

# AGENDA CITY OF GEORGE COUNCIL MEETING

April 21, 2026

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 3.17.2026  
      B. Claims
  
- 7     OLD BUSINESS  
  
      A. Interlocal Agreement between Grant County Port District No. 1 and City of George for Protection Services – Mayor Villalpando.  
          (Council consideration and Approval)
  
8.    NEW BUSINESS  
  
      A. Request for Qualifications for Professional Engineering Consulting Services for the 2026-2028 Calendar year results and Council approval – Amy Grace  
          (Council consideration and Approval)

- B. RCO Grant Application: WWRP-RECREATION – Alex Kovach  
(Council consideration and Approval)
  
- C. 2027 Periodic Update: City Population Allocation and Land Capacity Analysis  
Report – Alex Kovach  
(Discussion)
  
- D. Resolution 2026-342 – A Resolution of the City of George declaring certain  
personal property surplus to the needs of the City of George – Amy Grace  
(Council consideration and Approval)
  
- E. Colonial Market Easement Sprinkler improvements – Norm Holden  
(Discussion)

9. COUNCIL COMMENTS AND QUESTIONS

10. MEETINGS: Land Acquisition Committee meeting set for 04/21/2026 @ City Hall  
following the City Council meeting.

11. EXECUTIVE SESSION: To discuss possible real property acquisition- RCW  
42.30.110(1)(b).

12. ADJOURNMENTS

**CITY OF GEORGE**  
**STATE OF WASHINGTON**  
**March 17, 2026**

**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 (remote).

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

**Guests in attendance:** Patric Connelly, Bob Horst, Norm Holden, Angel Diaz, Dan Couture, Travis Herring, Elliot Kooy, Nancy Wetch, Tim Kovach.

**CALL TO ORDER:** Mayor Juan Villapando at 7:00 p.m., followed by the flag salute.

**ROLL CALL:** All present

**ABSENT:** None

**Council Member Julia Schooler made a motion to approve the agenda with the following corrections:**

- **Correct agenda Item Number 10. to set land acquisition committee meeting from 3/06/2026 @ 9:00 a.m. to 3/27/2026 @ 9:00 a.m.**
- **Removal of Executive Session**
- **Add Agenda Item 8C Department of Revenue and Business Licensing Service Agreement.**

**Council Member Kate Schooler seconded. Motion passed 5-0**

Citizens wishing to speak under items 7 or 8: None

Public comment: None

**Council Member Julia Schooler made a motion to approve the Consent Agenda and approval of vouchers #19535-19567 in the amount of \$70,801.11, and electronic checks in the amount of \$26,082.65. Council Member Debby Kooy seconded. Motion passed 5-0.**

City Engineer Nancy Wetch provided an update regarding the wastewater treatment plant project and informed the Council of the May 1, 2026 deadline for submitting funding applications.

**Council Member Julia Schooler made a motion to authorize G&O to move forward with funding applications to obtain funding for design of an estimated \$9.7 million dollar construction project to**

expand the lagoons to serve city needs and improve the two lift stations with the design portion of the project estimated at \$1,000,000 of the \$9.7 million dollar project. Council Member Debby Kooy seconded. Motion passed 5-0.

City Planner Alex Kovach updated Council on the 2027 Periodic update Comprehensive Plan and Development Regulation Checklist.

Port of Quincy Security Dan Couture presented to Council an Interlocal Agreement between Grant County Port District No.1 and City of George for protection services.

**Council Member Julia Schooler made a motion to approve the Interlocal Agreement between Grant County Port District No.1 and City of George for protection services and authorize the Mayor to sign. Council Member Melissa Maldonado seconded. Motion passed 5-0.**

Mayor Villalpando presented Emergency Resolution No. 2026-341; A Resolution of the City of George declaring an emergency due to a broken pipe creating a public safety hazard and establishing the need for immediate action to protect public safety as well as an emergency small public works contract between the City of George and Aldrich Co. LLC. for excavation work to repair a broken water pipe at City Hall.

**Council Member Kate Schooler made a motion to authorize the Emergency Resolution No. 2026-341; A Resolution of the City of George of declaring an emergency due to a broken pipe creating a public safety hazard and establishing the need for immediate action to protect public safety as well as the Emergency small public works contract between the City of George and Aldrich Co. LLC for excavation work to repair a broke water pipe at City Hall and authorize the Mayor to sign. Council Member Melissa Maldonado seconded. Motion passed 5-0.**

City Clerk Amy Grace presented to Council the Business Licensing Service Agreement through the Department of Revenue. Ms. Grace explained to Council that the City has partnered with the Department of Revenue for Business Licensing Services in 2019 and recommended the Council approve and authorize the Mayor to sign.

**Council Member Kate Schooler made a motion to approve the Business Licensing Service Agreement through The Department of Revenue and authorize the Mayor to sign. Council Member Melissa Maldonado seconded. Motion passed 5-0.**

COUNCIL COMMENTS AND QUESTIONS: None

MEETINGS: Land Acquisition Committee is scheduled to meet on 3/27/2026 @ 9:00 a.m.

**ADJOURNMENT: Council Member Julia Schooler made a motion to adjourn the meeting. Council Member Kate Schooler seconded. Motion passed 5-0.**

Meeting adjourned at 7:43 p.m.

Approved by the City Council at  
an Open Public Meeting the  
21<sup>st</sup> of April, 2026.

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Juan Villalpando, Mayor

ATTEST:

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Amy Grace, City Clerk-Treasurer

**INTERLOCAL AGREEMENT  
BETWEEN GRANT COUNTY PORT  
DISTRICT NO. 1 AND CITY OF GEORGE  
FOR PROTECTION SERVICES**

**THIS AGREEMENT** is made by and between GRANT COUNTY PORT DISTRICT NO. 1, a Washington port district formed pursuant to Title 53 RCW (the "Port") and City of George, a Washington State Municipality ("Customer").

**RECITALS**

**WHEREAS**, the Port's mission, amongst other things, is to promote, foster and maintain economic development within the boundaries of the Port's district (the "District"); and

**WHEREAS**, due to its primarily rural setting and the recent trend of law enforcement having difficulty finding, hiring and retaining qualified law enforcement personnel, the local law enforcement agencies having primary jurisdiction for law enforcement within the District do not have sufficient staffing to provide adequate deterrence patrols to prevent property crimes within the District; and

**WHEREAS**, as a result of the underpolicing of the District and surrounding rural areas, the District and such areas are experiencing a significant increase in property crimes; and

**WHEREAS**, the inability to adequately patrol for and prevent property crimes has a deleterious impact on the Port's mission of promoting, fostering and maintaining economic development within the District; and

**WHEREAS**, in order to protect and preserve the Port's facilities, equipment and properties and to promote, foster, preserve, protect and maintain existing and future economic development in the District, the Port has formed a security service entitled "Port Protection Services" ("PPS"); and

**WHEREAS**, Chapter 39.34 RCW (the "Interlocal Cooperation Act") authorizes port districts to contract with other public agencies to jointly perform those functions which each may legally perform; and

**WHEREAS**, Customer desires to utilize the services of PPS for the purposes of providing security and property protection at Customer's facilities; **NOW THEREFORE**,

**W I T N E S S E T H:**

**FOR AND IN CONSIDERATION** of the foregoing recitals and the mutual covenants, promises and conditions set forth hereinafter, Port and Customer hereby agree as follows:

1. Purpose. The purpose of this Agreement is for Port to provide Customer armed security operators ("Security Operators") to provide asset protection, surveillance, consulting, and liability avoidance services at Customer's facilities and events within Customer's District, including but not limited to the City of George WA , as more fully detailed on attached Exhibit "A" (the "Services").

2. Term. The term of this Agreement shall be (3) Three years commencing on May 17, 2026 , unless sooner terminated as herein provided.

3. Termination. Either Port or Customer may terminate this Agreement upon thirty (30) days' advance written notice to the other party for any reason or for no reason at all.

4. Scheduling. Except as otherwise set forth in Section 6, below, Port shall furnish the Services on the times and dates requested by Customer. Customer shall provide Port with at least four (4) hours advance written notice of Customer's need for Services and the number of Security Operators required by Customer. For each instance for which Services are provided by Port to Customer (a "Shift"), Customer shall be billed a minimum of six (6) hours for each Security Operator regardless of whether such Shift lasts less than six (6) hours. The Security Operators shall remain on site for the entirety of events for which they have been scheduled. Code violation notification shifts may involve fewer than six (6) hours and will be billed as such.

5. Nature of Services. Port will provide Customer, upon Customer's timely written request, the Services, using Security Operators, as described on attached Exhibit "A."

6. Right to Refuse Services. Port reserves the right to refuse to provide the Services to Customer "for cause." "For cause" shall mean Customer's refusal to request sufficient number of Security Operators for an event such that Port deems the number of armed security operators insufficient to provide the Services or such that Port deems the event to pose an undue risk to the Security Operators or for any other reasonable, good faith reason.

7. Compensation. For the Services, Customer shall pay Port the rates per hour per Security Operator set forth on attached Exhibit "B". In the event Port must pay overtime to any Security Operator as required under the Fair Labor Standards Act (FLSA) or other applicable federal or state statute or regulation, the applicable rates for Services to which overtime rates apply shall be multiplied by a factor of 1.5. In addition, Customer shall compensate Port for the Security Operators' travel at the prevailing state mandated travel rate. For each Shift, Customer shall be billed a minimum of six (6) hours for each Security Operator regardless of whether such Shift lasts less than six (6) hours.

8. Payment. Customer agrees that all invoices for the Services shall be due upon receipt and Customer shall be charged interest at a rate of twelve percent (12%) per annum on all invoices not paid within thirty (30) days of Customer's receipt thereof. In the event Port refers any delinquent invoices to an attorney for collection, Customer shall pay all reasonable attorney fees and costs incurred by reason of such delinquency.

9. Independent Contractor. Nothing herein shall create any association, agency, partnership, or joint venture between the parties hereto and neither shall have any authority to bind the other in any way. At all times relevant herein, the Security Operators shall remain the employees of Port.

10. Supervision. Port shall be responsible for supervising its Security Operators. The Services to be performed shall be in conformity with operating procedures established by Port. Customer shall provide Port with contact information for Customer's employee/agent serving as the point of contact for any location/event at which the Services are to be provided.

11. Interruption of Service. Port shall assume no liability for delays in services or for interruptions of services due to riots, floods, fires, acts of God, or any causes beyond the control of Port.

12. Governmental Authority. Port and its officers, agents, employees and Security Operators shall, at all times, fully and timely comply with and not be in violation of all statutes, rules, ordinances, and regulations of the City of George, Grant County, the State of Washington, the United States and all of their respective agencies and any other authority with jurisdiction as may be required or imposed by any such authorities on Port's performance of the Services.

13. Disclaimer. Port does not represent or warrant that its Security Operators will prevent any loss, damage or injury to person or property. Port has not made any representations regarding its services; except those expressly set forth in this Agreement. Port disclaims all warranties, express or implied. Customer agrees that Port is not an insurer. Although the Customer's payment to Port is for Security Operators to provide asset protection, consulting and surveillance which is designed to reduce certain risks of loss, Customer acknowledges Port does not guarantee that no loss will occur.

14. Insurance. During the entire term of this Agreement, Port, at its sole cost and expense, shall obtain and keep in force policies of Comprehensive General Liability insurance with a carrier admitted in the State of Washington, insuring Port against any liability arising out of any act, omission, or alleged act or omission of Port, or any of its Security Operators, officers, employees, agents or subcontractors, including but not limited to property damage, including loss of use, personal or bodily injury, discrimination and harassment, false imprisonment and arrest, defamation and slander, damage or injury cause by firearms or other weapons and automobile liability. The amount of such insurance shall be not less than Five Million Dollars (\$5,000,000.00) on an occurrence basis. Such policy shall provide that it is not to be canceled, materially changed, or renewed without thirty (30) days prior written notice to Customer. The policy shall be endorsed to name Customer as additionally insured.

15. Indemnity. Port shall indemnify, defend and save harmless Customer from and against any and all costs, losses, claims, lawsuits, damages and expenses including, but not limited to reasonable attorney's fees and court costs, for any and all damage or injury to person or property caused by or arising out of any negligent or intentional act or omission on the part of Port, its

employees and agents, including but not limited to, false arrest, detention or imprisonment, assault and battery, malicious prosecution, wrongful entry or eviction, or invasion of privacy.

16. Warranty. Port warrants the performance of the Services pursuant to this agreement shall conform to the highest professional standards.

17. Document Conflict. Should any conflict arise between this Agreement and Customer's purchase order or other document, this Agreement will govern, whether such purchase order or document is prior to, or subsequent to this Agreement.

18. Severability. If a court of competent jurisdiction holds any part, term, or provision of this Agreement to be illegal, or invalid in whole, or in part, the validity of the remaining provisions shall not be affected, and the parties' rights and obligations shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid.

19. Notices. All notices and/or written communications required or permitted to be given or served by any party hereto upon any other, shall be deemed given or served in accordance with the provisions contained herein, by delivering personally, or mailed, postage prepaid and properly addressed, as follows:

If to Customer: Mayor  
CITY of GEORGE  
102 Richmond Ave  
George WA 98824

If to Port: Darci Kleyn  
Comptroller  
Port of Quincy  
101 F St SW  
Quincy, WA 98848

20. Entire Agreement. This Agreement constitutes the entire agreement of the parties, and supersedes all prior agreements, contracts, and understandings, written or oral. This Agreement may be amended only in writing, signed by the parties.

21. Assignability. Customer may not assign its rights and/or obligations under this Agreement to a third party without the express written consent of Port.

22. No Waiver. No failure of the parties to insist on the strictest performance of any term or this Agreement shall constitute a waiver of any such term or an abandonment of this Agreement.

23. Jurisdiction. This Agreement has been and shall be construed as having been made by both parties, and delivered within the State of Washington, and it is agreed by the parties hereto that this Agreement shall be governed by the laws of the State of Washington, both as to interpretation and performance.

24. Disputes. The parties mutually agree to attempt to resolve any disputes regarding the interpretation or enforcement of the terms and conditions of this Agreement by good faith negotiation. Provided, neither party shall be precluded from seeking legal remedies subsequent to good faith negotiation.

25. Effective Date. This Agreement shall be effective upon signature by the last party signing and shall terminate only upon the written, mutual consent of the parties, except as may be otherwise provided elsewhere in this Agreement.

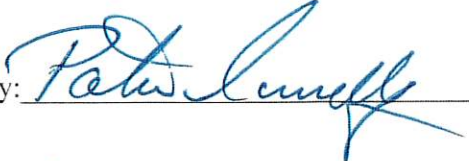
CUSTOMER

By: \_\_\_\_\_  
Juan Villalpando

Its: \_\_\_\_\_  
Mayor

As approved by the City Council at an open public meeting the 21<sup>st</sup> day of April, 2026 with an effective date of this signature of May 17, 2026.

PORT

By:  \_\_\_\_\_

Its: Commissioner 3-25-26

Approved by the Commission of the Port of Quincy, Grant County Port District# 1 on the 25th Day of March, 2026.

**EXHIBIT "A"**  
**TO**  
**INTERLOCAL AGREEMENT**  
**BETWEEN GRANT COUNTY PORT**  
**DISTRICT NO. 1 AND CITY OF GEORGE**  
**FOR PROTECTION SERVICES**

Description of the Services to be provided by Port to Customer under this Agreement:

1. To patrol the city limits of George Washington with the purpose of deterring and preventing property crimes, crimes against persons and overall safety for the community.
2. To report crimes to the Sheriff's Office and provide Law Enforcement with all information or details as required.
3. To provide a report to the City of George to inform them (but not limited to) any liabilities and criminal activity in and around the City of George.
4. Assist the City of George with any safety concerns for the community.
5. Establish a random patrol schedule to fulfill the tasks that will be scheduled on a 36 hour a week basis to not exceed or create undue economic stress for the City of George.
6. Establish criteria to evaluate the protection program as to the most economical means of service for the community.

**EXHIBIT "B"**  
**TO**  
**INTERLOCAL AGREEMENT**  
**BETWEEN GRANT COUNTY PORT**  
**DISTRICT NO. 1 AND CITY OF GEORGE**  
**FOR PROTECTION SERVICES**

Rates per hour per Security Operator to be paid by Customer to Port (non-overtime):

The Port of Quincy will provide the protection service for the City of George at the rate of \$55.00 fifty-five dollars an hour plus tax for 36 hours a week.

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# City of George- Summary Sheet



"Home of the World's Largest Cherry Pie"

## Population Allocation, Housing Need Assessment, and Land Capacity Analysis

### Background

As the City of George grows over the next 20 years, it has a responsibility to accommodate its fair share of housing needs across a wide range of economic demographics per the Growth Management Act. To plan for that growth, it must work with Grant County to be allocated how much population it will be responsible for, assess the housing needs to be able to accommodate that population, taking into consideration a diverse range of economic segments, and then review the land capacity it has within its boundaries, by both acreage and housing density, to see if that housing need can be met. If there are deficiencies in the City's Land capacity, it must adjust its zoning maps, development regulations, and/or expand its borders to be able to meet the housing need.

### Population Allocation

Working with Grant County, while most Cities have been given a middle growth allocation based on the Office of Financial management projections, George's growth project has been increased due to current economic interest and development projects in progress. Additionally, George is moving forward to expand its sewer capacity and water systems now, keeping infrastructure ahead of the growth and not becoming a limiting factor over the next 20 years. Preliminary allocations see George's population growing by **308** over the next 20 years.

### Housing Need Assessment (HNA)

The housing need assessment reviewed current demographics and housing statistics to see if the County Housing for All Planning Tool (HAPT) analysis was accurate with the local conditions. That was found to be the case, providing housing targets to reach for the Land Capacity Analysis.

### Land Capacity Analysis (LCA)

Using a LCA Methodology prescribed by the County, so cities within the County are consistent in their analysis, the City has been found to have **one deficiency**. Moderate income housing, supported by the City's R-2 zone, will be 14 units shy of the housing need identified in the HNA. The City has different means of addressing this. The simplest would be to up-zone the R-1 properties to the east of the current R-2 parcels. 4 acres would need to be up-zoned.

# City of George- Population Projections & HNA



*"Home of the World's Largest Cherry Pie"*

## Planning for 20 Years of Projected Growth

### Background

As the City of George grows over the next 20 years, it has a responsibility to accommodate its fair share of people living in Washington State with an expected 1.1 million growth over the next 20 years. In supporting this population, it must address economic and housing needs across diverse demographics per the Growth Management Act. The first step in planning for this growth is to understand what the projected population will be in 20 years and identify the amount of each different types of housing needed to shelter all economic segments of the population.

Commerce has produced projections of countywide housing needs for all counties in Washington state. These county-level projections are based on the Washington State Office of Financial Management's (OFM) 2022 GMA population projections.

In coordination with Countywide Planning Policies, the City has worked with Grant County to acquire a population and housing projection through 2047. The County's process is summarized for the City of George in the next section.

### Process

The County determines the population allocation of the county and Cities under the regulatory framework of the GMA. OFM provides official countywide population projections (Low, Medium, and High) under RCW 43.62.035, which serve as the basis for planning assumptions across the state.

The County then compares the growth projections from OFM projections to historical growth trends using Compounded Annual Growth Rates (CAGR), which is "is a measure that expresses how fast something grows on average each year, assuming the growth happened at a steady, compounded rate, even if actual year-to-year changes were uneven." These numbers are shown in Figure 1 below.

Jurisdiction	2047 OFM			2047 CAGR Projection		
	Low	Medium	High	2010-2020 CAGR	2000-2020 CAGR	2023-2025 CAGR
<b>Grant County</b>	<b>109,099</b>	<b>130,995</b>	<b>154,235</b>	<b>134,266</b>	<b>145,038</b>	<b>144,825</b>
George	924	1,110	1,306	2,583	1,439	1,083

Figure 1: OFM targets per jurisdiction are based on 2025 population share breakdown. Nexus Planning Services, 2025

Additionally, the County checked development activity trends. These analyses confirm which growth rate for the County to use from the OFM, and the Medium rate was determined to be most recommended for initial forecasts, which shows George with a population of 1,110 in 2047.

The full population allocation report can be found on the County’s website at:

[https://static1.squarespace.com/static/69014700f158a9044f512038/t/6968083d3fc41852b9b56de6/1768425533691/FINAL+Population+Allocation+Memo+to+Cities+1\\_12\\_25.pdf](https://static1.squarespace.com/static/69014700f158a9044f512038/t/6968083d3fc41852b9b56de6/1768425533691/FINAL+Population+Allocation+Memo+to+Cities+1_12_25.pdf)

## Population Projections

Using the results from County’s process and providing additional feedback from observations of current development projects and developer interest in the community, the City has been allocated a **population growth of 308 from 2025 through 2047** as noted in the figure below. This growth rate is higher than the standard medium growth rate from the OFM that was recommended for most jurisdictions use, because of a major subdivision currently under land use review within City limits. This development includes an additional 56 housing lots, and a proposed 56-unit multifamily development with a 5-year completion schedule depending on market factors. The City is also in the process of upgrading its sewer system capacity as it began reaching its current capacity in 2023, meaning the infrastructure will be ready to accommodate this growth and not be a limiting factor.

Jurisdiction	2025 OFM Population Estimates	Current % of total County Population	2047 Population Targets	2047 Share of total County Population
Grant County	106,250	100%	133,612	100%
George	900	0.85%	1,208	0.90%

Figure 2: Source- OFM, 2025; Nexus Planning Services, 2025

## Housing Needs Assessment (HNA)

Understanding the population allocation the City needs to responsibly plan to accommodate during the next 20-year period, making sure these people have homes available is the next step in updating the City’s Housing Element. “At its core, a housing needs assessment is a study to identify future housing needs to serve all economic segments of the community. Based on the 20-year growth target, the housing needs assessment identifies how many units of different types or for different market segments are needed in your community.”<sup>1</sup>

Working with the County, a preliminary housing allocation for the City has been established of **401 total housing units in 2047, adding 157 units to the current housing inventory**. This is further broken down by income brackets using the Department of Commerce Housing for All Planning Tool (HAPT) shown in figure 4 below. Using the HNA the City can see how this compared with demographic data and help inform the City what housing types are most needed in the community.

<sup>1</sup> Guidance for Developing a Housing Needs Assessment\_Public Review Draft\_031720.pdf

<b>((2047 Population share – Group Qtrs. Population) / household size per jurisdiction) * 6% for Vacant Homes</b>				
<b>Jurisdiction</b>	<b>2047 Population</b>	<b>Group Quarters (2020)</b>	<b>Household Size (2024)</b>	<b>2047 Housing Units (Total)</b>
<b>Grant County</b>	<b>133,612</b>	<b>2,200</b>	<b>2.79</b>	<b>49,927</b>
<i>Unincorporated Grant</i>	58,236	1,575	2.95*	20,658
<i>Incorporated Grant</i>	75,377	625	2.60**	29,270
<b>George</b>	<b>1,208</b>	<b>0</b>	<b>3.19</b>	<b>401</b>

Figure 3: Preliminary Housing Allocation- Sources: 2024 OFM Population Estimates, 2020 Decennial Census (Table P5), 2024 Census ACS Estimates (Table S1101). Nexus Planning Services, 2025

Jurisdiction		Total Units	Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)	
			0-30%								
	% Share	Allocated (2020-2047)	Non-PSH	PSH	30 - 50%	50 - 80%	80 - 100%	100 - 120%	>120%		
<b>George</b>	City	0.8	157	26	11	37	28	14	13	28	1
	Unincorporated UGA										

Figure 4: Preliminary Housing Share- Sources: HAPT, 2026; Nexus Planning Services, 2025

This HNA process prepares the City for completing a Land Capacity Analysis, which will inform the City of any zoning or boundary changes needed to assure capacity can fulfil these needs.

## Community Profile

The following demographics show the City’s current ability to house its population, then how the projected growth will impact that ability to do so. This is informative of what type of housing will be needed in future years.

### 2025 Population through 20-year Forecast (OFM and County)

The City currently has a population of roughly 900 per OFM data. That population roughly pairs with the 230 units within the City, with an even split between renting and ownership of the units. While 76% the household incomes in the City are below 100% of the HUD Area Median Family Income (HAMFI), 16% are cost burdened, paying over 30% or 50% of their income on housing costs. “Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.”

George Population (OFM data)

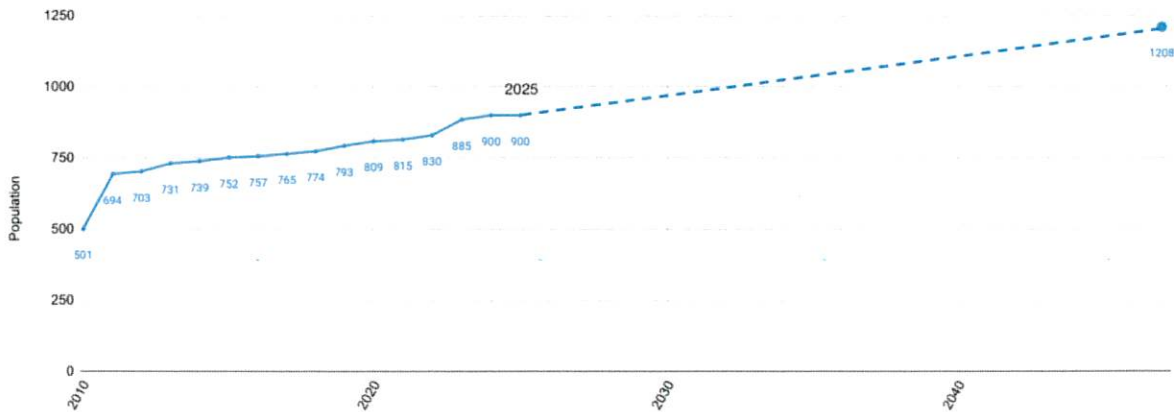


Figure 5: OFM 2025 Population Estimates and 20 Year Projection Per Grant County Allocation

2018-2022 Household count, tenure (rent vs Own), and income and cost burden

Displaying data for George city, Washington  
Year Selected: 2018-2022 ACS

Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI	15	4	19
Household Income >30% to <=50% HAMFI	15	70	85
Household Income >50% to <=80% HAMFI	40	30	70
Household Income >80% to <=100% HAMFI	4	0	4
Household Income >100% HAMFI	40	15	55
Total	110	120	230

Housing Cost Burden Overview <sup>3</sup>	Owner	Renter	Total
Cost Burden <=30%	98	90	188
Cost Burden >30% to <=50%	0	20	20
Cost Burden >50%	8	8	16
Cost Burden not available	0	0	0
Total	110	120	230

Figure 6: Source- [https://www.huduser.gov/portal/datasets/cp.html#2006-2016\\_query](https://www.huduser.gov/portal/datasets/cp.html#2006-2016_query)

Workforce Profile

This data point is recommended for review, to estimate how much the City’s economy could potentially employ its local residences, minimizing traveled miles and transportation costs for overburdened community members. This can also be informative to the City’s Economic Development Element and planning policy.

### Jobs to Housing Ratio

According to Census On the Map for 2022 there were 271 jobs within the City of George<sup>2</sup>. Compared to the 230 total housing units counted above, that means the City has a Job to Housing ratio of 1.18. By Comparison the State of Washington has a total of 3,434,981 jobs and 2,979,270 housing units with a ratio of 1.15. A higher ratio means more jobs are potentially locally available to residents, and George is slightly above the state ratio.

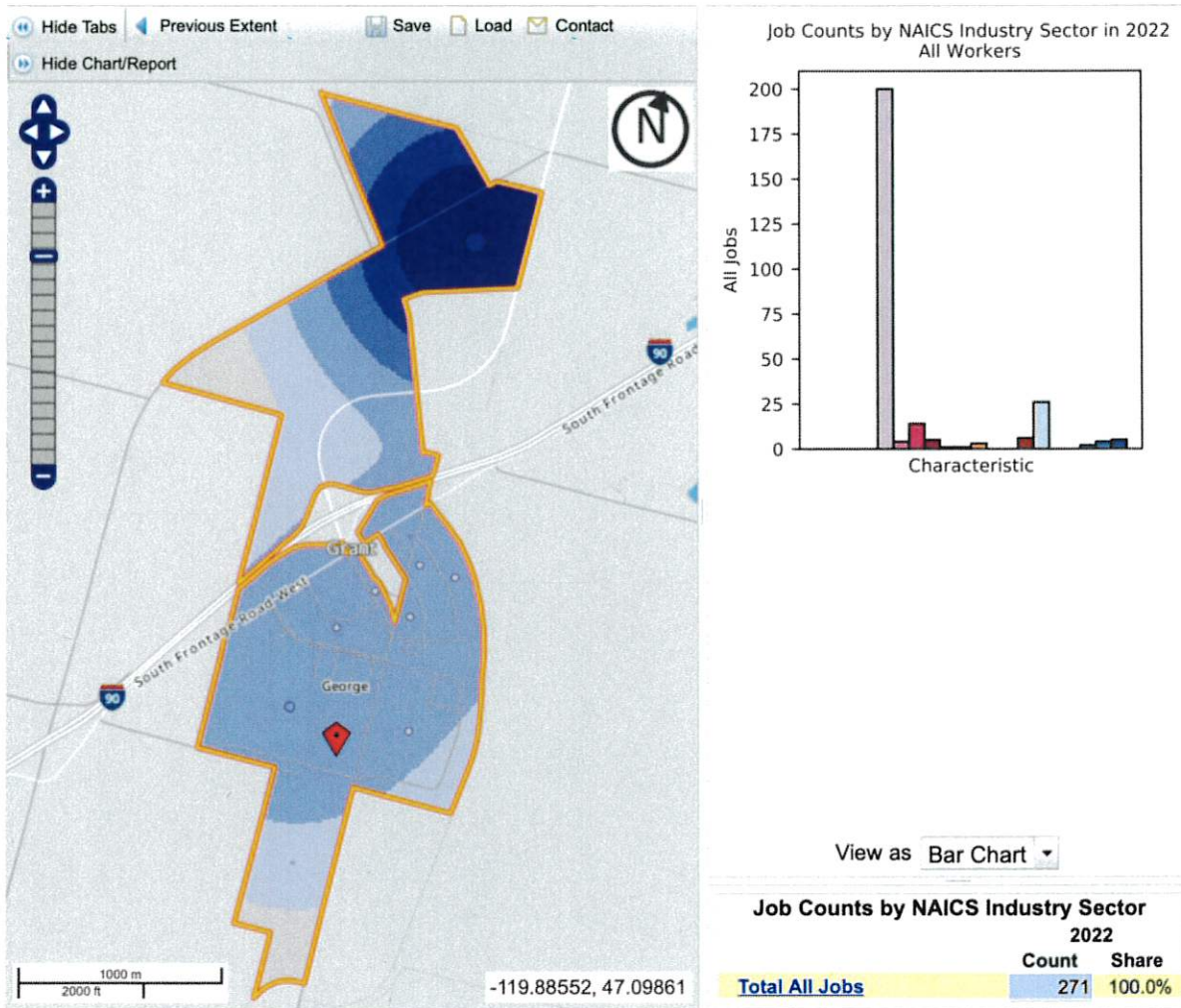


Figure 7: Source- Census OnTheMap

### Housing Supply

Understanding the City’s current housing supply will help inform what gaps exist as seen in the next section. As is common throughout the state, the middle housing is very small portion of the

<sup>2</sup> <https://onthemap.ces.census.gov>

housing inventory in George. The following figures summarize key data points about the City's housing supply.

### Unit County By Type

The City has a majority of single-family residence with most being site built homes, though there is a large remaining stock of older manufactured an mobile homes within the City limits.

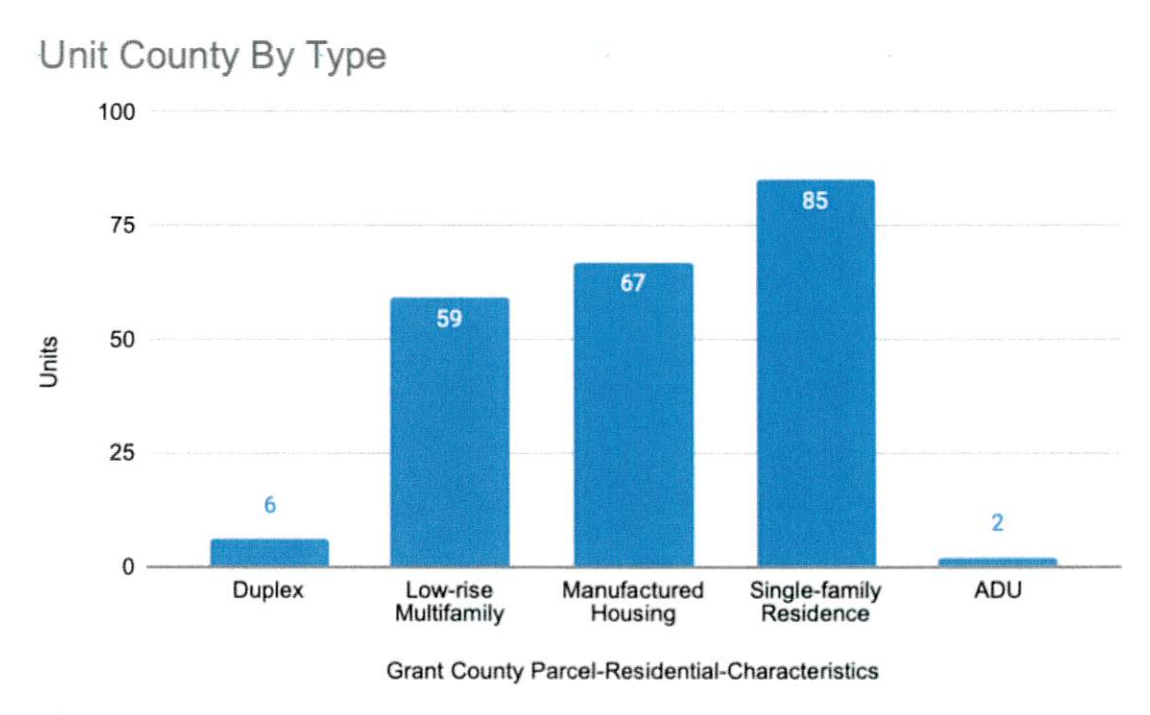


Figure 8: Source- Grant County GIS Parcel Residential Characteristics 2025

### Size (number of bedrooms)

Out of the housing inventory, most homes are 2 or three bedrooms homes which typically matches with family occupancy. This is consistent with census data, showing that almost 75% of households have children under 18 years of age. The Census data shows the City has an average of about 3.8 occupants per household. With over 963 bedrooms in the housing stock, that's about 1.4 people per bedroom.

## 2023 ACS Housing Size

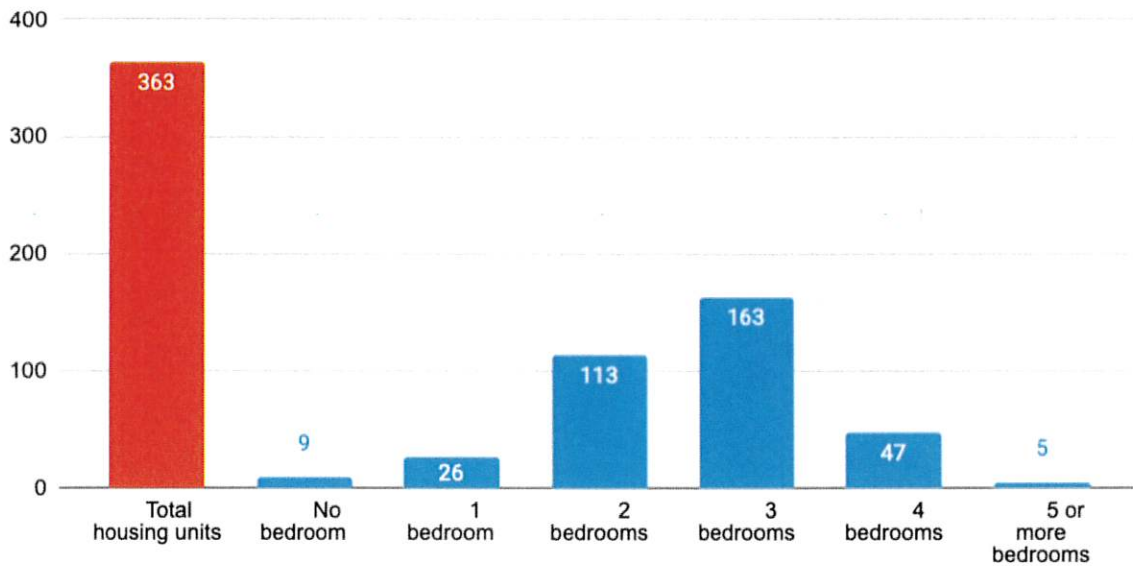


Figure 9: ACS 2023- Size of homes by bedroom count

### Age of Housing Inventory

There are a number of much older manufactured homes in the City, and many of them are in the City's R-3 Zone. Having a much higher use available to those properties, makes the land more valuable than the improvements, eventually becoming feasible to re-develop the land.

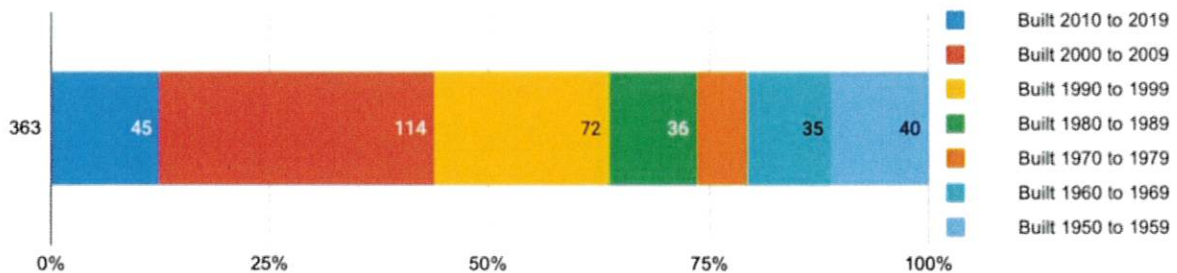


Figure 10: ACS 2023- Year of Structure Built

### Special Housing Inventory

Per the Dept. of Commerce guidance, "An HNA should include a count of the number of subsidized units available to those who qualify for income-restricted affordable housing. The HNA should also identify the location of these units to understand the access to jobs, schools, and other local amenities that are important features for affordable housing units."

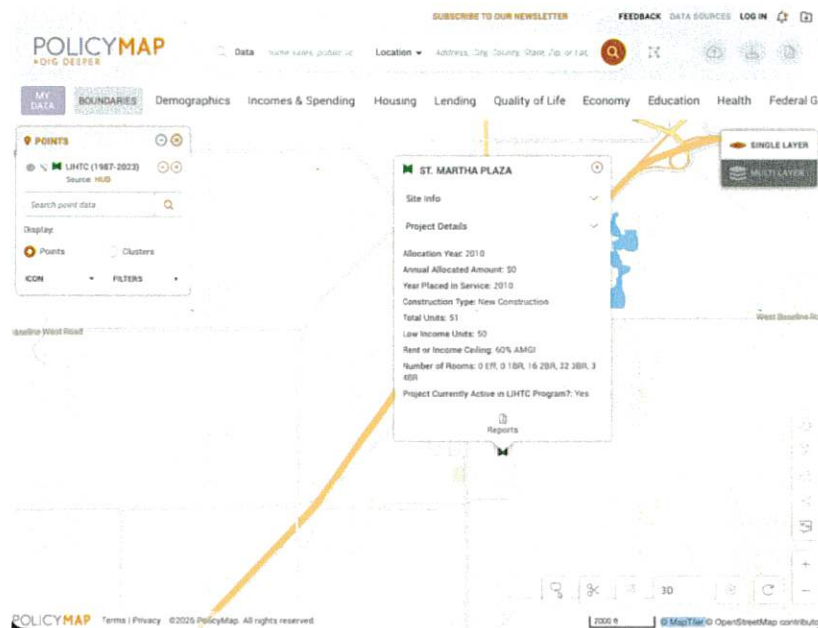


Figure 11: Policy Map identifying subsidized housing

### Subsidized Housing

Catholic Charities has St. Martha Plaza, with 50 low-income units, which use the Low-Income Tax Credit as seen in the Policy Map resource above<sup>3</sup>. Since George is a small rural community, the placement of this housing is within walking distance of the City’s commercial core, including shops, the post office, City Hall, the Community parks and the Elementary School.

### Group Homes or Care facilities

There are no Group Home or Care Facilities within the City Limits of George.

### Gap Analysis and Summary

The City of George is doing well serving a diverse range of incomes with its current housing inventory. While there are number of cost burdened families in the community, it is a relatively low number. Moving into the future though, the City needs to continue to provide housing that can support all income demographics to keep that number low, especially considering the potential for displacement as older housing stock becomes financially incentivized by market values to be re-developed into new homes.

### Quantity of Housing to income Brackets

This brings us back to Figure 4, to assess whether the County housing allocation using the HAPT is consistent with the demographics and data gathered through the Housing Need Assessment. Understanding this HNA data above informs us that the housing allocation appears to be accurate of the communities needs.

<sup>3</sup> <https://www.policymap.com/newmaps/e/www>

## Land Capacity Analysis

Using this HNA data above, a Land Capacity Analysis will be completed next to see if the City's land inventory and zoning can accommodate these. See the City of George LCA report.

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# City of George- LCA Report



"Home of the World's Largest Cherry Pie"

## Land Capacity Analysis (LCA)

### Background

As the City of George grows over the next 20 years, it has a responsibility to accommodate its fair share of housing needs across a wide range of economic demographics per the Growth Management Act. The Dept of Commerce guidebook for fully planning jurisdictions explains it as:

“[The City’s UGA, which includes all [of the incorporated City limits], must allow development density sufficient to accommodate the next twenty years of projected population and employment growth. If zoning regulations don’t authorize the densities to accommodate this growth, the City needs to increase allowed densities, expand the size of its UGA, or both. In [2027], the City must plan for and accommodate housing needs by income band, so it will need to make assumptions about the densities that will provide housing at various price points and adjust accordingly to meet housing need.”<sup>1</sup>

Working with Grant County to determine a preliminary population allocation and using the Housing for All Planning Tool (HAPT), the City has been allocated its share of diversified housing it must accommodate through its Housing Element in the Comprehensive Plan and through its development regulations. This analysis is provided within the Population Allocation Report.

### Process

Using the City’s population and housing allocations per Figures 1 and 2 below, the City can look at its UGA and analyze if there is enough land capacity to support this allocation. “A Land Capacity Analysis (LCA) is a methodology conducted by counties and cities to determine the amount of vacant, partially used, and under-utilized lands, as well as the redevelopment potential of built properties, to accommodate growth.”

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<sup>1</sup> A Guide to the Periodic Update Process Under the Growth Management Act Fully-Planning Counties & Cities. Department of Commerce.

Jurisdiction	2025 OFM Population Estimates	Current % of total County Population	2047 Population Targets	2047 Share of total County Population
Grant County	106,250	100%	133,612	100%
George	900	0.85%	1,208	0.90%

Figure 1: City of George Preliminary Population Allocation. Nexus Planning Services, 2025

Jurisdiction	City	% Share	Total Units Allocated (2020-2047)	Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)
				0-30%							
				Non-PSH	PSH	30 - 50%	50 - 80%	80 - 100%	100 - 120%	>120%	
George	Unincorporated UGA	0.8	157	26	11	37	28	14	13	28	1

Figure 2: Preliminary Housing Share- Sources: HAPT, 2026; Nexus Planning Services, 2025

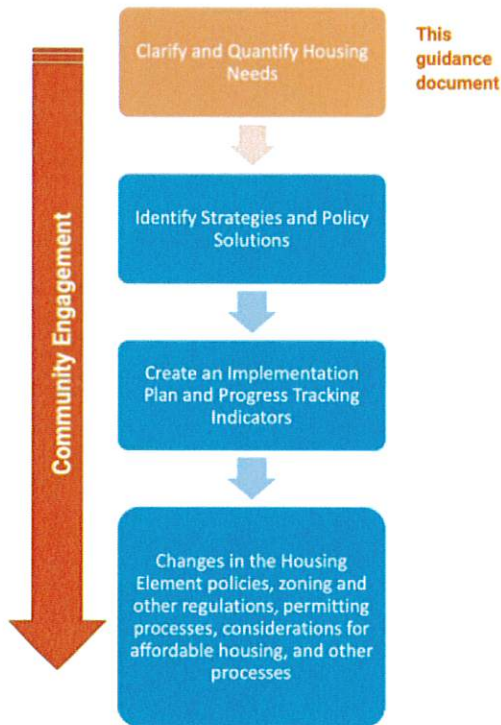


Figure 3: Dept of Commerce Strategy for Updating the Housing Element

After calculating what the City’s available land can support, it can be assessed against what has been determined to be needed, and deficiencies can be identified. If deficiencies are found in this analysis, then the City can take policy action that amends its zoning boundaries or development regulations to compensate for this deficiency.

While not required to create an implementation and monitoring plan, the City should observe the effects of adopted policy and zoning to see if they are effectively accomplishing the goals of providing diverse and robust housing opportunities for all economic segments in the community.

## Provisions for All Economic Segments

The latest housing element guidance and GMA requirements want Cities to make sure they not only have land capacity to provide the housing numbers to support its allocated population, but also the diverse economic segments across its potential housing growth. This means having diverse zoning categories and development regulations that encourage housing that is affordable to all.

Working with the County, the methodology to accomplish this was determined as seen in the flow chart Figure 4.

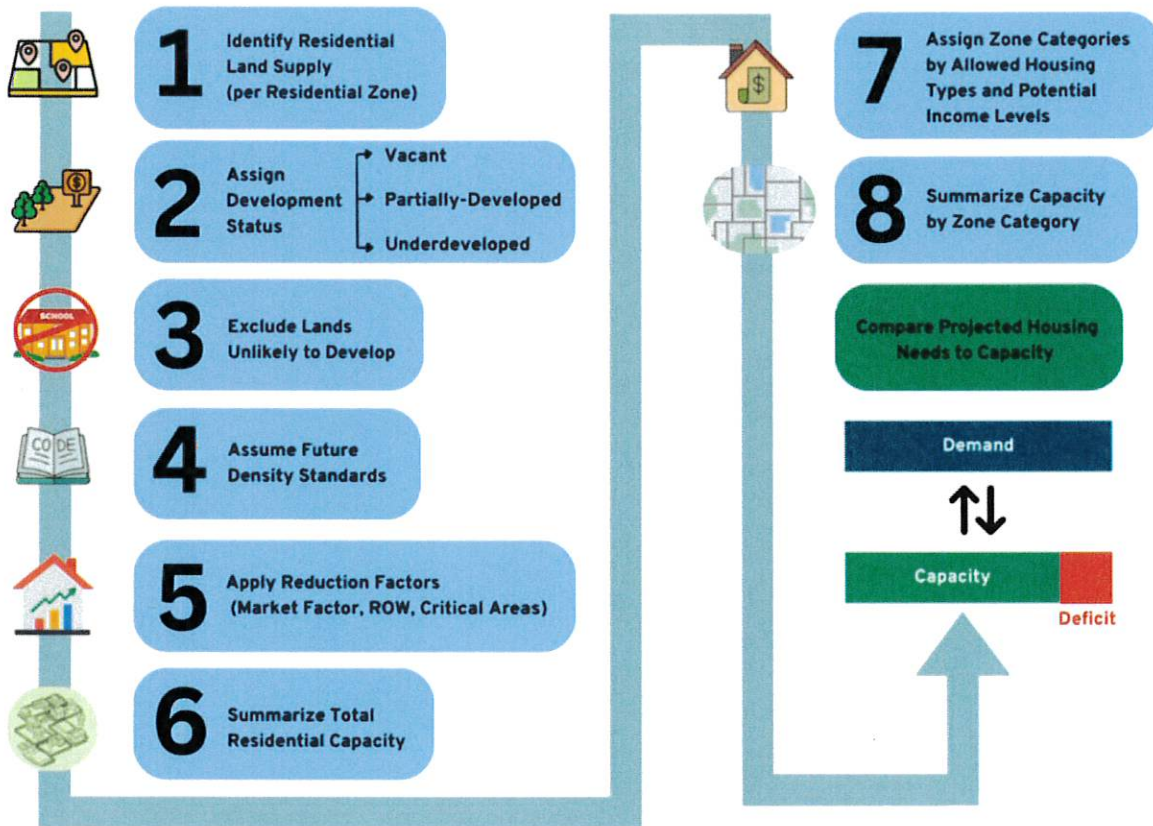


Figure 4: Grant County LCA Methodology. Source- Nexus Planning Services, 2025



## Step 1- Residential Land Supply

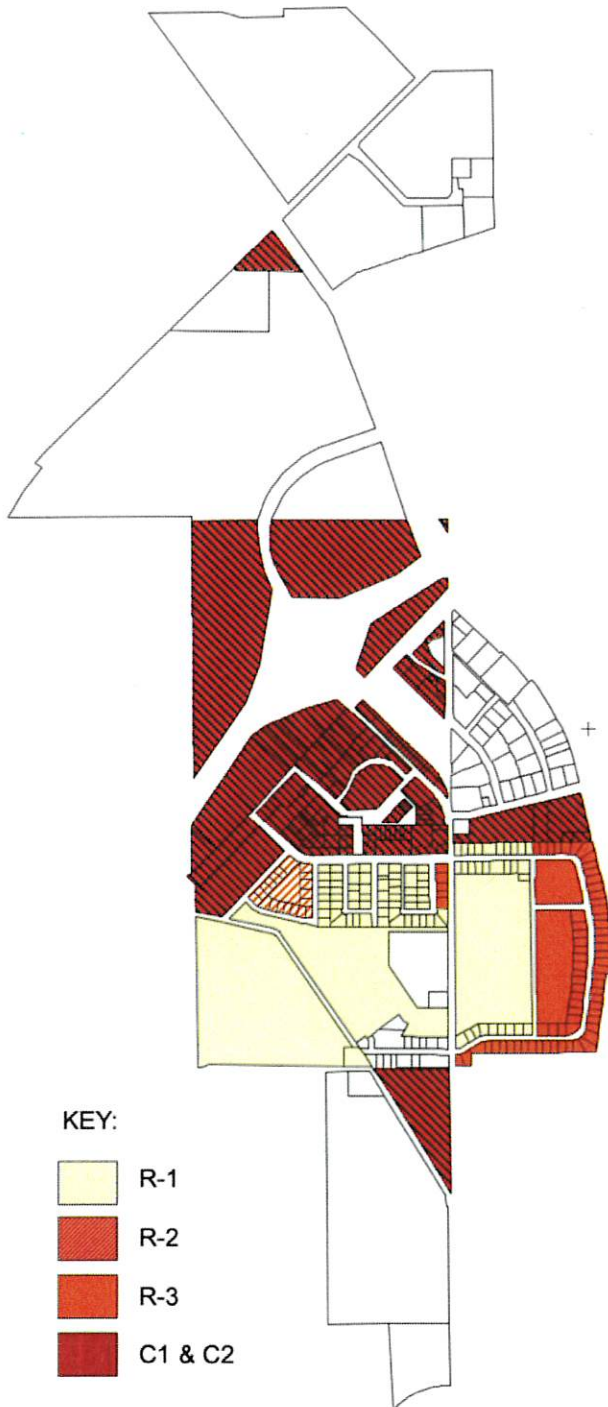


Figure 5: Residential Zones within George City Limits

The simplified zoning map in Figure 5 identifies zones within the City limits that allow for residential development. These include: R-1 (single family residential lots), R-2 (duplexes), R-3 (Low-rise Multifamily), and C-1& C-2 Commercial lots, which can support residential units in mixed-use developments.

The total acreage of each zoning type:

ZONE	GROSS ACRES
R-1	119
R-2	6
R-3	33
C-1 C-2	165



## Step 2 – Assign Development Status

Using Grant County GIS data and parcel information land values were subtracted from total market values, to determine if improvements have been made to each parcel in each zone. If there was no improvement value, then the land was labeled as undeveloped. If the improvement value was less than 50% of the Land value, it was labeled as under-developed.

Zone	Development Status	Acres
<b>R-1 (Single Family)</b>	Vacant	102.119
	Under Developed	0.762
	Pipeline*	-
	Developed	16.37
<b>R-2 (Duplex)</b>	Vacant	5.664
	Under Developed	0
	Pipeline	-
	Developed	0.758
<b>R-3 (Multi-Family)</b>	Vacant	10.325
	Under Developed	1.616
	Pipeline	-
	Developed	20.952
<b>C-1 &amp; C-2 (Mixed Use)</b>	Vacant	127.728
	Under Developed	12.219
	Pipeline**	-
	Developed	25.342

Figure 6: Table of development status of residential zoned acres

## Step 3- Exclude Unlikely Lands to Develop

Any lands that are unlikely to be developed were removed from the total capacity. Two current pipeline project the City is perusing in developing a civic core and creating more park area by

the Elementary School. The public facilities and land acquisitions will remove some of the housing buildable land capacity so have been subtracted from the gross acreage.

**Step 4- Assume Future Land Density**

Taking the existing unit density in the City per zone, and checking those again the maximum allowed density per the zoning code (GMC 19.20.010), an assumed future land density was established. The results are shown in the Table below:

Zone	Max. Density (Dwelling Units/Acre)	Assumed Density (Rounded to Nearest Whole #)
R-1 (Single Family)	4	4
		0
R-2 (Duplex)	8	3
R-3 (Multi-Family)	15	6
C-1 & C-2 (Mixed Use)	UL	2
		0

Figure 7: Table of assumed residential density by Zone

**Step 5- Reduction Factors**

Using reduction factors within the range established with the methodology developed by the County, the future land development was reduced for things like market factor, Critical Area and environmental factors, and Right of way or infrastructure improvements.

Recommended Reduction Factor Ranges	
<b>Market Factor</b>	Vacant: <b>5-10%</b> Redevelopable: <b>10-25%</b>
<b>Critical Areas and Environmental Constraints</b>	<b>5-30%</b>
<b>Right-of-Way (ROW) and Infrastructure</b>	Vacant: <b>10-20%</b> Redevelopable: <b>5-15%</b>

*Figure 8: Recommended reduction factors by Grant County LCA Methodology. Source-Nexus Planning Services, 2025*

An even Market factor was applied across all zones, as historic land holdings that hadn't been for sale before has changed. This greatly increased capacity within City limits.

With few critical areas within City limits and a history of mitigating shrubb-stepp with off-site land banks, the environmental reductions factors were chosen on the lower side of the scale.

Large un-platted lots received a higher reduction factor for infrastructure than already platted parcels.

These separate factors were added together for each zone to calculate a net available acreage for housing development.

### Step 6- Summarize Total Capacity

The following table summarized the steps taken together.

Zone	Development Status	Acres	Adjusted Acres For Pipeline Projects	Infrastructure/Land Availability Adjustments	Net Developable Land	Max. Density (Dwelling Units/Acre)	Assumed Density (Rounded to Nearest Whole #)	Gross Residential Capacity (Units)
R-1 (Single Family)	Vacant	102.119	95.119	35 %	61.827		4	250
	Under Developed Pipeline*	0.762	0.762	25 %	0.572	62.399	4	
	Developed	16.37	23.37	0 %	7	7	0	
R-2 (Duplex)	Vacant	5.664	5.664	15 %	4.814	23.37	3	14
	Under Developed Pipeline	0	0	25 %	0	4.814	8	
	Developed	0.758	0.758	0 %	0	0		
R-3 (Multi-Family)	Vacant	10.325	10.325	30 %	7.228	7.228	6	51
	Under Developed Pipeline	1.616	1.616	25 %	1.212	8.44	15	
	Developed	20.952	20.952	0 %	0	0		
C-1 & C-2 (Mixed Use)	Vacant	127.728	123.528	35 %	80.293		2	180
	Under Developed Pipeline**	12.219	12.219	20 %	9.775	90.068	UL	
	Developed	25.342	29.542	0 %	4.2	4.2	0	
					29.542			
* Public Land Acquisition for School Park Facilities								
** Public Land Acquisition for Civic Center & Park								

Figure 9: LCA Summary Table



## Step 7- Assign Zone Categories to Potential Income Levels

To assure all economic segments can be supported by the City’s zoning and available lands, each zone was assigned a zone category that can relate to a housing need by income level. This also serves as an opportunity to take new legislation for the allowance of ADUs on single family parcels into consideration. While new, a low 10% capacity has been assigned for ADUs at this time, but it is an important part of the city’s growth equation.

Zone	Unit Capacity	Assigned Zoning Category	Capacity In Zone Category
R-1	250	Low Density	250
R-2	14	Moderate Density	14
R-3	51	Low Rise Multifamily	231
C-1 & C-2	180	Low Rise Multifamily	
ADUs	26	ADUs	26

Figure 10: Acres available of each Zone Category

Zone category	Typical housing types allowed	Lowest potential income level served		Assumed affordability level for capacity analysis
		Market rate	With subsidies and/or incentives	
Low Density	Detached single family homes	Higher income (>120% AMI)	Not typically feasible at scale*	Higher income (>120% AMI)
Moderate Density	Townhomes, duplex, triplex, quadplex	Moderate income (>80-120% AMI)	Not typically feasible at scale*	Moderate income (>80-120% AMI)
Low-Rise Multifamily	Walk-up apartments, condominiums (2-3-floors)	Low income (>50-80% AMI)	Extremely low and very low income (0-50% AMI)	Low income (0-80% AMI) and PSH
Mid-Rise Multifamily	Apartments, condominiums	Low income (>50-80% AMI)	Extremely low and very low income (0-50% AMI)	Low income (0-80% AMI) and PSH
ADUs (all zones)	Accessory Dwelling Units on developed residential lots	Low income (>50-80% AMI)	N/A	Low income (>50-80% AMI) – Group with Low-Rise and/or Mid-Rise Multifamily

Figure 11: Department of Commerce guidance on income levels for moderate cost communities

## Step 8- Summarize Capacity By Zone Category

This was compiled into the Table below to see if each income level is adequately supported by the City’s zoning. While most economic segments have plenty of capacity, the middle-housing is deficient by 13 dwelling units. This is not surprising as the zoning map shows very little (only 6 Acres) of the R-2 zone. This may not be an issue as mixed-use development in commercial zones could compensate for this deficit. However, the empty R-1 residential lots could be easily upzoned to correct for the deficit as well, since there is less certainty with housing being placed in commercial zones and having a more complicated permitting process requiring conditional use permits in most cases.

Income Level (% AMI)	Projected Housing Need	Zone Category Serving those Needs	Aggregate Housing Needs	Total Capacity	Capacity Surplus or Deficit
0-30% PSH	11	Low Rise MultiFamily & ADUs	92	257	165
0-30% Other	26				
>30-50%	27				
>50-80%	28				
>80-100%	14	Moderate Density	27	14	-13
>100-120%	13	Low Density	28	250	222
>120%	28				
Total	147		147	521	374

Figure 12: Comparing housing allocation by economic segments with land Capacity

## Racially Disparate Impacts, Exclusions, Displacement and Displacement Risk

In addressing the deficit above and putting emphasis on the re-development of underdeveloped parcels, displacement should be considered. There are older single family mobile homes that are in R-3 zoned parcels, and new development could displace those homes with a higher valued residential use on those properties.

While this initial report is shared with the public, the community will be asked for their input on racially disparate and exclusions that may be missed from this initial analysis before new policies or zone changes are put into place.

Additionally, the development regulations will be checked that there are adequate provisions in place to address housing for lowest economic segments (less than 50% of the median income). Are there barriers in place that need to be removed, or programs needed to achieve housing availability for this economic group?

## Housing Element Review

With these LCA steps complete, the existing housing element in the City's comprehensive plan can be reviewed and updated to be consistent with this new data. Some key items to consider include:

Upzone some R-1 zone area with close proximity to the commercial core to R-2 to increase the City's moderate density and moderate-income family capacity.

Have displacement policy in place to address low valued homes being replaced as higher property values makes their financial sustainability less achievable. These occupants typically have fixed incomes and have been used to lower property taxes in the past, but as housing demand increased and property values rise, financial pressures may force them to move.

## Goals and Policies

The goals and policies in the housing element need to be consistent with new legislation and allow for more diverse housing types with City limits, including co-housing development and ADUs. Policies that are not aligned with these goals will need to be re-evaluated and discussed with the public through workshops.

## Implementation and Monitoring

While implementation and monitoring of the policies is not required for the Housing Element it is recommended for the most effective means of accomplishing these planning goals. While the City is small and doesn't have current capacity to fully commit to a implementation and monitoring plan, small steps as time allows can be taken to support these policies.

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**RESOLUTION NO. 2026-342**

**A RESOLUTION OF THE CITY OF GEORGE DECLARING CERTAIN PERSONAL PROPERTY SURPLUS TO THE NEEDS OF THE CITY OF GEORGE**

WHEREAS, the City of George (the "City") owns certain personal property consisting of a 2001 Ford Ranger, VIN #1FTYR10C41PA35321 (the "Vehicle"); and

WHEREAS, the Vehicle was purchased in 2010 and was used for Public Work purposes; and

WHEREAS, the City owns a 2001 Ford Ranger that has experienced major mechanical failure, including a blown engine, rendering the vehicle inoperable and not cost-effective to repair; and

WHEREAS, the Public works Department has since acquired a replacement vehicle to meet its operational needs, and

WHEREAS, the Vehicle is no longer needed or necessary by the City.

NOW, THEREFORE, BE IT RESOLVED BY THE City Council OF THE City of George AS FOLLOWS:

1. The Vehicle is no longer needed or necessary for the City's purposes, and is hereby declared to be surplus.
2. The Mayor is hereby authorized to execute any and all documents necessary to transfer or sell the Vehicle such that the Vehicle may either be sold or used as a trade-in on the purchase of a newer vehicle. This authorization is effective immediately.

PASSED BY A MAJORITY VOTE of the members of the George City Council this \_\_ day of \_\_\_\_\_, 2026.

APPROVED:

\_\_\_\_\_  
MAYOR, JUAN VILLALPANDO

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
CITY CLERK, AMY GRACE