use of social media surveys and poles can get feedback on if the City's integration of these requirements is in line with the community's values, while educating of the requirements that need to be met.

⁷ Hybrid In-Person and online Workshops to collaborate with the public can be facilitated as drafts are completed to have meaningful conversations on what the

⁸ Empowering the public to let them know they contributed to the periodic update in a meaningful way and that it becomes policy through invitation to the adopting council meetings and recognition in posting in the paper.

Appendix B





"Home of the World's Largest Cherry Pie"

City of George

Climate Change and Resiliency Sub-Element

Engagement Strategy

November 3, 2025



"The WA Department of Commerce climate planning grant is supported with funding from Washington's Climate Commitment Act. The CCA supports Washington's climate action efforts by putting cap-and-invest dollars to work reducing climate pollution, creating jobs, and improving public health. Information about the CCA is available at www.climate.wa.gov."



sage step
consulting



1. Introduction

Background

This Engagement Strategy is a guide for how the project team will work with interested and affected parties on the City of George's climate change and resiliency sub-element. The strategy outlines the purpose, engagement objectives and techniques, roles and responsibilities of the engagement.

The City of George is a small, majority-Hispanic community (92–95% Spanish-speaking households). Stakeholders emphasized both the vulnerabilities (limited city resources, aging infrastructure, air quality issues, drought, dust/wind events, flooding from rain, lack of snow equipment) and strengths (school district drills and facilities, city-led water projects, emergency preparedness practices, community hall and library as gathering spaces). This strategy builds from these realities to ensure engagement is practical, inclusive, and effective.

The City of George is deeply shaped by the agricultural economy of Central Washington. While the city itself is small, it sits at the heart of one of Washington's most productive farming regions. Major crops include potatoes, onions, corn, wheat, and alfalfa, with nearby orchards and vineyards contributing to the county's reputation as a national leader in specialty crops. The Columbia Basin Project and the Quincy–Columbia Basin Irrigation District are essential to sustaining this economy, delivering irrigation water from the Columbia River through an extensive canal and pumping system. This infrastructure not only underpins agricultural livelihoods but also intersects with broader concerns about water reliability, energy use, and long-term climate resilience.

Local growers range from large-scale operations serving national and international markets to family farms with deep roots in the region. As weather patterns shift, producers are grappling with challenges such as unpredictable precipitation, increasing irrigation costs, soil erosion from wind, and crop losses from extreme heat or cold. Many growers are already experimenting with conservation practices, new crop varieties, and technology-driven efficiency, offering a base of local knowledge that can inform climate adaptation strategies.

The farmworker community plays an equally critical role in George's identity and resilience. A large percentage of residents are farmworkers or have family ties to farm labor, with seasonal employment cycles shaping household income, school attendance, and community life. Workers and their families face particular vulnerabilities to climate impacts, including exposure to extreme heat and wildfire smoke, transportation barriers, crowded or temporary housing, and limited access to healthcare. Their lived experience is central to understanding how climate hazards affect daily life and how the city can best prepare.

The City of George, while not a large industrial hub, also supports small businesses, a hotel, and service-oriented employers that depend on both local residents and visitors drawn to the Gorge Amphitheatre and nearby recreation. The mix of agriculture, service, and tourism creates a unique local economy where climate impacts can ripple across multiple sectors. Strengthening resiliency therefore requires engagement that acknowledges and connects these diverse perspectives—growers, farmworkers, city staff, educators, and families—all of whom have a stake in shaping a safer and more sustainable future.



Community perspectives in George reflect a range of political leanings, with some residents more comfortable talking about “weather” than “climate change.” Seasonal patterns are accepted, and phenomena such as drought, dust, or smoke are sometimes viewed as temporary rather than part of a long-term shift. Because of this context, engagement efforts could emphasize preparedness, community safety, and stewardship of local resources rather than politicized climate language. By focusing on visible, practical concerns—such as air quality during smoke events, water reliability, and emergency preparedness—the City can build broad participation across political perspectives and ensure residents feel included in shaping George’s long-term resilience.

Decision Statement

By June 2027 the City of George will finalize a Climate Hazard and Social Vulnerability report to be integrated into the City’s 2027 Comprehensive Plan. The focus of these reports will be identifying risks and vulnerabilities, lifting up community priorities, and guiding hazard-mitigation strategies.

Vision Statement

Building the capacity of George residents, businesses, and institutions to adapt to climate challenges in ways that strengthen family well-being, community connection, and long-term resilience.

2. Approach

Guiding Principles

- **Accessibility:** Engagement should be bilingual (Spanish/English), family-friendly, and scheduled outside farm work and school hours.
- **Trusted Messengers:** Partner with schools, library, Catholic Charities housing, community hall, and local events.
- **Transparency:** Clearly frame the process as “emergency preparedness and community resilience,” avoiding politicized climate language.
- **Practicality:** Provide childcare, food, and hands-on activities to encourage family participation.
- **Respect for Time:** Leverage existing events and spaces to meet people where they already gather.

Interested and Affected Parties

Key groups include:

- **Education sector:** George Elementary, high school students.
- **City government:** Council members, clerk/treasurer, water/well project staff.
- **Community spaces:** Library, Community Hall, local hotel.
- **Nonprofit/faith-based:** Catholic Charities apartments, Georgettes (garden group).
- **Residents:** Long-term residents, newer arrivals, youth, Spanish-speaking households, farmworkers, mobile home/travel trailer residents.
- **Businesses:** Local hotel, small shops, Dollar General
- **Economic Development:** Quincy Port District



Tribal Engagement

Context

The City of George lies within the broader traditional territories of the Confederated Tribes of the Colville Reservation. The Colville Confederation is composed of twelve bands, including Moses-Columbia, San Poil, Nespelem, Methow, Entiat, Colville, Lakes, Wenatchi, Palus, Chelan, Okanogan, and a band associated with Chief Joseph's Nez Perce. The ancestral lands of these bands extended across large portions of eastern Washington and into parts of southern British Columbia. The Colville Reservation itself (about 1.4 million acres) includes parts of Okanogan and Ferry counties and is divided into multiple administrative districts (Nespelem, Omak, Inchelium, Keller).

The Colville Tribal government's central operations are headquartered in Nespelem, at the Lucy F. Covington Government Center. The presence of a sovereign tribal government nearby means that formal government-to-government consultation and coordination are both appropriate and necessary—even if George's city limits themselves do not fully overlap with tribal lands. Because tribal interests often span upstream watersheds, land-use policies, habitat, and rural infrastructure, engagement must be respectful, early, and aligned with the protocols and priorities of the Colville Tribes.

Given George's agricultural base and its reliance on irrigation and groundwater, there may be useful points of collaboration with tribal natural resource departments, the Colville Tribes' environmental or conservation programs, or cross-jurisdictional initiatives such as the Okanogan County Food Policy Council. Recognizing sovereignty, the city cannot assume tribal participation will align neatly with municipal boundaries—but strong relationships with tribal governments can enrich climate resilience planning, open new funding or technical partnerships, and foster regional coordination across ecological systems rather than just municipal ones.

Pre-Engagement

- **Map and research existing connections.** Before formal outreach, the project team should map any existing collaborations or relationships between the City of George (or nearby towns) and the Colville Tribes (for example, in land use, watershed management, conservation, or cultural heritage).
- **Cultural/Protocol preparation.** The team should familiarize themselves with tribal protocols for consultation, including contacts, cultural norms, elder protocols, and decision-making processes.
- **Preliminary outreach.** A respectful introductory letter or meeting request should be made to Colville tribal leadership (e.g. Chair's office, natural resources division, environmental services), sharing the scope of the climate & resiliency planning effort, proposed timelines, and interest in collaboration. Emphasize that the city anticipates learning from tribal perspectives and approaches.



- Invitation to co-design. Invite a tribal representative to the project's advisory body (Technical or Policy Advisory Team) early on, with the option to co-host workshops or listening sessions in tribal areas or facilities.

Actions

Formal Consultation/Coordination

- Request formal government-to-government consultation with Colville leadership to introduce the climate & resiliency sub-element, share data/inventories, and request input on vulnerable areas of tribal interest (watersheds, lands, trails, cultural sites).
- Use signed Memoranda of Understanding (MOUs) or intergovernmental agreements where appropriate (e.g. for data sharing, joint workshops).

Interviews

- Conduct one-on-one interview with tribal government staff to gather perspectives about climate stressors, local historical observations, and resilience priorities.
- Focus on building trust and listening, ensuring that interviews are voluntary, culturally respectful, and documented in a way that reflects tribal perspectives accurately.
- Where appropriate, invite tribal resource programs (forestry, fisheries, watershed, environmental planning) to share insights on climate concerns, adaptive strategies, and available data (e.g. hydrology, habitat, fire regime).

Ongoing Communication and Meeting Invitations

- Keep tribal representatives informed throughout the process with timely updates and invitations to review key milestones.
- Extend an open invitation for a tribal representative to attend all major project meetings (e.g., advisory team workshops, council briefings, community sessions).
- Allow flexibility for the Tribes to determine if, how, and when they want to participate, honoring their sovereignty and capacity.

Pre-Engagement Findings

- Concerns: Drought and water reliability; dust/wind storms; tumbleweed cleanup; sewer back-ups; crop loss from extreme weather; nitrate levels in aquifers.
- Strengths: School drills and facilities; fire department preparedness; ongoing well and water projects; community hall/library as hubs.
- Opportunities: Use family nights and STEAM nights; emphasize emergency preparedness; connect through trusted institutions; provide bilingual outreach.
- Barriers: Lack of translation; inconvenient timing (farm work schedules); limited turnout except for festivals.
- Community Identity: Residents value family-oriented events and long-term stability; some leaders skeptical of "climate resiliency" framing, prefer "preparedness."



3. Objectives and Techniques

Objective ("Why")	Interested & Affected Parties ("Who")	Outcome ("Results")	Output ("Activities")	Techniques ("How")
Involve representatives from George's key sectors in shaping engagement design.	School leaders, city staff, council, library, long-term and new residents.	Effective, culturally relevant engagement methods are identified.	Pre-engagement interviews; Engagement Strategy draft.	Pre-engagement interviews, internal discussions, mailing list.
Inform Council and staff about the process and its integration into the Comp Plan.	Council members, city staff.	Shared understanding of process, timeline, and role in Comp Plan.	2 presentations (kickoff and final).	Council presentations with materials and Q&A.
Consult and involve Community Advisory Team on technical issues and hazards.	City staff, emergency/fire, farm representatives, business, and organizations that serve affected populations	Validation of risks; prioritization of adaptation actions.	3 workshops, 1 technical activity, ongoing email updates.	Workshops, spatial risk mapping, MCA prioritization.
Consult and involve community members with lived experience and vulnerabilities.	Spanish-speaking families, renters, parents	Community perspectives inform vulnerability assessment and adaptation priorities.	1 listening session, summary notes,	Family Night listening sessions, bilingual facilitation, listening session at library/apartments.



Objective ("Why")	Interested & Affected Parties ("Who")	Outcome ("Results")	Output ("Activities")	Techniques ("How")
Inform broader community and provide opportunities to engage.	General public, families, festival-goers.	Broader community is aware, informed, and able to share input.	Ongoing communications , online/bilingual questionnaire, outreach booths.	Community survey, flyers, social media, booths at community events such as STEAM Night

4. Implementation & Timeline

Tasks	Timeframe
Establish Public & Tribal Engagement Strategy	August -October, 2025
Public Outreach Night at George Elementary	October 2025
Kick-Off Meeting	November 2025
Public Workshop on Data (Community Assets & Climate Hazards)	December, 2025
Community Listening Session	Winter, 2026
Public Workshop on Data (Risk Assessment & Existing Policy Audit)	August, 2026
Workshop on Final Goals and Policies	December, 2026
Draft Participation Document	February -April, 2027



5. Communications

- Bilingual materials (Spanish and English).
- Trusted venues: School, library, Catholic Charities apartments, community hall.
- Channels: Flyers, school newsletters, social media, council/library announcements.
- Messaging: Emphasize emergency preparedness, family safety, and practical actions.

Appendices

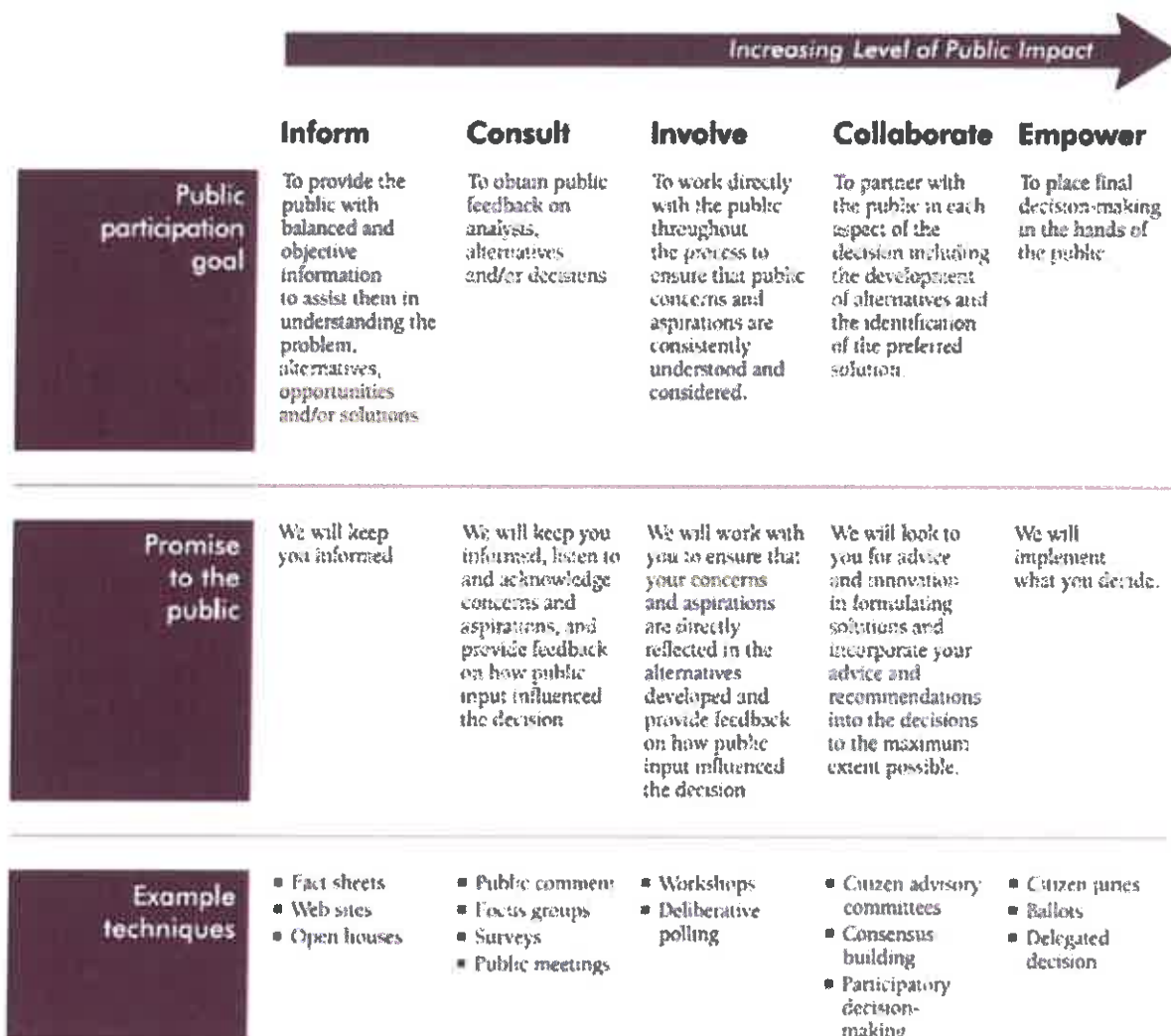
Appendix A: IAP2 Public Participation Spectrum

The International Association for Public Participation (IAP2) Spectrum defines levels of engagement:

- Inform: Provide balanced and objective information.
- Consult: Obtain feedback on analysis, alternatives, and decisions.
- Involve: Work directly with the public to ensure concerns are understood.
- Collaborate: Partner in decision-making processes.
- Empower: Place decision-making in the hands of the public.



IAP2 Spectrum of Public Participation



© 2007 International Association for Public Participation



Appendix B: Glossary of Engagement Techniques

- **Advisory Teams:** Groups of experts and community representatives convened to provide structured input.
- **Listening Sessions:** Facilitated discussions to understand lived experiences of priority populations.
- **Workshops:** Structured, interactive sessions to explore risks, vulnerabilities, and solutions.
- **Questionnaires/Surveys:** Tools to gather broader input from community members.
- **Outreach at Events:** Presence at existing gatherings (festivals, family nights, etc.) to meet people where they are.
- **Webinars:** Online sessions to share updates and collect input.

Appendix C: Community Advisory Team

The Community Advisory Team (CAT) will include representatives from:

- Organizations that serve farmworker families
- Library groups and trusted messengers (e.g., Gina Rushton)
- City staff
- Fire department / emergency management
- Local farmers
- City Council representatives
- Local business representatives (e.g., hotel owner)



Task 2.1: Form project team

Organization/ Department	Name	Phone	Email	Availability (best days)	Notes
Project Lead	Alex Kovach	(509) 771-6069	alex@kovacharchitects.com	Wed-Fri	
Planning	Alex Kovach	(509) 771-6069	alex@kovacharchitects.com	Wed-Fri	
Public Works	Aaron Harwood	(509) 785-5081	pwd@cityofgeorge.org	Mon-Thurs	
Emergency Management- Fire District	Bob Horst	(509) 906-9050	rhorst@actd3.net	Varies	
Emergency Management- County Sheriff	Joey Kreite	(509) 750-2710	jkreite@grantcountywa.gov	Varies	
Administration	Amy Grace	(509) 785-5081	cityclerk@cityofgeorge.org	Wed-Fri	
City Engineer	Mike Meskimen	(509) 985-8464	mmeskimen@g-o.com	Varies	
Mayor	Juan Villalpando		mavonjuan@cityofgeorge.org	Friday	
Primary Advisory Committee	Name	Phone	Email	Availability (best days)	Notes
Chair	Alex Kovach	(509) 771-6069	alex@kovacharchitects.com	Wed-Fri	Doubles as one of the leads below.
Secretary	Summer Hess		summer@sagestepconsulting.com	Wed/ Fri	Doubles as one of the leads below.
Climate Lead	Mary Jo Ibarra-Vega		mybarra@mlchc.org	Wednesdays	/ Connection with farm community and impacts from climate
Overburdened Community Lead	Dalia Ramirez			Wednesdays	George Resident
Overburdened Community Lead	Monica Otero	509-771-7250	motero@granthealth.org	Varies	underrepresented and vulnerable community member- working multiple jobs, have kids, poverty living, etc.
Overburdened Community Lead	Tim Dillman	(509) 663-1117 ext. 116	tdillman@ncwlibraries.org	Varies	underrepresented and vulnerable community member- working multiple jobs, have kids, poverty living, etc.
Elected Official Lead	Curt Morris		camorris@martinmorris.com	Varies	Commissioners/Council/Mayor
Elected Official Lead	Pat Connelly		patricf52@gmail.com	Varies	Commissioners/Council/Mayor
Engagement/ Media Lead	Summer Hess		summer@sagestepconsulting.com	Wed/ Fri	Connect with community businesses and organizations, has social media influence.
Economic Dev.	Jed Jonathan	(509) 797-2070	jed@dreamhospitalitygroup.co	Varies	Hotel Owner
Education	Lora Villalpando	(509) 787-8960	lvillalp@qsd.wednet.edu	Wednesdays	Connection with School and Meeting spaces at the School.

Task 2.2: Engage community members

Organization/ Department	Name	Phone	Email	Role	Availability (best days)	Notes
Parent	Araceli Santiago	509-797-3418		TBD		Conatacted at George Elementary School STEAM event
Parent	Dorian Morales	509-855-3014	doris.27m@hotmail.com	TBD		Conatacted at George Elementary School STEAM event
Parent	Anna Barjes	509-797-5350		TBD		Conatacted at George Elementary School STEAM event
Parent	Fidelina Acevedo	509-237-0194		TBD		Conatacted at George Elementary School STEAM event
Parent	Eduardo	509-398-6627		TBD		Conatacted at George Elementary School STEAM event
Parent	Ana Anaya	509-407-7821		TBD		Conatacted at George Elementary School STEAM event
Parent	Victor Alfuro	509-797-4074		TBD		Conatacted at George Elementary School STEAM event
Parent	Nira Hartanti	509-237-5063		TBD		Conatacted at George Elementary School STEAM event
Parent	Casildo Santiago	509-398-3173		TBD		Conatacted at George Elementary School STEAM event
Parent	Carmen Ochoa			TBD		Conatacted at George Elementary School STEAM event
Parent	Donaldo Rojas Sanches	509-237-1674		TBD		Conatacted at George Elementary School STEAM event
Parent	Marbella Ramirez	509-797-3435		TBD		Conatacted at George Elementary School STEAM event
Parent	Gyadalupe Hernandez	509-750-7108		TBD		Conatacted at George Elementary School STEAM event
Parent	Lourdes Martinez	509-979-1143		TBD		Conatacted at George Elementary School STEAM event
Parent	Malery Martinez	509-797-1819		TBD		Conatacted at George Elementary School STEAM event
Parent	Ismael Morales	509-855-8108		TBD		Conatacted at George Elementary School STEAM event
Parent	Maria Gallardo	509-398-4879		TBD		Conatacted at George Elementary School STEAM event
Parent	Ma Andrea Guerrero	509-607-3354		TBD		Conatacted at George Elementary School STEAM event
Parent	Gildardo Perez	509-237-2212		TBD		Conatacted at George Elementary School STEAM event
Parent	Medardo Celaya	509-398-5082		TBD		Conatacted at George Elementary School STEAM event

RESOLUTION NO. 2025-340

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GEORGE, WASHINGTON
ESTABLISHING THE AD VALOREM PROPERTY TAX LEVY FOR COLLECTION IN 2026;
CONTAINING A SEVERABILITY PROVISION; AND SETTING AN EFFECTIVE DATE.**

WHEREAS, City of George ("City") has a population of less than ten thousand; and

WHEREAS, pursuant to RCW 84.55.120, the City gave notice of a public hearing held on November 18, 2025 to consider revenue sources and the possible increase in property tax revenue for the 2026 calendar year; and

WHEREAS, the City's actual levy amount for the previous year was \$70,806.95; and

WHEREAS, the City Council in the course of considering the budget for 2026, has reviewed all sources of revenue and examined all anticipated expenses and obligations; and

WHEREAS, the City Council has determined that it is in the best interest of and necessary to meet the expenses and obligations of the City of George and a substantial need exists for the property tax to be increased in 2026; and

WHEREAS, the City Council has determined that passage of this Resolution is in the best interest of the public health, safety, and welfare of the citizens of the City; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF GEORGE, WASHINGTON HEREBY RESOLVES AS FOLLOWS:

Section 1. The regular ad valorem property tax levy for collection in 2026 is hereby authorized for collection in the amount of \$71,515.02 which is an increase of 1% or \$708.07 from the previous year. This increase is exclusive of additional revenue 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. 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 3. This Resolution shall be effective immediately upon passage by the City Council.

APPROVED by the City Council the _____ day of November, 2025.

APPROVED:

Juan Villalpando, Mayor

ATTEST:

Amy Grace, City Clerk-Treasurer

City of George
102 E. Richmond Ave
P.O. Box 5277
George, WA 98824



"Home of the World's Largest Cherry Pie"

2025 Comprehensive Plan Amendments

TO: City of George & All Interested Parties
FROM: George Planning Agency Alex Kovach, Contract Planner
DATE: August 19, 2025
SUBJECT: 2025 Comprehensive Plan Amendments

I. BACKGROUND INFORMATION

Proposal:

This is the 2025 annual Comprehensive Plan, Zoning Map, and Development Regulation amendment cycle and includes updated land use maps, revising Comprehensive Plan outdated data, and the proposed Nixon Application for a land use change that could be adopted via a non-project legislative action by the City Council.

Location: This is a non-project proposal. All new development projects affected or governed by the amendment will be required to comply with standards of the City's Land Use and Development Code and would require additional environmental review per Georges Critical Areas Ordinance and Shoreline Management Program. The Comprehensive Plan concerns all areas within the City of Georges Urban Growth Boundaries.

Applicant Information:

Alex Kovach, City Planner
PO Box 1011
George, WA 98851
(509) 771-6069
alex@kovacharchitects.com

II. POLICY AND REGULATORY REQUIREMENTS

- A. The Washington State Growth Management Act (GMA) per RCW 36.70A**
- B. State Environmental Policy Act (SEPA) per RCW 43.21C & SLMC 14.04**
- C. Amendments and Zone Changes per GMC 19.81**
- D. City Comprehensive Plan and Critical Areas Ordinance (CAO) per GMC 17.25**

III. APPLICATION REVIEW

The City directed Kovach Architects and White Bluffs Consulting to amend the City's Comprehensive Plan and CAO to make the comprehensive plan more current, addressing Agency comment letters submitted through the 2018 Periodic Update. The City also received the Nixon Application to change the land use designation of industrial UGA to commercial. Pursuant to George's Municipal Code, notice was sent to other departments, agencies, and offices having interest regarding the application.

A. Procedural Review

The application as submitted was identified as a Comprehensive Plan amendment and CAO amendment consistent with the George Municipal Code and was processed in a manner consistent with the requirements for such.

A Public Hearing was conducted by the George Planning Agency on Monday July 21, 2025. The public record was closed upon completion of the hearing.

B. Written Testimony

Comments were solicited and the final date to submit comments regarding the project was July 21, 2025. No written comments were collected from the public.

C. Department Review

Written comments were received from the Dept. of Fish and Wildlife.

D. State Environmental Policy Act

A determination of non-significance was issued for the application.

E. Public Hearing Comments

The public hearing conducted on July 21, 2025 was attended by about 4 members of the public but no testimony was provided regarding the proposal. In general, questions were asked about the access for the Nixon Properties and sewer capacity.

F. Recommendation and Conditions

To address access concerns of the Nixon UGA Properties requesting a change of land use from industrial to commercial, the access issue is relevant regardless of the land use designation, and will be required to be addressed prior to any further development approvals. The property will still need to be annexed into the City as well. The property owner has been notified of this encumbrance.

Due to the schedule approaching for the City's required 2027 Periodic Update, deferring the Critical Area Ordinance amendments until then has been recommended by the Dept. of Commerce to be more efficient with review time. While work has been completed to improve the CAO, it is agreed that it can be incorporated later without any adverse impact to the City.

It is recommended that the amendments as submitted for 2025 Comprehensive Plan, including updated maps and the land use change be granted **APPROVAL** subject to Dept of Commerce 60 day review.

IV. FINDINGS OF FACT & CONCLUSIONS OF LAW

This matter having come before the City of George the following Findings of Facts, Conclusions at Law and Decision are adopted related to the above referenced matter:

A. Findings of Fact

1. The City has directed Kovach Architects and White Bluffs Consulting to amend the City's Comprehensive Plan and Critical Areas Ordinance (CAO), to address Agency comment letters received during the 2018 Periodic Update that have not been addressed.
2. The City received an application (Nixon Application) to change the UGA land use designation from Industrial to Commercial for parcels 151109000 & 151111000 (350 & 352 N HWY 281).
3. Kovach Architects and White Bluffs Consulting are under contract by the City of George to conduct review of the Comprehensive Plan and CAO.
4. Notice was sent to appropriate agencies, departments, and offices consistent with George Municipal Code for the 2025 Amendments and the Nixon Application.

5. A public hearing was conducted by the George Planning Agency on July 21, 2025 for the Comprehensive Plan, CAO amendments, and Nixon application.
6. Written comments were received from the Dept. of Fish and Wildlife..
7. The record contains the following exhibits and are available online at [2025 Comprehensive Plan Amendments](https://drive.google.com/drive/folders/1lrX-lkjOkqiWqMOq2c4kuHx4Pw3giDA1?usp=share_link):

https://drive.google.com/drive/folders/1lrX-lkjOkqiWqMOq2c4kuHx4Pw3giDA1?usp=share_link

a) Exhibit A- Amendments

- (1) A.1 (Comment Matrix)
- (2) A.2 (Amended 2025 Comprehensive Plan)
- (3) A.3 (Maps)

b) Exhibit B - Agency Comments

- (1) B.1 Department of Fish and Wildlife-Comp Plan
- (2) B.2 Department of Fish and Wildlife-CAO

c) Exhibit C- SEPA Review

- (1) C.1 (SEPA Checklist)
- (2) C.2 (DNS)

d) Exhibit D- Public Comment

- (1) D.1 (Notice Letter)
- (2) D.2 (Public Hearing Recording)
- (3) D.3 (Presentation)

e) Exhibit E- Planning Recommendation

8. The recommendation for approval by the Planning Agency contains requirements for Comprehensive Plan amendments to be provided to the Washington State Dept. of Commerce with an intent to adopt and provide a 60 day comment period.

B. Conclusions of Law

1. The 2025 Comprehensive Plan amendment, inclusive of the Nixon Application is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.
2. The Amendments are consistent with the State Growth Management Act and State Environmental Policy Act.
3. The Nixon Application is Consistent with the George Comprehensive Plan, Zoning Map, and Land Use Map as amended.
4. The Amendments have been reviewed in a manner consistent with the requirements of the George Municipal Code.
5. The Nixon Application will meet all requirements of the George Municipal Code.
6. The amendments make adequate provisions for public health, safety and welfare.

This is a recommendation of the George Planning Agency. Approval of the amendments is subject to final review and approval by Ordinance of the George City Council.

Respectfully submitted,



Alex Kovach
City Planner & Building Official

George Comprehensive Plan – Comment Response Matrix (UPDATED Sept 2, 2025)

Comment No.	Commenter	Section No.	Page No.	Line No.	Comment	Response
1	Will Simpson, State Department of Commerce (2019)				Items supported by the Department of Commerce: The Comprehensive Plan update highlights the public outreach efforts and frames the specific challenges and opportunities for the community. This resulted in a foundation for planning efforts that focus on development challenges, workforce housing, and maintaining a sense of place. George developed a series of clear vision statements that will influence the built environment, quality of life, and support economic development in the community. The City has zoning and policies that encourage growth first within the existing corporate limits where urban services are available, then outward to the Commercial Phase 1 and 2 Zones. This generally corresponds with GMA principles for locating growth inside Urban Growth Areas (UGAs). The Comprehensive Plan carefully considers the relationship between land use and infrastructure decisions. The Land Use Element includes a number of strong policies relating to the provision of sewer and water, including requirements for annexations when the City provides urban services. The Economic Development Element also focuses on infrastructure as a mechanism to spur economic development. The City may want to use this update as an opportunity to review the Economic Development vision and policies since the original planning work occurred in 2007. The City's Housing Element supports increased opportunities for all residents to purchase or rent affordable, safe and sanitary housing. The Plan includes policies to address the need for affordable housing, and supports higher densities to allow for special needs and senior housing. The City's Plan discusses critical areas and resource lands. Designated resource lands of long-term commercial significance are not generally included inside UGA boundaries. UGA boundaries are primarily intended for urban development and urban amenities or services. Our administrative rule discourages UGA expansions into designated agricultural or forest resource lands and the City should only consider such an expansion as a last resort. If the City decides to include designated agricultural land inside its UGA boundary, it must create a	Thanks for the feedback!
2		Critical Areas & Resource Lands	15			Corrected

Comment No.	Commenter	Section No.	Page No.	Line No.	Comment	Response
3		Land Use II	26	-	program authorizing the transfer or purchase of development rights. The City should remove discussion of resource lands, or revise this section to clarify that the City will only consider the expansion of the UGA into designated resource lands if not other options are available. The City should update Section II – Anticipated Growth of the Land Use Element. The text appears to refer to the previous periodic update, and the population should be based of the most recent OFM data. OFM's 2019 population estimate for George is 725. The City should also revise the dates and projections regarding the most recent OFM projections and allocations from Grant County. The City must plan for a 20-year planning horizon based on your current periodic update (2018-2038 or 2019-2039). You should also review and update other sections and elements of the plan, such as Section III of the Land Use Element, that do not include the updated population information to ensure internal consistency. It appears that the Housing Element and the Capital Facilities Element are using an updated population figure of 720, based on the 2018 OFM population estimate.	Updated information to show there is enough capacity contained with the City UGA per 2018 Grant County allocations but also added revisiting capacity in the 2027 periodic update as growth has exceeded projections.
4		Housing	39-41	-	The City should update the Housing Element and consider the most recent data from either the 2010 decennial census or the American Community Survey. Using current data is necessary to meet the GMA requirements for the Housing Element, and ensure the City is making adequate provisions for all economic segments of the community.	Using the 2023 OFM population and 2020 Census data, this has been updated and shows enough housing for 20 yr projection.
5		Utilities	53	-	The Utilities Element should include the general location, proposed location, and capacity of all existing and proposed utilities.	This has been updated with current information.
6		Transportation	57-59	-	The Transportation Element does not appear to contain a forecast of traffic for at least 10 years, including land use assumptions used in estimating travel. The City's plan should clearly identify adopted level of services for all arterials and highways, and include a projection of state a local system demands to meet current and future demand. The City should include a multiyear financing plan, and an analysis of future funding capability to judge needs against probable funding resources. You can work with the Quad County Regional Transportation Planning Organization and the regional office of the Washington State Department of Transportation for assistance on transportation modeling and projections.	The City's Transportation element has been expanded to include LOS and forecasting information. The Six Year transportation improvement plan is referenced in the Capital Facilities element for a multi-year financing plan.
7		Capital Facilities	73	-	The City's Capital Facilities Element is generally well developed; however, much of it does not appear to have been updated since the 2009 periodic update. The Element includes tables with project costs and ranks for capital facilities and transportation improvements, but the construction dates, along with dates in the text, begin in 2010 and should be updated. The City should use the update process as an opportunity to review priority projects, and update your lists or figures.	The Capital Improvement Plan has an updated table with current projects now listed based on council and staff input.

Comment No.	Commenter	Section No.	Page No.	Line No.	Comment	Response
8					Our agency did not receive draft development regulations as part of the 60-day notice. The City is required to review, and if necessary, revise the Comprehensive Plan and development regulations (including critical areas regulations) as part of the periodic update. If no changes to the regulations are necessary, please ensure that the adopting ordinance indicates a review occurred and amendments are not necessary. If you have made changes or intend to, please submit them to our agency for public review.	The reviewed and updated CAO has been included. There was no zoning code update necessary for the 2018 periodic update, however additional review will be completed during the 2027 periodic update.
9	Deborah L Johnson, WS Dept of Health (2019)	Land Use	38		The land-use element does not provide for the protection of water quality & quantity in aquifers providing potable water, as required under RCW 36.70A.070(1). Many local plans we've seen address this by simply adding an affirmative statement in the land-use policies then go on to include the critical area-specific policies later. This could easily be worked into the policies under LU Goal 11.	This language has been added to the LU Goal 11.8
10		Utilities			The City should be aware of some legislation that was introduced last year that would, if passed, have bearing on Policies 2.3 & 2.4. House Bill 1737 could limit the City's ability to require annexation or agreement to future annexation as a requirement of utility service provision. It did not progress in the 2019 legislative session but as a matter of practice will be reintroduced in the forthcoming session. The City may wish to keep an eye on it in relation to these policies. This would also have bearing on the "Policy Relative to the Provision of Water and/or Sewer Utilities Outside the Corporate Limits of the City" that is codified (but unnumbered) within Title 12 GMC.	Thank you for providing this information. This will be reviewed further in the 2027 Periodic Update.
11		Utilities	55		Policy D.1 states that a utilities plan will be prepared separately for potable water (as well as one for sewer). These are referred to as standalone "utilities comprehensive plans" that are made part of the comp plan by reference. It refers to the plans "as required by state agencies." For Group A water systems, this is actually required under state rule, Ch. 246- 290 WAC.	The water and sewer utility plans have been added by reference to policy D.1, and will be adopted by reference into the plan
12		Capital Facilities, Tables	69-76		The following tables, which include potable water as well as other capital projects, have not been updated: Table 3: 2018-2023 TIP (appears title only was changed) Water System Projects Priority Rankings for the next six years George "Immediate Needs" Water System Improvement Project -2009 Sewer System Projects Priority Rankings for the next six years Table 14: General Capital Facility Projects Priority Rankings for the next six years All Projects Priority Rankings for the next twenty years	The latest 6-Year TIP is referenced for most current information available, while the City's latest water and sewer plans are also adopted by reference, and capital projects from those plans are included in the Capital Improvement Plan table CF-12
13		Capital Facilities, Tables	69-76		Additionally, suggest checking these: Parks and Recreation System Projects Priority Rankings for the next six years (CTED reference) Transportation Projects Priority Rankings for the next six years (appears to tie to old TIP)	See above.

Comment No.	Commenter	Section No.	Page No.	Line No.	Comment	Response
14		Capital Facilities, Text			Unnamed table under "Funding" Table 13: Government Facilities in the City of George (not all well sites accounted for; check addresses & missing facilities; library, fire station, post office, others?) (Table numbering is interrupted; suggest a cleanup & standardization throughout the document once final tables are complete.) Because these have not been updated, it isn't clear whether or not the text within this element has been updated, particularly discussion referring to specific projects, needs, funding, etc. This entire element should be reviewed & updated as appropriate. Any projects that have been completed should be removed, horizon years adjusted for those that aren't complete, corresponding text adjusted, etc.	This element has been reviewed and updated to address items in the referenced capital facility plans (Parks, Water, Sewer, Transportation). The Table CF-12 also includes projects within the City limits that other agencies (School, Irrigation, Fire, Health) are planning.
15		Capital Facilities, Water System	71		With that in mind, it isn't clear whether the City has resolved whatever issue existed relative to providing water service to a "recently annexed land on the north side of I-90." (This is under the water system discussion that follows Table 3.) That statement, however, begs the question of whether the City has the financial capacity to extend service to newly annexed areas in general, considering the strong policies in the plan & code about annexing or agreeing to annex as a condition of service.	The City has extended water service to the north of I-90, with a new well #4 which has had its pump up-sized to meet demand. This information is included in the referenced Water Plan.
16		Land Use, V	33		Policy 2.9 requires periodic review & update of development regulations within a year of plan adoption. According to Commerce's update status list, George's comp plan & critical areas reviews are both overdue. RCW 36.70A.130 anticipates that development regulations will be reviewed & updated along with comprehensive plans. There are other portions of the currently codified Ch. 17.25 GMC that we may have comments on; however, we note that no amendments to development regulations were provided. Please consult with Commerce staff as to whether this meets the requirement.	The reviewed and updated CAO has been included. There was no zoning code update necessary for the 2018 periodic update, however additional review will be completed during the 2027 periodic update.
17	Alex Kovach, George City Planner (2023)	Executive Summary, Plan Implementation	12		Under annual plan amendments create a schedule to follow, so developers and the public can count on a consistent timeline for updating the code. ie submit amendment proposals by July, Public review by September, Council approval, and Commerce Review through winter- Adoption by December of that year.	Added that all amendments need to be submitted to the City by July of each year. Complete
18		Land Use, III	27,28		Land Use analysis table is dated. A CAD Map that tracks acreage changes to better track developed and undeveloped acres would be better. Paragraph below references the 2000 Census, which if different will change the housing data table that follows next.	Complete
19		Land Use Map			Change section from Industrial to Commercial per application request	Properties changed to reflect application request.
20		Housing	39,40		Update existing housing inventory data from the 2000 census to most recent available data.	Using 2020 Census Data and American Community Survey Data-Complete
21		Housing	40		Update Table H-1 & H-2(3) with current Data	Complete
22		Parks	45		Reference newly adopted Comprehensive Parks and Recreation Plan	Using 2023 OFM data and American Community Survey Data-Complete
23		Economic Develop.	51		Add specific projects that could be Strategic Infrastructure Programs (SIP) grant eligible. Infrastructure projects that encourages economic development by adding jobs and businesses.	Complete Included in updated CIP.

Comment No.	Commenter	Section No.	Page No.	Line No.	Comment	Response
24		Utilities	53	-	Update the telephone and internet service provider list. Other utilities appear accurate.	Used updated information- Complete
25		Transportation	59	-	Update miles of trails and sidewalks	References the City's Comprehensive parks plan- Complete
26		Critical Areas	17	-	Missing text needs to be filled in	Replaced with "Physical characteristics, which deems an appropriate header"- Complete
27		Transportation	58,59	-	Update Street Inventory Data Table	Using TIB inventory data as a linked reference- Complete
28		Capital Facilities, Transportation	69	-	Update and reference the City's Latest Six Year Transportation Improvement Plan	Removed old STIP and referenced the City's Latest- Complete
29		Transportation	59	-	Get Updated Data from Grant Transit Authority	Complete
30		Capital Facilities	71-75	-	Reference Water and Sewer Plans by G&O	See Utility Goal 1, Objective D, and removed infrastructure descriptions with references to appropriate plans- Complete
31		Capital Facilities	65,66	-	Review and Update LOS table	Complete
32	Paul Christianson, Dept. of Fish and Wildlife (2025)	Critical Areas and Resource Lands	19		We are grateful for the inclusion of a chapter for critical areas within the plan, and for incorporating prominent and concrete goals and policies for their protection. We are grateful also for the inclusion of our agency's Priority Habitats and Species (PHS) program within the chapter's definition of Fish and Wildlife Habitat Conservation Areas (FWHCAs).	Thank you!
33		Critical Areas and Resource Lands	19		We did have some concerns regarding the five category-way PHS information is portrayed within this section on Page 19. While PHS certainly does provide information comprising each category described in the plan, this five- part categorization is not to our knowledge used by the agency, and the information includes only species and any habitats. We are happy to workshop language with the city as needed, but we would recommend striking the first paragraph and the five point categories and replacing that language with the following: "Fish and wildlife habitat conservation" means land management for maintaining populations of species in suitable habitats within their natural geographic distribution so that the habitat available is sufficient to support viable populations over the long term and isolated subpopulations are not created. Habitats and species are of local importance. In designating FWHCAs, the city should consult Washington Department of Fish and Wildlife's Priority Habitats and Species (PHS) program, which provides information prepared to identify classify and designate habitats and species. Priority habitats are habitat types or elements with unique or significant value to a large number of species. Priority species include State Endangered, Threatened, Sensitive, and Candidate	Agreed, Complete.

Comment No.	Commenter	Section No.	Page No.	Line No.	Comment	Response
34		Critical Areas and Resource Lands	22		species; vulnerable animal groups; and vulnerable species of recreational, commercial, or tribal importance. We also want to thank the city for outlining several clear and concrete goals and policies concerning the protection of its critical areas. These provide a strong foundation for the city's future growth and its development regulations. In general, we are very supportive of the Objectives and Policies concerning FWHCAs on Page 22. We have only minor suggestions for the following policies: Policy CA 1A.1. Protect environmentally sensitive natural areas and maintain a policy of no net loss to the ecological functions they perform by the careful and considerate regulation of development Policy CA 1F.1. Recognize the importance of protecting wildlife habitat conservation areas, and encourage the protection, enhancement, and connectivity of these areas.	Complete
35		Land Use			Similarly, we are also grateful for many of the goals and policies included within the Land Use Element. There are many of these, but we particularly wanted to highlight LU 2A.7, 9A.1, 9A.2, 10A.4, 11A.1, 11A.2 We strongly support these policies, particularly the designation of open space and the encouragement of cluster development. In rural areas, cluster development can be particularly beneficial for wildlife, as outlined in our Landscape Planning for Washington's Wildlife publication. Cluster development can maintain habitat by grouping buildings in less sensitive areas, allowing habitat to be permanently preserved through the use of binding, protective covenants or easements. These developments can actually be of greater economic value as well, due to their proximity to open space.	Thank you!
36		Transportation	64		We appreciate the city's desire to provide and maintain a transportation system that is safe, convenient, and efficient, as reflected in Objective T1A on Page 64. In furtherance of that mission, we encourage the town to consider additions to this section that would establish environmental stewardship as being a primary goal for the town's transportation needs. Specifically, we suggest amending Policy T 1E.1 to also reflect the need to consider habitat connectivity and landscape permeability for the placement of potential future roads.	Complete

Comment No.	Commenter	Section No.	Page No.	Line No.	Comment	Response
37	Tricia R. Sears, Washington Geological Survey (WGS) Washington Department of Natural Resources (DNR) (2025)	Critical Areas and Resource Lands	17	-	Policy T 1E.1: New roads will be routed to avoid traversing publicly owned natural preserves, parks and recreation areas, significant cultural resources, and areas identified as critical wildlife habitat or their corridors, except in cases of overriding public interest. Although our PHIS Map does not list any Biodiversity Areas or Corridors within the city limits, vehicle-wildlife collisions represent a safety threat for residents in the vicinity of common crossing areas, and considering the potential for collisions can improve a jurisdiction's ability to preserve wildlife while also aligning with the plan's intent to provide and maintain a safe transportation system, as required by the RCW. Page 17: The beginning of the Critical Areas and Resource Lands section. Great to see this included.	Thank you!
38		Critical Areas and Resource Lands	19	-	Page 19: Notes the critical areas provisions are in Ch 17.25 of the City's Development Code and the maps are in Appendix B. Great to see this noted.	Thank you!
39		Critical Areas and Resource Lands	21	-	Page 21: The code states the geologically hazardous areas "shall include erosion hazard areas; landslide hazard areas, and seismic hazard areas." Thank you for stating that clearly.	Thank you!
40		Land Use Element	30	-	Page 30: The beginning of the Land Use Element. Great!	Thank you!
41		Land Use Element	45	-	Page 45: Policy LU 11-A-3. Suggest adding the word environmentally in front of this "The sensitive areas regulations..." for consistent language. On that note, the section is title Critical Areas and Resource Lands section so it would be good to note that the policy language about environmentally sensitive areas means the same thing as critical areas.	Corrected and included in the goal that these policies are for both environmentally sensitive and critical areas.
42		Land Use Element		-	Suggest describing in the Land Use Element that there are geologically hazardous areas, consisting of erosion, landslide, and seismic hazard areas that exist and play a role in the use of land. Suggest referring to the Critical Areas and Resource Lands section and the maps in Appendix B for additional details. Some jurisdictions include calculations in their comp plan that show how much of the land is designated as critical areas.	Great input! The critical areas and their impact on developable land will be a point of review during the 2027 periodic update.
43		Appendix B -Maps			Page 129: Geologically hazardous areas map. Thank you for including the map in the comp plan! Some jurisdictions neglect to include it. Great to see DNR science referenced on it.	Complete.

Comment No.	Commenter	Section No.	Page No.	Line No.	Comment	Response
44					Suggest including the terms of the three geologically hazardous areas identified in the provisions. So the map key could have erosion hazard = wind erodibility, seismic hazard = liquefaction potential, and landslide hazard = percent slope. This helps provide clarity in terms and mapped areas. If the surface geology relates to the landslide hazard or other hazard, suggest noting that too. Below, I include our usual language for this and future endeavors. Recognizing the limitations of the current proposals, I want to mention that it would be great for you to consider these in current or future work, be it in your comprehensive plan, development code, and SMP updates, and in your work in general: Consider adding a reference to the definition of geologically hazardous areas, WAC 365-190-120, in other areas besides the CAO. In addition, consider adding a reference to WAC 365-196-480 for natural resource lands. Consider adding in other areas besides the CAO. If you have not checked our interactive database, the WGS Geologic Information Portal, lately, you may wish to do so. Geologic Information Portal WA - DNR If you have not checked out our Geologic Planning page, you may wish to do so. Geologic Planning WA - DNR	Thank you for sharing these valuable resources as the comp plan and development regulations continue to evolve.
45	Pat Connelly, Quincy Port District (2025)	Capital Facilities	79		The Port District has already Completed Well #4 project, and want to connect sewer services to the Port Industrial Park #5.	Corrected the Capital Facility Plan to reflect this new focus.

CITY OF GEORGE

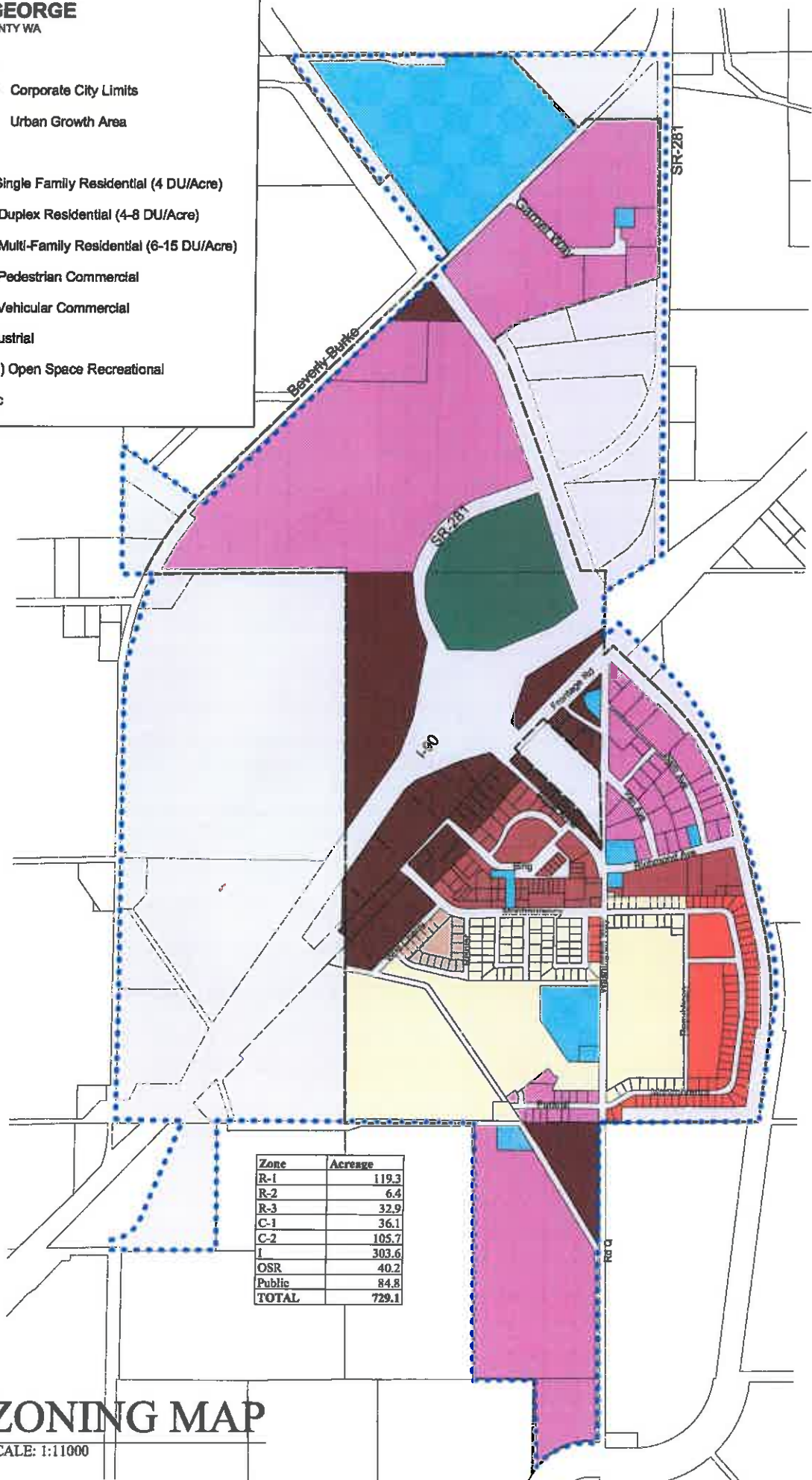
GRANT COUNTY WA

BORDERS

- Corporate City Limits
- Urban Growth Area

ZONING

- R-1 Single Family Residential (4 DU/Acre)
- R-2 Duplex Residential (4-8 DU/Acre)
- R-3 Multi-Family Residential (6-15 DU/Acre)
- C-1 Pedestrian Commercial
- C-2 Vehicular Commercial
- I) Industrial
- OS-R) Open Space Recreational
- Public



ZONING MAP

SCALE: 1:11000

 Open Space Reserved



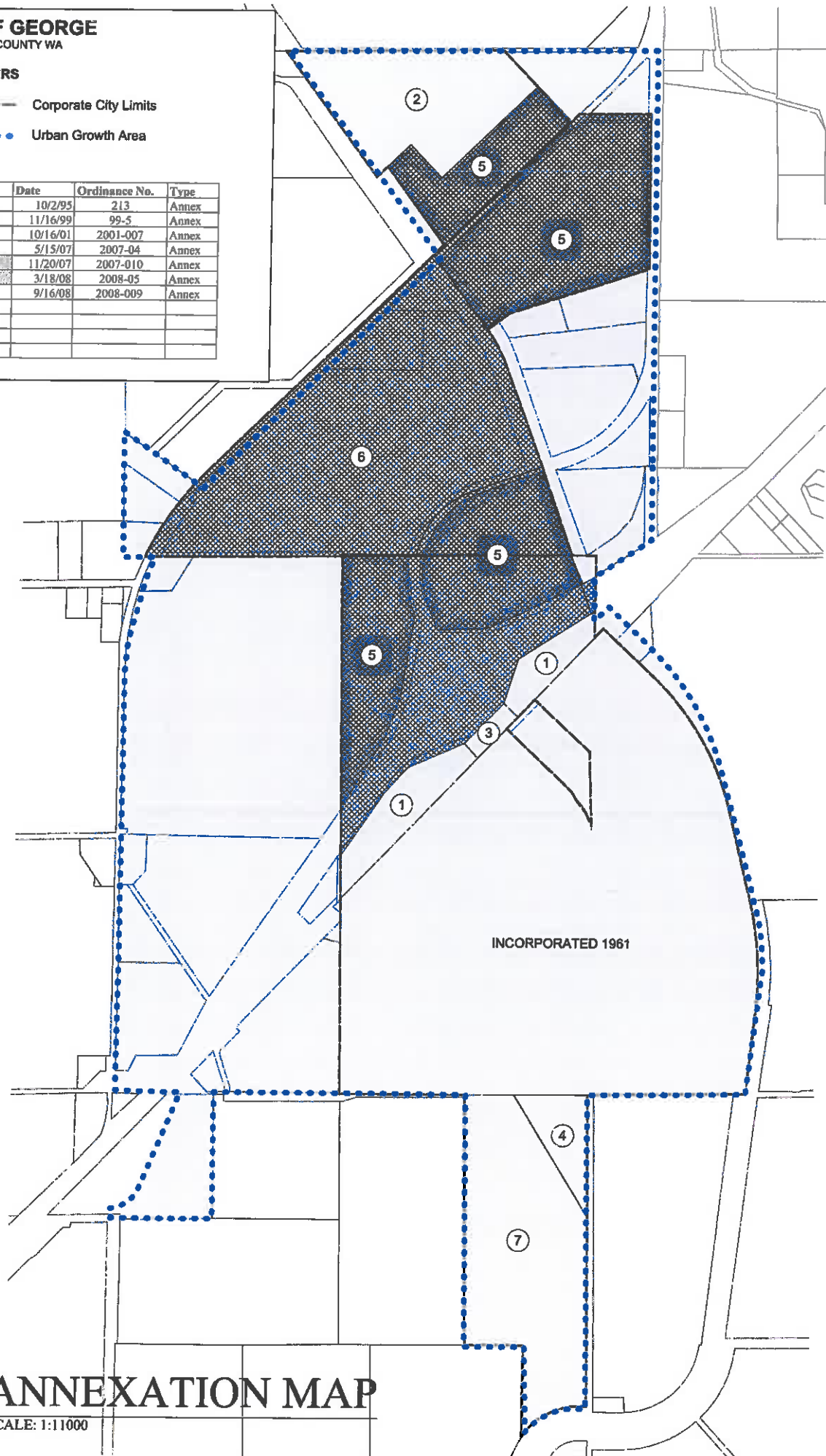
CITY OF GEORGE

GRANT COUNTY WA

BORDERS

-  Corporate City Limits
 Urban Growth Area

Key	Date	Ordinance No.	Type
1	10/2/95	213	Annex
2	11/16/99	99-5	Annex
3	10/16/01	2001-007	Annex
4	5/15/07	2007-04	Annex
5	11/20/07	2007-010	Annex
6	3/18/08	2008-05	Annex
7	9/16/08	2008-009	Annex
8			
9			
10			
11			



ANNEXATION MAP

SCALE: 1:11000

CITY OF GEORGE

GRANT COUNTY WA

BORDERS

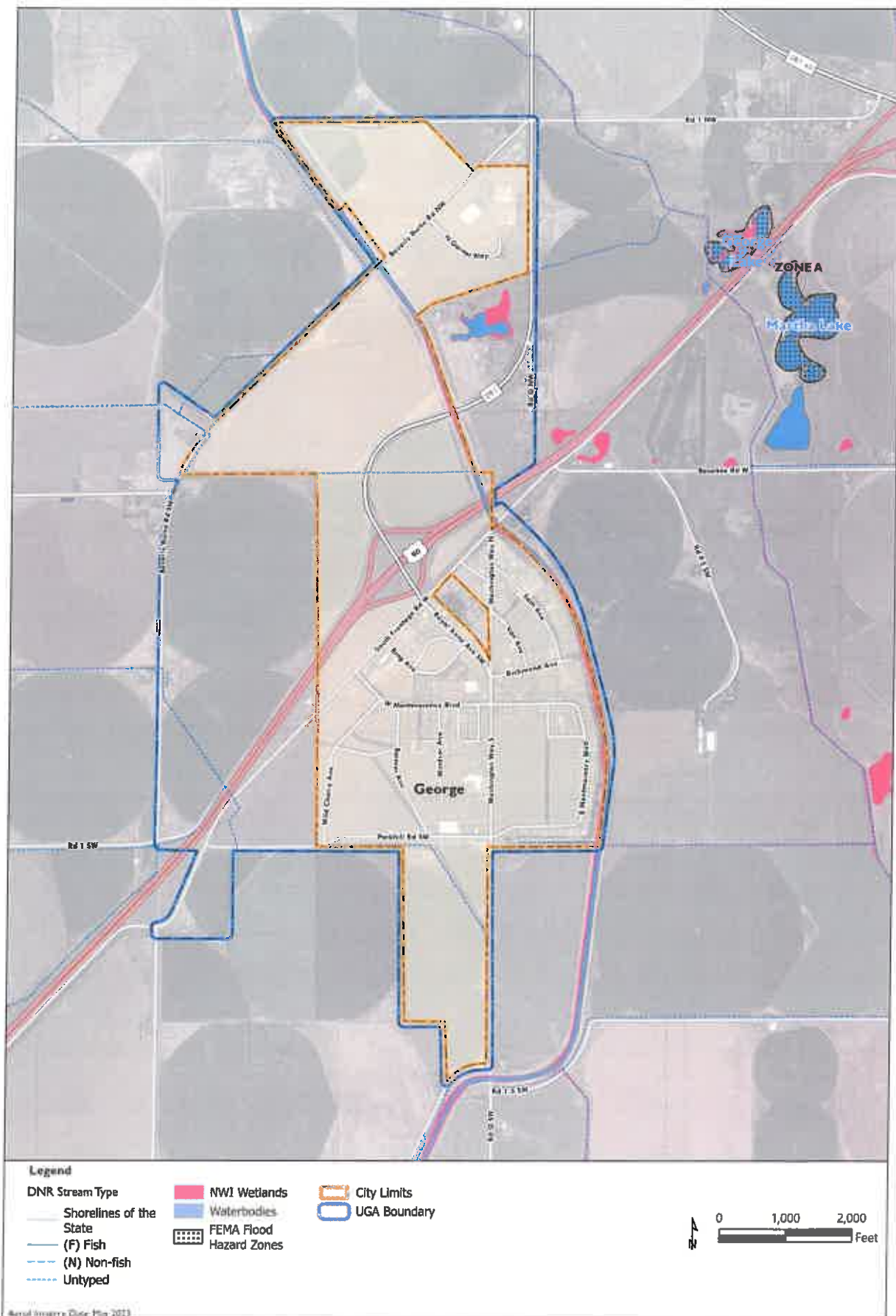
- Corporate City Limits
- Urban Growth Area

Type of Land	Key	Total Area (In Acres)	Percent
UGA		1,344.4	100.0%
ROW (UGA area - Parcel area)		-230.4	17.1%
UGA Vacant Residential Parcels		4.2	0.3%
UGA Vacant Commercial Parcels		248.2	18.5%
UGA Vacant Industrial Parcels		12.4	0.9%
UGA Developed Parcels		849.1	63.2%
City Limits		900.2	100.0%
ROW (City area- Parcel area)		-170.7	19.0%
City Vacant R1 Residential		100.3	11.1%
City Vacant R2 Residential		5.7	0.6%
City Vacant R3 Residential		10.1	1.1%
City Vacant C1 Commercial		20.0	2.2%
City Vacant C2 Commercial		80.9	9.0%
City Vacant Industrial		249.9	27.8%
City Developed Parcels		262.7	29.2%



VACANT LAND MAP

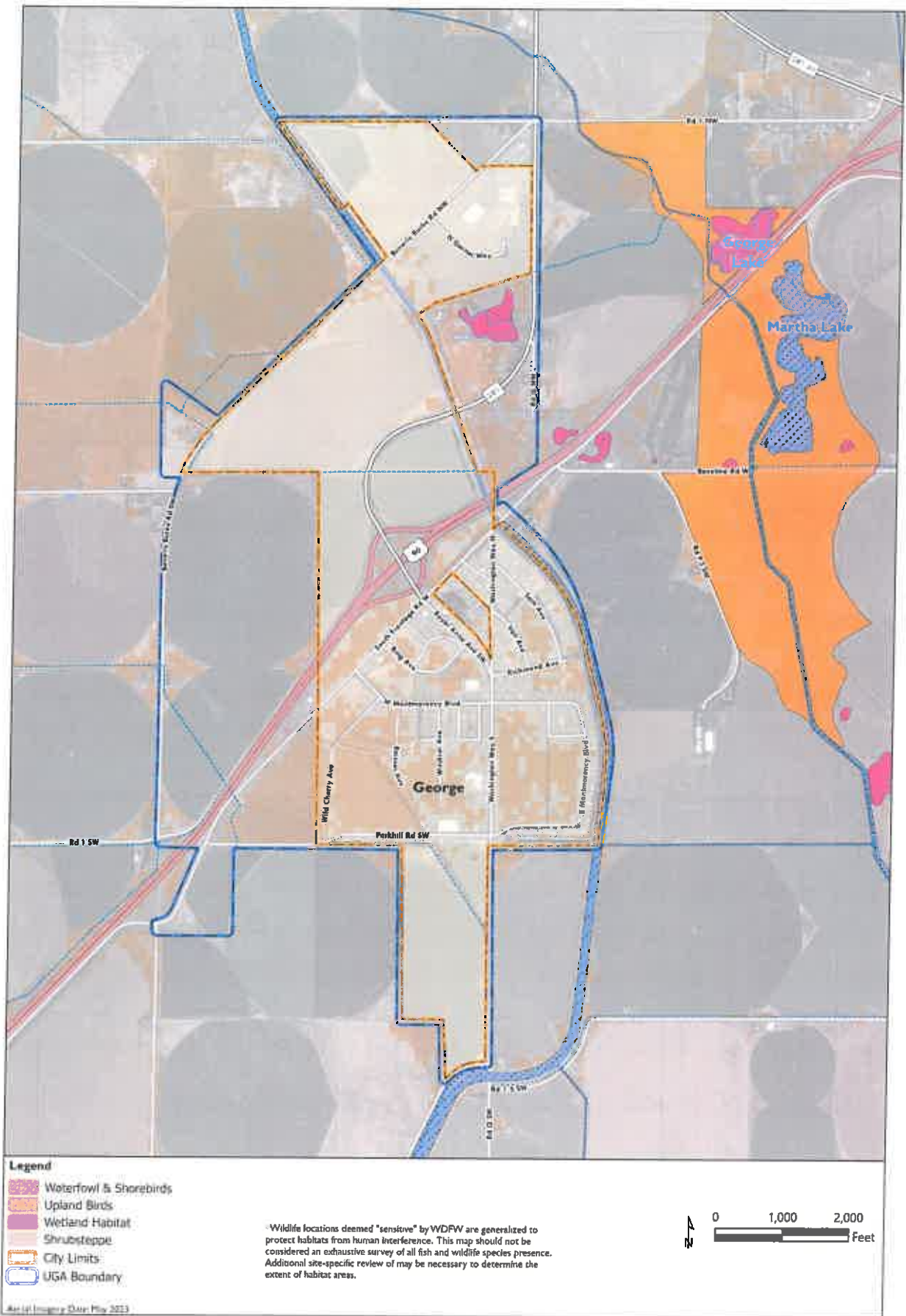
SCALE: 1:11000



Aerial Imagery Date: May 2013

Disclaimer: Geographic data provided "as is." The provider makes no guarantee or warranty concerning the accuracy of information contained in the geographic data.

Date Exported: 2/23/2025 10:05 PM



Disclaimer: Geographic data provided "as is." The provider makes no guarantee or warranty concerning the accuracy of information contained in the geographic data.

Date Exported: 2/23/2025 9:39 PM

George

WDFW Priority Habitats & Species

Date Exported: 2/23/2025 9:22 PM

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE CITY OF GEORGE, WASHINGTON, ADOPTING THE 2025 ANNUAL CYCLE COMPREHENSIVE PLAN AMENDMENTS PURSUANT TO THE WASHINGTON STATE GROWTH MANAGEMENT ACT, CHAPTER 36.70A RCW; CONTAINING A SEVERABILITY PROVISION; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of George ("City"), Washington is a fully planning city under the state Growth Management Act ("GMA"), Chapter 36.70A of the Revised Code of Washington ("RCW"); and

WHEREAS, the GMA requires the City to develop and adopt a comprehensive plan containing elements that sets forth the goals and policies to guide the future development of the City for the succeeding 20-year period; the City last update completed in 2022; and

WHEREAS, the GMA establishes procedures for the review and amendment of Comprehensive Plans governing counties and cities planning under the GMA; and

WHEREAS, the George City Council has established a process and criteria for making modifications to the City's Comprehensive Plan in Chapter 17.55 of the George Municipal Code ("GMC"), including text and map amendments in accordance with the GMA and state law, whereby proposed amendments or revisions of the Comprehensive Plan are considered by the governing body of the City no more frequently than once every year; and

WHEREAS, the City's capital improvement plan, population data, and maps within the Comprehensive Plan were outdated and needed amending to keep it consistent with the GMA and maintain eligibility for state grants; and

WHEREAS, an application was received on forms provided by the City on January 23, 2025, containing appropriate maps showing a proposed change of land use in the Urban Growth Area; and

WHEREAS, throughout the 2025 Comprehensive Plan Amendment, a continuous and broad effort has been made to engage the public and encourage their participation in the project, including the creation of a Capital Improvement Plan Committee, providing public notices published in the local paper, sharing meeting dates shared on City utility bills, contacting staff and state agencies, and making public presentations and hearings at City Council; and

WHEREAS, the City issued a SEPA Determination of Non- Significance for the 2025 Comprehensive Plan Amendments on June 20, 2025, and provided a 30-day comment period; and

WHEREAS, a public hearing was conducted by the Planning Agency on July 21, 2025, to hear staff recommendations and take public testimony on each of the proposed amendments to the comprehensive plan and proposed land use changes; making recommendations and listing findings of fact on each amendment and land use change, and;

WHEREAS, as required by RCW 36.70A.106, the City provided notice of its intent to adopt the 2025 Comprehensive Plan Amendments to the Washington State Department of

Commerce on August 21, 2025 for a 60-day comment period, received comments were responded to by the planning agency; and

WHEREAS, the George City Council held a duly noticed public hearing on the 2025 Comprehensive Plan Amendments on November 18, 2025; and

WHEREAS, adoption of this Ordinance completes the City's annual amendment of its comprehensive plan in accordance with RCW Chapter 36.70A; and

WHEREAS, after considering the staff and Planning Agency recommendations and all public testimony received in the public hearing, the George City Council determined to approve certain modifications and edits and to adopt the final plan by the passage of this ordinance;

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

Section 1. **Findings and Conclusions.** In support of the actions taken by this ordinance, the George City Council hereby adopts the following as findings and conclusions:

- A. The recitals set forth above;
- B. The findings, conclusions, and analysis contained in the Planning Agency Findings of Fact and Recommendation dated August 19, 2025; and
- C. The findings, conclusions and analysis contained in the City Council Public Hearing Staff Report, dated November 18, 2025.

Section 2. **2025 Comprehensive Plan Amendments Adopted.** The George City Council hereby adopts the City of George 2025 Comprehensive Plan Amendments by approving and adopting the following:

- A. City of George Comprehensive Plan: 2025 Annual Amendment Cycle for 2018 – 2038 Planning Period
- B. All appendices associated with the Comprehensive Plan:
 - a. Zoning Map
 - b. Future Land Use Map
 - c. Annexation Map
 - d. Vacant Land Map
 - e. Four Critical Area Maps

Section 3. **Administrative Update Permitted.** The City Council authorizes the Public Works Director to make corrections to the Water, Sewer, and Transportation Comprehensive Plan following review by the appropriate regional and state agencies

Section 4. **Directing Submission to Department of Commerce.** Pursuant to RCW 36.70A.106, the Planning Agency or designee shall transmit a complete and accurate copy of this

Ordinance and attachments to the Washington State Department of Commerce within ten (10) calendar days of the date of passage.

Section 5. **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 6. **Effective Date.** This Ordinance shall take effect and be in full force five (5) days after this Ordinance or a summary thereof consisting of the title is published.

APPROVED:

MAYOR JUAN VILLALPANDO

ATTEST/AUTHENTICATED:

AMY GRACE, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

EMILY F. ROMANENKO

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.:

SUMMARY OF ORDINANCE NO. _____
of the City of George, Washington

On the _____ day of _____, 2025, the City Council of the City of George, Washington, passed Ordinance No. _____. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF GEORGE, WASHINGTON, ADOPTING THE 2025 ANNUAL CYCLE COMPREHENSIVE PLAN AMENDMENTS PURSUANT TO THE WASHINGTON STATE GROWTH MANAGEMENT ACT, CHAPTER 36.70A RCW; CONTAINING A SEVERABILITY PROVISION; AND SETTING AN EFFECTIVE DATE.

The full text of this Ordinance will be mailed upon request.

DATED this _____ day of _____, 2025.

Amy Grace, City Clerk