

Chapter 2 – Land Use Element

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I. INTRODUCTION

Purpose

The Land Use Element establishes the desirable character, quality and pattern of the physical environment and represents the community's policy plan for growth over the next 20 years. In addition, because land is a limited resource, the Land Use Element acts as a check and balance by establishing which areas are suitable or unsuitable for development. Unsuitable lands include those that pose significant health hazards, areas with development limitations, and critical areas.

The Washington State Growth Management Act (GMA) requires that the following be addressed by the Land Use Element:

- Designation of the proposed general distribution, extent and general location of a number of land uses for various activities;
- Establishment of population densities, building intensities and estimates of population growth;
- Wherever possible, the Land Use Element should consider utilizing urban planning approaches that promote physical activity;
- Provisions for the protection of the quality and quantity of groundwater used for public water supplies (this requirement is addressed in the Natural Systems Element); and
- Where applicable, the Land Use Element must review drainage, flooding and storm water runoff in the area covered by the plan and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute the waters of the state (this requirement is addressed in the Natural Systems Element).

Designation of an Urban Growth Area (UGA), integration with countywide planning policies, and identification of lands useful for public purposes and open space corridors within and between UGAs are also GMA inventory requirements, and will also be addressed in this element.

Applicable Revised Code of Washington (RCW), County-wide Planning Policies (CWPPs) and Metropolitan Transportation Plan (MTP) policies

Under the GMA, cities, towns, and their UGAs are identified as the primary areas where future urban growth will be permitted. To achieve the GMA's goal of "interjurisdictional consistency," consistency must be maintained at the state level with of the Revised Code of Washington (*RCW*), and at the regional level with the Yakima Countywide Planning Policy (*CWPP*), the Yakima Valley Metropolitan Transportation Plan (MTP), and each jurisdiction's comprehensive plan. The land use-related policies covered in detail in this element cite the consistent and applicable federal, state, county, and regional policies.

The following rules and policies apply to discussion of the City of Grandview Land Use Element.

The following policies are related to the process and criteria for establishing and amending Grandview's UGA:

- 1) Areas designated for urban growth should be determined by preferred development patterns and the capacity and willingness of the community to provide urban governmental services (*CWPP A.3.1*).
- 2) All cities and towns will be within a designated UGA. UGAs may include areas not contained within an incorporated city. (*CWPP A.3.2*, also *RCW 36.70A.110*)
- 3) All UGAs will be reflected in County and respective city comprehensive plans (*CWPP A.3.3*).

- 4) Urban growth will occur within UGAs only and not be permitted outside of an adopted UGA except for new fully contained communities (CWPP A.3.4, **RCW 36.70A.350**)
- 5) The baseline for 20-year Countywide population forecasts shall be the official decennial GMA Population Projections from the State of Washington's Office of Financial Management (OFM) plus unrecorded annexations. The process for allocating forecasted population will be cooperatively reviewed (CWPP A.3.5).
- 6) Sufficient area must be included in the UGAs to accommodate a minimum 20-year population forecast and to allow for market choice and location preferences (CWPP A.3.6, **RCW 36.70A.110 (2)**).
- 7) When determining land requirements for UGAs, allowance will be made for greenbelt and open space areas and for protection of wildlife habitat and other environmentally sensitive areas (CWPP A.3.7, **RCW 36.70A.110(2)**).
- 8) The County and cities will cooperatively determine the amount of undeveloped buildable urban land needed. The inventory of the undeveloped buildable urban land supply shall be maintained in a regional GIS database (CWPP A.3.12).
- 9) The County and cities will establish a common method to monitor urban development to evaluate the rate of growth and maintain an inventory of the amount of buildable land remaining (CWPP A.3.9).
- 10) The local jurisdiction may initiate an amendment to an existing UGA through the normal comprehensive plan amendment process; however, in no case will amendments be processed more than once a year (CWPP A.3.10, **RCW 36.70A.130 (2)**).
 - Note: this policy was modified in 2009 by Yakima County through Ordinance No. 9-2009. Applications for amendments to UGA boundaries will only be considered at five-year intervals, after the Washington State Office of Financial Management's (OFM's) GMA population projections for the County have been issued.
- 11) Prior to amending an UGA, the County and respective local jurisdiction will determine the capital improvement requirements of the amendment to ascertain that urban governmental services will be available within the forecast period (CWPP A.3.11).
- 12) Annexations will not occur outside established UGAs (**RCW 35.13.005**). Annexations will occur within UGAs according to the provisions of adopted inter-local agreements, if any (CWPP A.3.8).

The following policies relate to phasing growth and development with service and infrastructure provision:

- 1) Urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities, and urban government services should not be provided in rural areas (CWPP B.3.1, **RCW 36.70A.110 (3)**).
- 2) Urban growth management inter-local agreements will identify services to be provided in an UGA, the responsible service purveyors and the terms under which the services are to be provided (CWPP B.3.2).
- 3) Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next 20 years (CWPP B.3.3).
- 4) The capital facilities, utilities and transportation elements of each local government's comprehensive

plan will specify the general location and phasing of major infrastructure improvements and anticipated revenue sources (*RCW 36.70A.070(3)(c)(d)*). These plan elements will be developed in consultation with special purpose districts and other utility providers (*CWPP B.3.4*).

- 5) New urban development should utilize available/planned urban services (*CWPP B.3.5, RCW 36.70A.110(3)*).
- 6) Formation of new water or sewer districts should be discouraged within designated UGAs (*CWPP B.3.6*).
- 7) Transportation improvements or strategies to accommodate the impacts resulting from new development will be implemented concurrent with new development. “Concurrent with new development” means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years (*CWPP D.3.4, RCW 36.70A.070(6)(e)*).
- 8) The County and cities will work with special purpose districts and other agencies to establish a process for mutual consultation on proposed comprehensive land use plan policies for lands within UGAs. Actions of special purpose districts and other public service providers shall be consistent with comprehensive plans of the County and the cities. (*CWPP F.3.1, RCW 56.08.020, RCW 57.16.010*).
- 9) Local economic development plans should be consistent with the comprehensive land use and capital facilities plans, and should:
- 10) Evaluate existing and potential industrial and commercial land sites to determine short and long term potential for accommodating new and existing businesses;
- 11) Identify and target prime sites, determine costs and benefits of specific land development options and develop specific capital improvement strategies for the desired option;
- 12) Implement zoning and land use policies based upon infrastructure and financial capacities of each jurisdiction;
- 13) Identify changes in UGAs as necessary to accommodate the land and infrastructure needs of business and industry;
- 14) Support housing strategies and choices required for economic development. (*CWPP G.3.2*).

Coordination of efforts between the many diverse economic development organizations and other related agencies within Yakima County should be encouraged by:

- a) Identifying linkages between economic development issues and strategies and other growth planning elements (i.e. housing, transportation, utilities and land use);
- b) Defining roles and responsibilities for carrying out economic development goals, objectives and strategies (*CWPP G.3.3*).

Relationship to Other Elements

The Land Use Element could be described as the “driver of the Comprehensive Plan” in that each of the other elements is interrelated with the Land Use Element, and the Plan’s goals will be implemented through land use policies and regulations.

This Land Use Element has the following components:

- 1) Summary of the UGA process and designation.
- 2) Summary of major land use considerations for the City.
- 3) Summary of historic trends and the physical setting for the community, and an inventory of existing

land uses within the City and its UGA.

- 4) Analysis and forecasts, including analysis of population growth and demographics; economic conditions; physical conditions; infrastructure; public facilities and services; and projection of long-range land use needs.
- 5) Land use maps.
- 6) Land use goals and policies.

II. URBAN GROWTH AREA

Grandview's Urban Growth Area (UGA) includes the incorporated City, those lands to which the City may feasibly provide future urban services (i.e. the City's urban service area), and those surrounding areas which directly impact conditions within the City limits (Figure 2-1).

The UGA boundary was designated by the County Commissioners, after an extensive process involving coordination between the City and Yakima County, in which the UGA was identified, management policies for the UGA were established, and annexation policies were developed. County-wide planning policies were taken into consideration in this process.

In the UGA boundary designation process, the following major findings or considerations contributed toward the final location of the boundary.

- Establishing a balance between too much land within the UGA which may contribute to urban sprawl, high costs for public services, and unnecessary conversion of resource lands and farmlands to residential or other uses, and too little land for residential uses which can increase housing costs and limit housing choices. Allowing an inadequate supply of industrially zoned lands can also constrain economic development and may potentially adversely affect the City's future tax base.
- Physical features or environmental constraints should be used to provide a clear separation between urban and rural areas.

The City of Grandview's UGA was last revised in 2007. The City of Grandview's UGA boundary and future land use designations in the unincorporated portions of the UGA were revised in 2015 after an extensive process involving coordination between the City and the County. The Land Capacity Analysis conducted by the County determined that Grandview's existing UGA contained a surplus of 1,125 (incorporated and unincorporated portions of UGA) acres of vacant residential, commercial, and community facilities land which would accommodate 80 years of growth for non-industrial purposes¹. Portions of two parcels were added to the UGA because they straddled the UGA boundary and were split designated/split zoned parcels. The change was considered correction of a mapping error.²

¹ Yakima County Public Services Department Planning Division, Long Range Planning Section. September 14, 2015. Staff Report: Yakima County's 2017 Review of its UGAs and Permitted Densities – Urban Growth Area for City of Grandview.

² Board of Yakima County Commissioners. December 15, 2015. In the Matter of Amending Both the Yakima County Comprehensive Plan – Plan 2015 and Yakima County Code Title 19 – Unified Land Development Code, As Part of the 2015 Biennial Map Amendment Cycle, 2015 Yakima county Initiated Text and Map Amendments and Initial Urban Growth Area Boundary Amendments Relating to the 2017 Required Comprehensive Plan Update.

~~At that time, it was determined that additions to the UGA for residential purposes was not justified and some unincorporated parcels west of the wastewater treatment plant zoned Valley Rural and Remote/Extremely Limited Development Potential were removed from the UGA because they were not needed for urban development during the 20-year planning period. Currently, Yakima County is working with jurisdictions to update all County UGA boundaries by 2017. Grandview's UGA boundary is expected to have only minor changes.~~

Major Land Use Considerations

- What are appropriate locations for industrial development to expand the city's employment base? Should the city concentrate industrial development activities/zoning in the northwest and southeast areas of the city near I-82 and the Washington Central rail line?
- What are the important site considerations for new commercial and industrial development? Should industrial uses be grouped together in an industrial park setting to take advantage of existing infrastructure?
- What would be the best use of the land surrounding Exit 73 and Exit 75 on I-82? Commercial oriented toward the needs of the traveling public, or industrial uses? What form should any transition from existing land uses and adjacent residential or agricultural uses take?
- What is the appropriate development pattern for Grandview? Should the city grow incrementally outward from the existing city limits, or should independent developments be allowed to occur outside the existing city limits, either with or without accompanying city services?
- What type of commercial development, professional offices, medical facilities or other business is appropriate for the downtown and other areas of the city?
- What is the role of agricultural lands within the Urban Growth Area? How should the transition from rural to urban uses be handled? Should buffering be considered, and if it is, what form should the buffering take?
- What are appropriate locations for public and private facilities of a regional or state-wide nature?
- How much land area is needed to support a variety of housing types serving all segments of the community?
- What land uses are appropriate in the area of the wastewater treatment facility?

III. EXISTING CONDITIONS

History

Grandview like many other communities located in the Yakima Valley can attribute its origins to expansion of railroad lines, specifically the Northern Pacific Railway. The site for Grandview was selected in 1905 to serve as a terminus for the Sunnyside Branch of the Northern Pacific Railway. The City site was designed and platted at that time, and named "Grandview" due to its outstanding view of Mt. Adams and Mt. Rainier.

In the late 1880s, the Yakima Valley was recognized by railroad officials and land speculators to be an area with an enormous amount of agricultural potential. Railroad officials acted quickly, and in 1889, devised a plan to purchase land in the valley and formed a company to irrigate these lands. During this period, a total of three irrigation companies were organized and pumping plants were installed leading to the first intensive cultivation of land in 1903.

In 1909, the City became incorporated and the first officers were elected.

Growth in Grandview for the most part, has been incremental in all directions from the original City site, with commercial growth generally following Wine Country Road (east-west), and with industrial growth occurring along the rail corridor (northwest - southeast). Residential growth has occurred mostly south of the commercial areas and east of the industrial areas. Since 1960, most of the residential growth has been in the southwest portion of the City.

In late 1950s, the City annexed a noncontiguous area of City property across the Yakima River, 2½ miles south of Grandview. A lagoon type sewage disposal treatment system, and a sanitary landfill occupied roughly 970 acres of this property. Another noncontiguous parcel of City property located northeast of

the City formed a reservoir site.

Several areas were annexed to Grandview in 1980, including two large commercially and industrially zoned tracts along I-82, and a number of residentially zoned tracts, located mostly south of the City.

Between 1980 and 1982, other annexations occurred including some large tracts to the north along I-82, several smaller areas to the south, and the Glacier Park parcel on the west side of the City's property across the Yakima River.

In 1986, a large agricultural tract was annexed west of the City limits to Forrest Road, aligned with Ogle Road to the north. An adjacent tract west to Puterbaugh Road and north to Ogle Road was annexed in 1991. Several other annexations occurred in the 1990s including a subdivision zoned AF-1 in 1990, located west of Wilson Highway and north of Pleasant Avenue, and a large agricultural tract added to the northwest corner of the City in 1992.

Physical Setting

Grandview is located in the south-central section of Washington State, along the eastern boundary of Yakima County. The City lies along Interstate 82 approximately 40 miles from the Yakima metropolitan area, and is also approximately 40 miles from the Tri-Cities metropolitan area. The City of Sunnyside is six miles to the northwest of Grandview, and the City of Prosser is eight miles to the east. The majority of the City of Grandview lies north of the Yakima River, in a fertile irrigated valley, approximately in the middle of the Lower Yakima Valley between the Rattlesnake Hills to the north and the Horse Heaven Hills to the south.

Significant Milestones in Grandview's Recent History

- ✓ 2006 Hillcrest Reservoir Rehabilitation
- ✓ 2006 New children's playground at Tower Park
- ✓ 2007 YVCC Grandview Campus Workforce Education Facility (winery/vineyard technology and allied health programs)
- ✓ 2008 Disc Golf Course at Dykstra Park
- ✓ 2008 New children's playground at Westside Park
- ✓ 2009 Grandview Centennial Celebration
- ✓ 2009 Grandridge Area Improvements
- ✓ 2009 New children's playground at Country Park – Seahawks Play 60
- ✓ 2009 Euclid Road Rehabilitation
- ✓ 2010 "Alive" Downtown Revitalization
- ✓ 2010 Rose Garden moved to East Entrance
- ✓ 2011 City/College (YVCC) Library Construction
- ✓ 2011 Community Center Construction
- ✓ 2011 Wine Country Road Improvements
- ✓ 2011 Grandview Transportation Benefit District Formation
- ✓ 2012 North Birch Street Neighborhood Improvements
- ✓ 2012 Second Street/Elm Street Overlay
- ✓ 2012 Euclid Road Improvements
- ✓ 2013 Euclid Road Overlay
- ✓ 2013 Second Street Improvements
- ✓ 2013 Bonnieview Road Improvements
- ✓ 2014 Wastewater Pumping Facility Improvements
- ✓ 2015 East Wine Country Plaza

- ✓ 2015 East Fourth Street Neighborhood Improvements
- ✓ 2015 Forsell Road Sidewalk Extension
- ✓ 2015 GHS Track & Field Renovation
- ✓ 2015 New Grandview Museum
- ✓ 2015 Swim Pool Renovations – Phase 1

Inventory of Land Uses within the City of Grandview

Figure 2-3, page 2-19 illustrates existing land uses in the Grandview incorporated area. Table 2-1 below summarizes existing land uses in the Grandview incorporated area. The three most predominant land uses within the City of Grandview include residential (25.10.3% total), public (29.837.1%) and agricultural (20.518.0%) of the City’s total acreage. The agricultural uses range from mint, alfalfa, asparagus, and grapes to the north, pasture and grapes to the east, and corn, orchards and grapes in the southern and western portions of the UGA. Table 2-1 below summarizes the existing land uses within the City limits.

Table 2-1. City of Grandview Incorporated Area: Current Land Use

Land Use	# Parcels	Acres	% Total
Agriculture	50	646.9	18.0%
Commercial	279	187.7	5.2%
Manufacturing/Industrial	42	274.1	7.6%
Mobile Home Park	16	58.3	1.6%
Park	15	325.163.3	9.11.8%
Public	50	1,071.91,333.8	29.837.1%
Residential - Mobile Home Park	16	58.3	1.6%
Residential - Multifamily	33	38.0	1.1%
Residential - Single	2,133	3,5628.2	0.17.5%
Residential - Other	13	628.23.5	17.50.1%
Transportation right-of-way	42	18.0	0.5%
Vacant	204	339.8	9.5%
Total	2,877	3,591.5	100.0%

Residential Land Use

Approximately 718.7728.0 acres is devoted to residential use within Grandview, or 2720.43% of the City’s total land area. Of the land used for housing, approximately 654.7628.2 acres, or 91.186.3%, is currently used for single-family homes. Multifamily housing accounts for 01.1% of the total housing stock. The most recent multifamily development was Carriage Court Apartments, 1200 Carriage Court, which contains 41 units of low-income and farmworker housing.

The majority of residential development is located in the south half of the city, particularly south of 2nd Street and west of Grandridge Road (see Figure 2-3, page 2-19). Residential zoning in this area includes R-1 (low-density residential), R-2 (medium-density residential), R-3 (high-density residential), and MR (manufactured home park).

Figure 2-4, page 2-20 illustrates population density in the City of Grandview. A significant amount of land in the north and south ends of the city are zoned R-2 or R-3; much of that land is currently in

manufactured home park, vacant, or agriculture land uses. The densest areas of the city correspond with R-3 zoning. There are also some high density areas scattered around the central business district which are composed of small-lot single-family homes. Lower density areas are associated with AG (agriculture) and R-1 zoning, with agriculture and larger-lot single-family home uses, farther outside of the central business district.

Commercial Land Use

There are 344,418.7 acres of commercial land within the City limits, accounting for 13.15.2% of the total acreage within the City. The intensity of commercial development can be measured by estimating the number of acres per 1,000 of population. Grandview has 3016.8 acres of commercial land per 1,000 population based on the current land use inventory and 2014 population of 11,170 (Office of Financial Management [OFM], 2015).

Most of the commercial development in Grandview is located within two areas: along Wine Country Road between North Third Street and the railroad tracks, and downtown. The downtown core also has two distinct commercial areas. The first is along Wine Country Road from east of Grandridge to Dayton Road, and the second is located south of Wine Country Road to Fourth Street, between Grandridge and Ash Street. There are also a few commercial properties located in the blocks east of Ash Street. The largest single commercial development in Grandview is the 113 acre Walmart Distribution Center at 546 Woodall Road at the north end of Grandview.

Commercial development along Wine Country Road is characterized by auto-oriented service businesses such as retail stores, mini marts, grocery stores, automotive repair shops, service stations, restaurants, and petroleum product distributors.

South of Wine Country Road, the commercial development pattern is more characteristic of a central business district. Businesses are more pedestrian-oriented, and typically are retail and professional businesses that serve the local community, consisting of retail shops, beauty and barber shops, grocery stores, banks, restaurants, offices, including attorneys, accountants, real estate, insurance, dentist and doctor's offices, and several churches. In 2009, the City invested \$5.1 million in a downtown revitalization project that included new asphalt, reconstruction of curb and gutter, storm-water facilities, relocation of utilities, widened sidewalks, improved street lighting, streetscape treatments including flower pots, textured paving, street trees and shrubs, and benches.

Industrial Land Use

Approximately 7.6% of the total acreage within the City limits, 274.1 acres, is occupied by industrial lands. The intensity of industrial land can also be measured in the same manner as described above. Grandview has approximately 24.5 acres of industrial land per 1,000 population.

The majority of the industrial lands are located along the Washington Central railroad tracks between Bonnieview Road and Elm Street, and the Walmart Distribution Center located at Bethany and Stover Roads. Grandview is known as the center of the food processing industry in the Lower Valley. Most of the City's industrial lands are used for fruit or vegetable processing/packing plants, such as Shonan USA, Smucker Fruit Processing Company, Stimson Lane Ltd. (Chateau Ste. Michelle), Welch Foods, FruitSmart, Oasis Blueberry Packing, Olsen Brothers Ranches and Conrad & Adams. Other industrial land uses include a Walmart food distribution center, commercial trailer manufacturer, cold storage facilities, wholesale distributors of agricultural chemicals, construction contractors, irrigation suppliers and plumbing and heating contractors. Most of the commodities produced in Grandview are transported by truck or rail service.

Agricultural Lands

Agricultural lands account for ~~646.9568~~ acres within the City, or ~~1816.0~~% of the City's total land area. Orchards and Concord grape vineyards make up most of agricultural lands within the study area. Alfalfa, mint, corn and asparagus crops can also be found, although these crops are produced in smaller quantities.

Public Lands

The public land use category is composed of several varying land uses, each of which is described below.

Park, Recreation, and Open Space Land

The Lower Yakima Valley offers many recreational opportunities to residents and visitors alike, including picnicking at wineries, bicycling, fishing, hunting, wildlife viewing, and organized sporting activities such as softball, soccer, and croquet.

The City of Grandview is currently providing approximately ~~75-6063.25~~ acres of City-owned park recreation areas. This figure includes all ~~10-6~~nine Grandview parks, but does not include the portion of the Lower Valley Pathway that passes through Grandview, the ~~Carl L. Stevens Senior Community Center~~ or the ~~R.E. Powell Grandview Museum~~. The City of Grandview Comprehensive Parks, Recreation and Open Space Plan 2015-2020 states that there are 69.75 acres of park land in 10 city-owned parks. However, the year after the Parks and Recreation Plan was adopted, Euclid Park (6.5 acres) was sold to the Grandview School District. The Grandview area has approximately ~~115-121.5~~ acres available for recreational purposes when land provided by the Grandview School District and private entities is added to the City's acreage. In addition, the southern, non-contiguous portion of the City, which is largely dedicated to the City's wastewater treatment plant facilities, contains approximately 250 acres of open space associated with the Sunnyside Wildlife Recreation Area, which offers trails and bird watching.

Open Space Corridors

The Growth Management Act requires cities to identify open space corridors within and between urban growth areas. These corridors shall include lands that are useful for recreation, wildlife habitat, trails and connection of critical areas.

The Yakima County Trails Plan was updated in 2014. The Trails Plan provides an overview of the trails in Yakima County, the extent of the trail system, the standards for trail design and other features. In the Lower Valley, the process of developing open space corridors began with the development of the Lower Valley Pathway – a pedestrian and bicycle path which connects the cities of Sunnyside, Grandview and Prosser by using the abandoned railroad right-of-way which runs between Yakima Valley Highway/Wine Country Road and I-82 from Sunnyside, through Grandview to Prosser. The current Trails Plan includes a recommendation to support the identification and development of further trails in the Lower Valley, including an SR 24 trail corridor from Mabton to Grandview.

Wastewater Treatment Facilities

Of the ~~1,071,333.9-8~~ acres identified in public use, more than 720 acres of these lands are within the noncontiguous portion of the City used for wastewater treatment and disposal. These lands also include an area which contains the City's now closed landfill area.

Schools

All of the elementary and secondary schools of the Grandview School District lie within the City of Grandview. The Grandview Campus of the Yakima Valley Community College is also in the City limits.

Other Public Lands

The remainder of the public lands are scattered throughout the City and mainly contain municipal uses including the City Hall, police department, fire station, ~~senior~~ community center, library, museum, public works department, parks and recreation department, well and reservoir sites, and similar uses.

Vacant or Underdeveloped Land

Vacant lands account for ~~204~~339.8 acres or 9.5% of Grandview’s total parcel land area. A large portion of Grandview’s vacant lands are located at the northwest corner of the City, west of the I-82 interchange, and are owned by the Port of Grandview. Another large portion of vacant lands ~~is owned~~ are in the northeast, south of I-82 and north of Bonnieview Road; and a third is located southwest of Wine Country Road and north of Bonnieview Road. Other smaller vacant parcels are scattered throughout the City. Some smaller, scattered parcels are located in areas currently zoned R-1 (Low Density Residential) or R-2 (Medium Density Residential), while the larger parcels to the north are located in area currently zoned M-1 (Light Industrial), AG (Agriculture), or R-2.

Cultural Resource Uses

Table 2-2 below identifies Grandview historic buildings and properties listed on the National Register of Historic Places or State Register of Historic Places. Grandview had five historic buildings, a road, and a farmstead on the National Register of Historic Places, as well as three buildings on the State Register of Historic Places.

Historic preservation may be defined as active protection of properties significant to Grandview’s past. In the City, there are historically or culturally significant places that are important to the citizens of Grandview, but not protected as the City does not have a local historic preservation program. These historic places range from houses associated with people who were instrumental in the shaping of the City and greater Grandview area or houses that represent a particular architectural or vernacular style found only in this area, to buildings and laterals associated with Grandview’s agricultural past, such as the Marble Ranch Barn (one of the few round barns left in the state), and the Rocky Ford Lateral which brought the first irrigation water close to the City.

Table 2-2. City of Grandview and Vicinity Historic Buildings and Places

National Register of Historic Places	
Grandview Herald Building	107 Division Street
Grandview High School	913 West Second Street
Grandview Road--Yellowstone Trail	Grandview Pavement Rd. between Mabton--Sunnyside Rd. and Apple Way
Grandview State Bank	100 West Second Street
Howay-Dykstra House	114 Birch Street
Morse House	404 Wine Country Road
Cornell Farmstead	Pleasant Road & Old Prosser Road
State Register of Historic Places	
Grandview City Hall	201 West Second Street
Iowa Building	125-133 Division Street
Keck Building	138 Division Street

Historic preservation can enhance the quality of life in a City by complementing economic development efforts, promoting a revitalized downtown and neighborhoods, emphasizing the qualities of rehabilitated housing and the City's past, providing cost effective re-use of the community's capital facilities, and preserving urban design that protects existing community character. A variety of incentives are available to promote historic preservation as well.

Preservation efforts in Grandview should focus on several areas:

- Older residential neighborhoods to the east and west of the central business district.
- The central business district, including the surrounding ring of agricultural warehousing, cold storage and food processing plants.
- Cultural and historic resources in and around Grandview related to its unique development spurred on by the railroads and irrigation.

Inventory of Land Uses within the Unincorporated Urban Growth Area

Figure 2-3, page 2-19 illustrates current land uses in the unincorporated UGA. Table 2-3 below summarizes existing land uses in the unincorporated UGA.

Table 2-3. City of Grandview Unincorporated UGA: Current Land Use

Land Use	# Parcels	Acres	% Total
Agriculture	58	977.1	60.3%
Commercial	3	13.1	0.8%
Manufacturing	0	0.0	0.0%
Mobile Home Park	0	0.0	0.0%
Park	1	0.6	0.0%
Public	5	15.2	0.9%
Residential - Multifamily	0	0.0	0.0%
Residential - Single	187	388.2	23.9%
Residential - Other	6	23.6	1.5%
Transportation	0	0.0	0.0%
Vacant	55	203.1	12.5%
Total	315	1,620.9	100.0%

Residential Land Use

Within Grandview's unincorporated UGA, approximately 411.8 acres are devoted to residential use. 388.2 acres are devoted to single-family residential, or 24% of the land area.

Commercial Land Use

There are approximately 13.1 acres of commercial land within the unincorporated UGA, accounting for 0.8% of the land area.

Industrial Land Use

There are no industrial lands identified in the unincorporated UGA.

Agricultural Lands

Agricultural lands account for 977.1 acres, or 60.3%, of the unincorporated UGA total parcel area. Orchards and Concord grape vineyards make up most of agricultural lands within the study area. Alfalfa, mint, corn and asparagus crops can also be found, although these crops are produced in smaller quantities.

Parks and Recreation

The Lower Yakima Valley offers many recreational opportunities to residents and visitors alike, including picnicking at wineries, bicycling, fishing, hunting, wildlife viewing, and organized sporting activities such as softball and soccer. Grandview residents also have access to other recreational facilities not within City limits. The Sunnyside Wildlife Recreational Area is approximately six miles south of Grandview, and provides fishing and hunting access. The 30-acre Sunnyview Park located 2.5 miles to the northwest includes the Black Rock Creek Golf Course, and provides further recreational opportunities to City residents.

Open Space Corridors

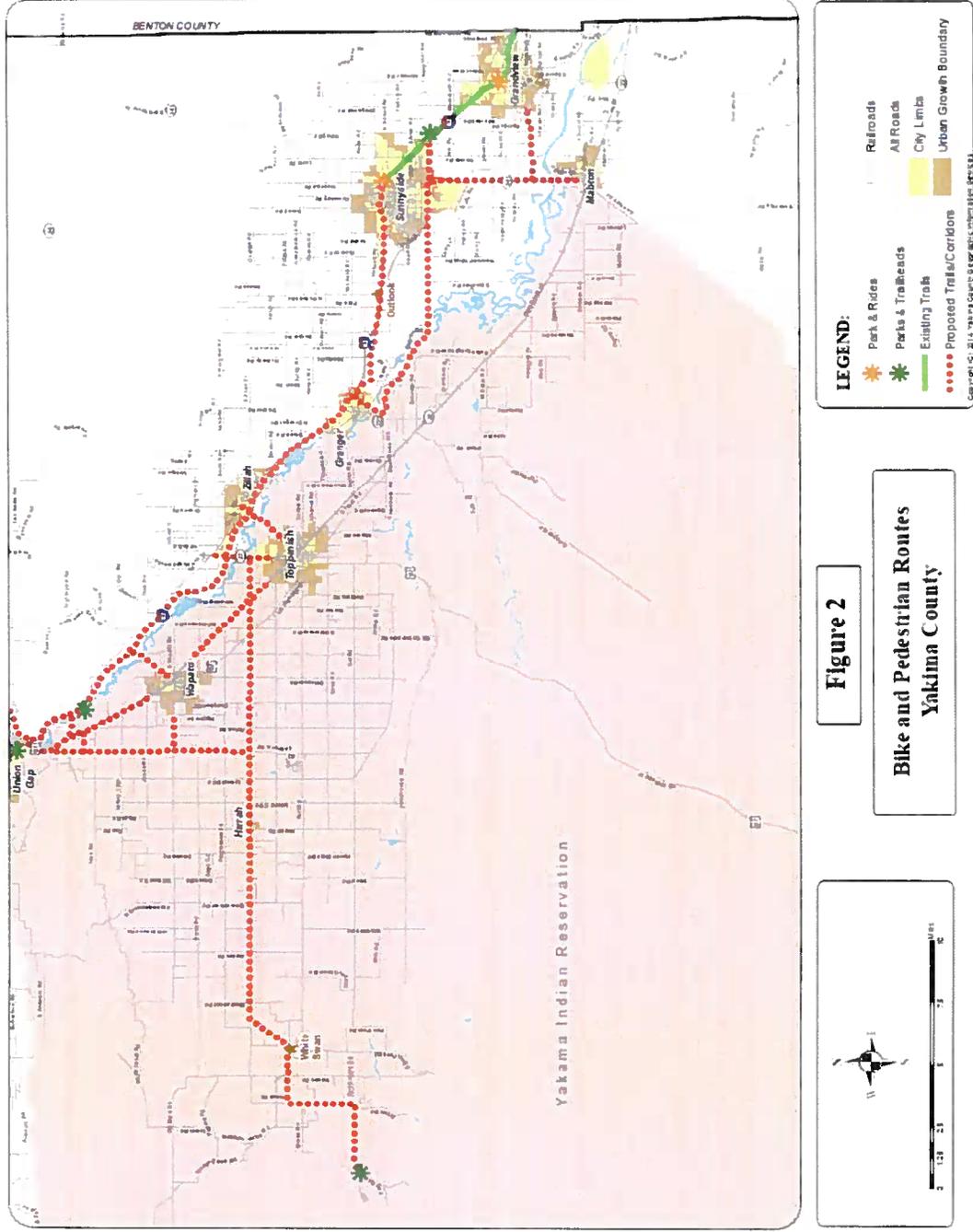
The Growth Management Act requires cities to identify open space corridors within and between urban growth areas. These corridors shall include lands that are useful for recreation, wildlife habitat, trails and connection of critical areas.

The Yakima County Trails Plan was updated in 2014. The Trails Plan provides an overview of the trails in Yakima County, the extent of the trail system, the standards for trail design and other features. In the Lower Valley, the process of developing open space corridors began with the development of the Lower Valley Pathway – a pedestrian and bicycle path which connects the cities of Sunnyside, Grandview and Prosser by using the abandoned railroad right-of-way which runs between Yakima Valley Highway/Wine Country Road and I-82 from Sunnyside, through Grandview to Prosser. The current Trails Plan includes a recommendation to support the identification and development of further trails in the Lower Valley, including an SR 24 trail corridor from Mabton to Grandview (Figure 2-2).

Vacant or Underdeveloped Land

Vacant lands account for approximately 203.1 acres or 12.5% of Grandview's unincorporated UGA total parcel area.

Figure 2-2. Proposed and Existing Trails and Corridors, Lower Valley



Source: *Yakima County Trails Plan, 2014*

April 2016

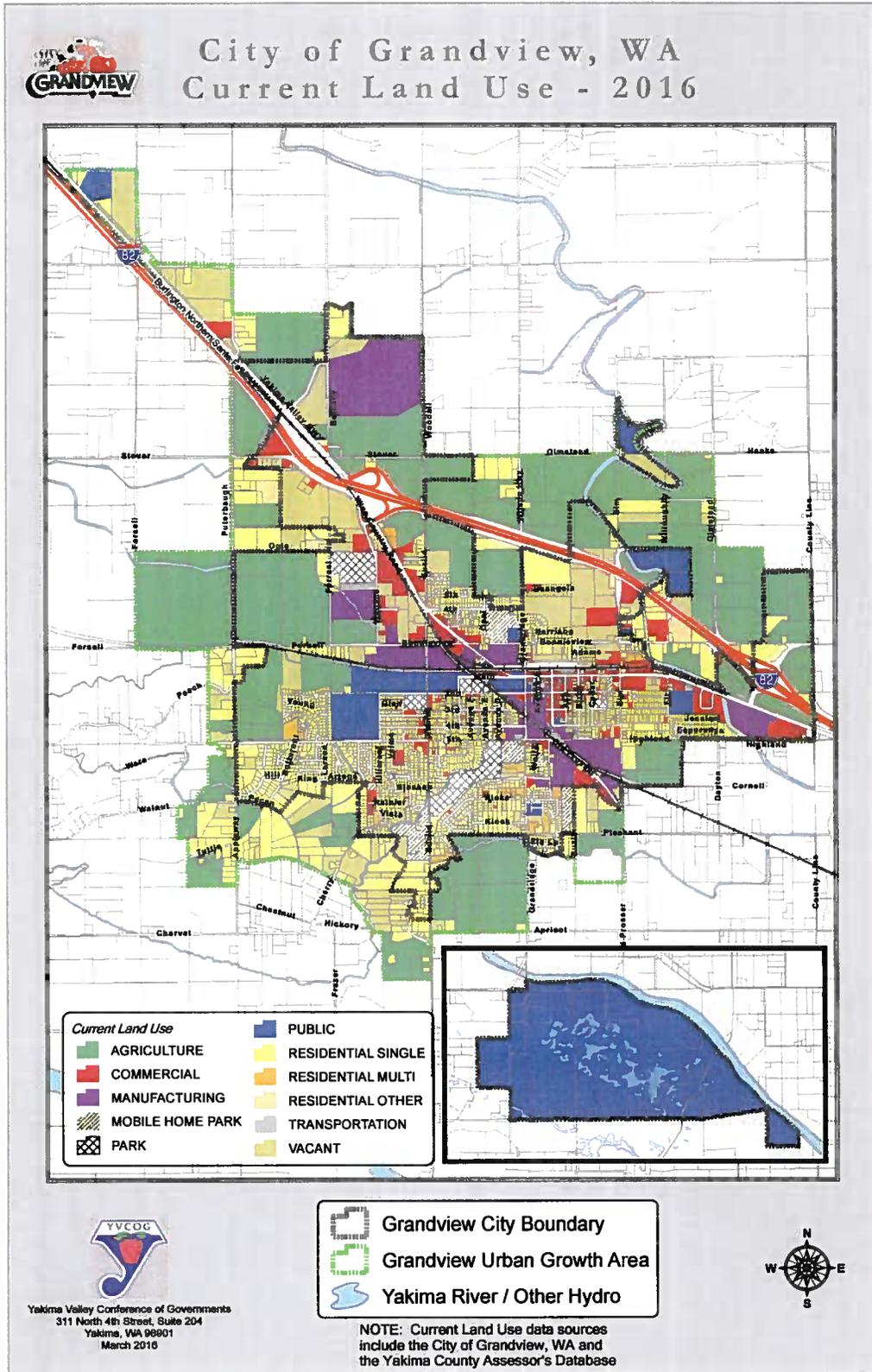
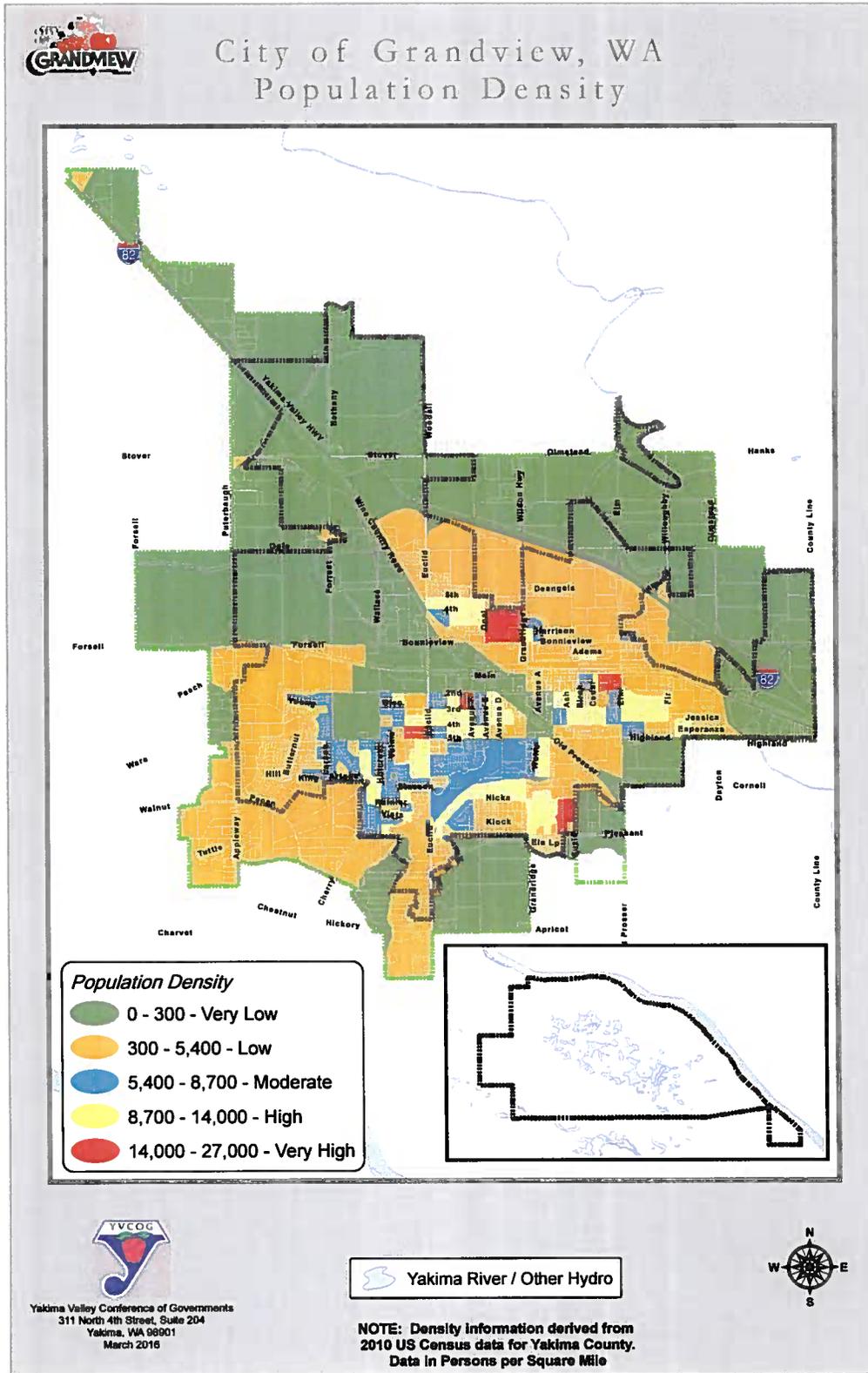


Figure 2-3. Current Land Use

Figure 2-4. Population Density



IV. ANALYSIS/FORECASTS

Population Trends, Demographics, and Projections

Growth in Grandview

The City of Grandview has grown steadily since its incorporation in 1909, to a 2014 population of 11,170 (OFM, 2015). Table 2-4 shows the Census population by decade and the associated rate of increase.

The average rate of growth since 2000 within the City has ranged from a low of 0.1% per year between 2012 and 2013, to a high of 4.9% per year between 2006 and 2007. The rate decreased after 2007 but slowly picked up between 2010 and 2014. Between 2013 and 2014, the growth rate was 1.5%. There were two annexations in 2014, but they only added a few households and so did not contribute significantly to the 2013-2014 growth rate.

Table 2-4. City of Grandview Population Trends, 1910-2014

Year	U.S. Census Population	OFM Population Estimate	Total Change Per Decade	Total Change Per Year	Percent Change Per Decade	Percent Change Per Year
1910	320	---	---	---	---	---
1920	1,011	---	691	---	215.9%	---
1930	1,085	---	74	---	7.3%	---
1940	1,449	---	364	---	33.6%	---
1950	2,503	---	1,054	---	72.7%	---
1960	3,366	---	863	---	34.5%	---
1970	3,605	---	239	---	7.1%	---
1980	5,615	---	2,010	---	55.8%	---
1990	7,169	---	1,554	---	27.7%	---
2000	8,377	---	1,208	---	14.4%	---
2001	---	8,504	---	127	---	1.5%
2002	---	8,701	---	197	---	2.3%
2003	---	8,917	---	216	---	2.5%
2004	---	9,127	---	210	---	2.4%
2005	---	9,453	---	326	---	3.6%
2006	---	9,749	---	296	---	3.1%
2007	---	10,226	---	477	---	4.9%
2008	---	10,588	---	362	---	3.5%
2009	---	10,827	---	239	---	2.3%
2010	10,862	---	2,485	35	29.7%	0.3%
2011	---	10,920	---	58	---	0.5%
2012	---	11,000	---	80	---	0.7%
2013	---	11,010	---	10	---	0.1%
2014	---	11,170	---	160	---	1.5%

Demographics

Based on 2010 Census population data, 55% of Grandview’s population is white, and 80% of the population is classified as being of Hispanic or Latino, a 13% increase over the 2000 Census. Approximately 40% of the population is nineteen years old or younger, and 8% of the population is 65 years or older. 40% of Grandview’s population is between the ages of 20 and 49.

Population Projections

Table 2-5 summarizes the City’s existing population projections through the year 2040. These population projections were developed by Yakima County and the Countywide Planning Policy Committee (CWPPC) in 2015, based on projections for the County as a whole that were provided by the OFM for use in comprehensive planning efforts. The OFM’s medium population projection was considered the preferred alternative for Yakima County jurisdictions.

Table 2-5. Population Projection Through 2040³

Year	Medium Projected Growth
2015	11,269
2020	11,762
2025	12,239
2030	12,695
2035	13,137
2040	13,558

The unincorporated UGA surrounding the City of Grandview is expected to grow more slowly than the City.

Analysis of Economic Conditions

Economic Status of the Population

In Grandview, 24.2% of individuals live below the poverty line (2009-2013 American Community Survey [ACS]). In comparison, 22.6% of all persons in Yakima County and only 13.4% of all persons in the state of Washington live below the poverty line. Grandview’s median household income is \$39,709 (2009-2013 ACS). For comparison, the median household income in Yakima County is \$43,506 and \$59,478 for Washington State

Employment of Grandview Residents

As of 2014, Grandview had 11,170 residents (OFM 2015). An estimated 3,838, or 34% of the population fell in the category of 16 years and older and employed in the labor force. The unemployment rate was 15.8% . “Sales and office” was the largest occupation group in Grandview, employing 28% of the available workforce. “Management, business, science, and arts” occupations followed with 20% of the workforce (ACS 2009-2013) (see Table 2-6 below). The largest industry sector employing the Grandview workforce was the “Agriculture, forestry, fishing and hunting, and mining” sector with 22% of the workforce, closely followed “Educational services, and health care and social assistance” with 20%

³ Yakima County Public Services Department Planning Division, Long Range Planning Section. July 14, 2015. Report 1 – Yakima County Population and Employment Projections and Allocations.

and “Retail trade” with 17% (see Table 2-6 below).

Table 2-6. Workforce Employment in Occupation Groups

Occupation Group	# Employed	% Employed
Sales and office occupations	1,077	28%
Natural resources, construction, and maintenance occupations	901	23%
Management, business, science, and arts occupations	779	20%
Production, transportation, and material moving occupations	636	17%
Service occupations	445	12%

Source: ACS 2009-2013 5-Year Estimates

Table 2-7. Workforce Employment by Industry

Industry Sector	# Employed	% Employed
Agriculture, forestry, fishing and hunting, and mining	831	22%
Educational services, and health care and social assistance	750	20%
Retail trade	636	17%
Manufacturing	241	6%
Professional, scientific, and management, and administrative and waste management services	220	6%
Construction	215	6%
Arts, entertainment, and recreation, and accommodation and food services	193	5%
Other services, except public administration	181	5%
Wholesale trade	170	4%
Transportation and warehousing, and utilities	131	3%
Finance and insurance, and real estate and rental and leasing	110	3%
Public administration	98	3%
Information	62	2%

Source: ACS 2009-2013 5-Year Estimates

Private wage and salary workers made up 83.9% of employed Grandview residents, while local, state and government workers made up 10.1%. Approximately 6.0% of Grandview residents were self-employed (ACS 2009-2013).

Economic Base

Grandview is generally considered the center of the food industry in the Lower Yakima Valley, with numerous food processing plants. This sector is expected to remain strong or grow slightly. Grandview’s major industrial employer is the Walmart Distribution Center. Another major site is the Hanford Site in Richland. Cleanup at the Hanford Site has increased the number of workers and is expected to last 40 or more years.

Land Available for Economic Development

Within the City, there are currently 771,4988.6 acres of undeveloped land, or 2128% of Grandview’s total land area. The term “undeveloped land” includes parcels designated by the County Assessor as “vacant,” “residential land undeveloped,” “current use agricultural,” and “agricultural not current use.” Land designated as undeveloped has the potential to develop to a residential, commercial, industrial, or public use within the 20-year planning period. Much of the undeveloped land occurs on the north side of the City, particularly the northwest corner near the north I-82 interchange; at the southeast corner of the City near the I-82 interchange; and at smaller, scattered sites in and around the central business district (see Figure 2-3, page 2-19).

Table 2-8 below summarizes the amount of undeveloped land that is potentially available for future development, in each future land use designation (see Figure 2-5, page 2-34). The future land use designation indicates how land is planned to be used in the future, as indicated by the Future Land Use Map, illustrated in Figure 2-6, page 2-35.

Table 2-8. Undeveloped Land in Future Land Use Designations in City of Grandview

Designation	# Parcels	Total Acres
Residential	<u>159158</u>	<u>344,1272.2</u>
Public	<u>46</u>	<u>21,693.1</u>
Commercial	<u>2726</u>	<u>88,24.7</u>
Industrial	<u>6367</u>	<u>531,538.6</u>
Undeveloped Land Total	188	<u>988,6715.4</u>

Analysis of Physical Conditions

Natural constraints to development in Grandview are discussed in Chapter 1 – Physical Character Element. Most critical areas in and around Grandview such as steep slopes, other geologic hazards, wetlands, and fish and wildlife habitat conservation areas are small and isolated and do not limit further development in any particular direction outward from the City. The Physical Character Element includes maps and discussion of the critical areas identified within City limits and the unincorporated UGA, including wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas.

The main constraints to development take place in the form of physical barriers such as the Yakima River and its adjacent floodplain located approximately two miles south of the City; I-82, which passes through the northern portions of the City; and the railroads, which cross near the center of the City. These barriers must be crossed or bridged at a cost generally much higher than that for normal roadway construction.

Analysis of Infrastructure

Water System

Grandview’s water system and current and future water needs are discussed in the 2015 City of Grandview Water System Plan. The future service area generally corresponds with the City’s UGA. The distribution system for domestic water in Grandview consists of a single pressure zone, which is

served by two painted steel reservoirs with a combined capacity of 3.5 million gallons (mg). The static pressure within the water distribution system ranges from 44 to 87 psi. The City's total existing water rights are 6,955 gpm and 4,640 acre-feet per year (1,512 mg) for existing and future wells, which is adequate for existing and projected demands to year 2035. Industrial uses are among the highest for water consumption in the City, and will need to be closely monitored. The combined pumping capacity of the eleven existing wells is 4,330 gpm or 6.9 million gallons per day (mgd), a significant decrease from the original 5,855 gm capacity of the wells. Current well capacity is considered adequate to meet current and anticipated demand.

Water storage is provided by two reservoirs within Grandview's water system. The single distribution pressure zone is served by one 3,017,000 gallon standpipe steel reservoir and one 544,000 gallon elevated steel reservoir, with a combined capacity of 3,561,000 gallons. Grandview's reservoir storage capacity is sufficient for current demands, but is inadequate to meet the 20-year projected demand. Additional water storage capacity will be needed to meet year 2035 water demand and storage requirements. Some fire flow improvements are also needed to address deficiencies in coverage.

The existing transmission and distribution system is looped where possible and consists of mainly 6-inch or larger ductile or cast iron pipes. Currently, Grandview has no interties with neighboring water purveyors. In 2013, there were 2,788 total services in the Grandview water system.

Wastewater Disposal Facilities

Grandview's wastewater system and current and future water needs are discussed in the 2009 City of Grandview General Sewer Plan. Grandview's sewage treatment system consists of both a lagoon sewerage system and secondary activated sludge treatment facilities with an approved NPDES discharge permit of 563 lbs per day of treated effluent into the Yakima River. The treatment facilities are located two and one half miles south of the City. Piped flow is by gravity to the Yakima River where a pumping station forces it across the river and up into the wastewater diversion station. The gravity sewers within the City limits are augmented by lift stations. Wastewater, after treatment, can either be land applied by spray-irrigation utilizing two center pivots and numerous solid set big gun sprinklers stations onto the surrounding land area or may be treatment for river discharging into the Yakima River. The excess flow is returned to the numerous storage lagoons.

Grandview's wastewater system sewage seven lift stations convey wastewater to the treatment facility. The current lift stations, with the exception of Lift Station No. 5 at Stover Road, have sufficient capacity to accommodate year 2028 projected flows. Lift Station Nos. 1, 4, and 6 would need increased capacity to accommodate for projected flows upon buildout of the UGA.

Storm Water Facilities

The City's storm water system is maintained by two irrigation districts – Grandview Irrigation District, which serves areas in the northeastern part of the City, and the Sunnyside Valley Irrigation District, which serves the majority of the City. The system consists of storm water drains, sewers, and canals. The Roza Irrigation District lies approximately one-half mile or more to the north and to the east of the City of Grandview and its UGA.

Analysis of Public Facilities and Services

Public services are an integral part of land use planning to accommodate future growth in Grandview. The City has a total of ~~1,071,333.9-8~~ acres devoted to public facilities and services, and public or private utilities. Approximately 720 of those acres are dedicated to the wastewater treatment plant and associated outfall areas and sprayfields; the remaining ~~351,9613.8~~ acres is devoted to other public facilities and

services. The location of public services should be determined carefully, as there is important health, safety, environmental and aesthetic considerations associated with their location.

Solid Waste Disposal

Solid waste collection is provided by the City for incorporated areas, and by Yakima Waste Systems for unincorporated areas. The solid waste is transported to the Lower Valley Transfer Station of the Cheyne Road Landfill, a County facility.

The Cheyne Road Landfill is located about six miles north of Zillah, and currently serves the cities of Grandview, Sunnyside, Toppenish, Wapato, Granger, Mabton and Zillah, Yakima Waste Systems, agricultural firms, construction and food processing businesses, self-haul businesses, and private residences. The Cheyne Road Landfill currently occupies 40 acres of a 960-acre site, and is in the process of being expanded to provide additional capacity.

The Terrace Heights Landfill is located about six miles east of Yakima. Phase 1 of the Terrace Heights Landfill is expected to reach capacity in about 2020. Phase 2 is estimated to reach capacity in 2026, but Yakima County may choose to reserve this for emergency use. The actual timing of closure will be affected by waste generation, recycling, and disposal rates, as well as landfill operations and design factors. Once the Terrace Heights Landfill is closed, some garbage disposal could be redirected to the Cheyne Road Landfill, which would affect its projected capacity (*Yakima County Solid and Moderate Risk Waste Management Plan, 2010*).

Recycling

Recycling is becoming an increasingly important aspect of waste disposal. “Recycling” refers to the act of collecting and processing materials to return them to a similar use. Recycling does not include materials burned for energy recovery or destroyed through pyrolysis and other high-temperature processes. The State’s definition of recycling is “recycling means transforming or remanufacturing waste materials into usable or marketable materials for use other than landfill disposal or incineration. Recycling does not include collection, compacting, repackaging, and sorting for the purpose of transport” (Ch. 173-350 WAC).

Curbside recycling collection services are available in Grandview through Basin Disposal and Waste Connections Inc. Curbside recycling services are also available in the unincorporated UGA on a subscription basis. Drop-off recycling is available in Grandview at Grandview Ace Hardware, 224 Division Street; and A&I Recycling Center, 801 Dykstra Lane.

Police and Fire Protection

Grandview has adequate water and hydrants to ensure safety against fire for the residents of the City. The City currently employs one full-time fire chief, a full-time fire captain and has ~~34~~ 30 volunteer firefighters.

The Fire Department has a Community Grade of five with the Washington State Surveying and Rating Bureau. Other communities in the Lower Valley have grades ranging from five to seven. The rating evaluates four major areas of protection: fire department (apparatus, response, and training); water supply for fire suppression; emergency communication systems; and fire prevention activities. The Fire Department purchased a new pumper truck in 2012.

Police service is provided by the Grandview Police Department consisting of a full time police chief, assistant police chief, two sergeants, two detectives, 11 police officers, a corrections officer, five

dispatchers and five reserve officers. The City contracts with the Yakima Humane Society for animal control services. The Yakima County Sheriff's Office patrols the unincorporated UGA and are available for mutual aid calls. The Washington State Patrol has an office off of I-82 near Grandview for those officers who patrol the state highways in the Lower Valley.

Medical and Emergency Facilities

Grandview has ~~four~~ three medical clinics, including the Yakima Valley Farm Workers Clinic, which includes the Mountainview Women's Health Center (~~two physicians~~) and the Grandview Medical-Dental Clinic (~~seven physicians~~); ~~Birch Street Medical Center (one physician)~~, Grandview Medical Center (~~two physicians~~); three dental offices, the ~~Boboth Vision Clinic~~ one vision clinic, and one chiropractic clinic. Residents of Grandview also have access to two hospitals: Prosser Memorial Hospital and Sunnyside Community Hospital, both within 10 miles.

For other medical or mental health services, City residents have access to ~~three~~ one nursing homes, an assisted living facility, the Catholic Family & Child Service (family counseling) ~~and Phoenix Counseling and Support Services~~. Seniors, disabled persons, and other persons eligible for Medicaid are provided with transportation services to nutrition sites, medical and mental health facilities, and shopping facilities by People for People, a public non-profit service provider.

Public Education Facilities

The City is served by the Grandview School District, which has three pre-schools, three elementary schools (Arthur H. Smith, ~~Clarence R. McClure~~, Harriet Thompson), one middle school (Grandview Middle School), one high school (Grandview High School) and ~~two~~ one alternative high schools (Compass High School ~~and Contract Learning Center~~). Educational services for low-income students from infants to pre-school are provided by ~~the Washington State Migrant Council~~ Inspire Development Centers at the Alice Grant Learning Center. Other schools within the City of Grandview include the Seventh Day Adventist School. The Extra Mile Student Center provide after school tutoring, mentoring, and after-school activities.

The YVCC Grandview Campus provides comprehensive educational services to time-bound and place-bound students within the southern portion of the YVCC service district. Students from Bickleton, Grandview, Granger, Mabton, Prosser, and Sunnyside take developmental, vocational, and college-transfer courses hereat the YVCC Grandview campus. Update with enrollment and capacity. Enrollment for the 2014-2015 school year was 1,279. 133 students were enrolled in Running Start, and approximately 450 were enrolled in Adult Basic Education or were English as a Second Language students. Excluding the Adult Basic Education or were English as a Second Language students, approximately 50% of students were transfer students, 26% pursued degrees in health care, 11% pursued degrees in business, and 7% pursued degrees in agriculture.

The campus is engaged in a variety of activities designed to grow enrollment in particular programs. Over the past several years, the college has expanded its footprint by acquiring several pieces of property. Future physical expansions included in the YVCC Grandview Campus facility master plan include a new entrance into the campus off Wine Country Road, constructing additional buildings, and moving parking to the west of its current location.

Community Facilities

The Grandview Community Center at 812 Wallace Way houses the Grandview Parks and Recreation Department, and provides services and activities for senior citizens, children and adults living within the City and UGA.

Other community facilities found in the City, include the Grandview Chamber of Commerce, the Grandview Grange, 37 clubs or organizations that meet the varied interests of the citizens of Grandview, 21 churches serving many denominations, the Grandview City/College (YVCC) Library at 500 W. Main Street and the ~~R.E. Powell~~ Grandview Museum at 315 Division Street 115 West Wine Country Road.

Future Land Use Needs

The GMA requires that jurisdictions identify where future growth will occur, how the land will be used, and the density and intensity of that growth. To meet this requirement and wisely manage future growth, the community must decide how it will grow in the future and develop a future land use map that reflects community decisions.

This discussion will analyze and quantify estimated future land use needs based on population projections. The City of Grandview has determined that the medium population projection calculated by Yakima County is the preferred growth projection because it appears to be most aligned with current growth patterns. Therefore, the following analysis is based on the revised medium growth projections (see Table 2-5, page 2-22). Assumptions and methodology are based on the UGA analysis completed by the Yakima County in 2015.⁴

Residential Land Use Needs

According to the Housing Element, by the year 2035, an estimated additional 565 housing units will need to be added to the existing housing stock to accommodate the 2035 medium population projection of 13,137. The Housing Element also indicates that the estimated total land requirement for new housing to accommodate the 2035 medium projected population is 211.6 acres. The analysis is based on the following assumptions: 1) an average lot size of 18,730 square feet (0.43 acre) per single-family unit, which approximates the current average lot size of single-family homes in Grandview⁵; 2) 4,000 square feet (0.1 acre) per unit for all other housing types, which is currently the minimum lot sizes per unit as per the Grandview zoning code; and 3) an average household size of 3.6.

Commercial Land Use Needs

Currently, the City maintains approximately 187.7 acres in commercial uses. The medium population projection indicates a population increase of 1,868 people, or 16.6%, between 2015 and 2035. If this population increase occurs, new businesses will be needed to serve that population. To estimate the future land use need of commercial development during the planning period, the existing per capital commercial acreage (0.017 acres/person) was multiplied by the projected 2015-2035 population increase. This resulted in an estimated additional 31.8 acres that would need to be provided in commercial development during the 2010-2030 planning period.

There are a number of large parcels in the City and unincorporated UGA, around the I-82 northwest and southeast interchanges, that are designated on the Future Land Use Map (Figure 2-6, page 2-35) as Commercial. These parcels are expected to develop as regional commercial that will draw significant patronage from outside the City of Grandview.

Industrial/Manufacturing Land Use Needs

⁴ Yakima County Public Services Department Planning Division Long Range Planning section, July 14, 2015. Report 1 – Population and Employment Projections and Allocations.

⁵ The average lot size for single-family units was arrived at by averaging the size of existing single-family residential lots in Grandview using Geographic Information Systems (GIS) software.

Industrial land uses currently occupy approximately 274.1 acres. To estimate the future land use need of industrial development during the planning period, the existing per capita industrial acreage (0.024 acres/person) was multiplied by the projected 2015-2035 population increase. This resulted in an estimated additional 44.8 acres needed.

Public Facilities Land Use Needs

Public Facilities and Services

Approximately 720 of the ~~1,333.8~~ 9613.8 acres in public use are dedicated to the wastewater treatment plant and associated outfall areas and sprayfields; the remaining ~~351.96~~ 13.8 acres is devoted to other public facilities and services. Because any future expansion to the wastewater treatment plant is expected to take place on the existing 720 acres, this analysis will estimate future land use needs based on the ~~351.96~~ 13.8 acres currently being used for other public facilities and services.

To estimate the future land use need for development of the public facilities uses during the planning period, the existing per capita ~~government and education~~ public facilities acreage (~~0.031-054~~ acres/person) was multiplied by the projected 2015-2035 population increase. This resulted in an estimated additional ~~57100.9~~ 9 acres that would need to be provided for public facilities during the 2015-2035 planning period, assuming the continuance of the current proportion of public uses to population.

Parks and Recreation

Another public land use is parks. Currently, Grandview has ~~40-6~~ nine public parks totaling approximately ~~75-603.3~~ 65.75 acres, or ~~0.007-011~~ 0.11 acres per person. Using another measure, this is approximately ~~6-65.75~~ 65.75 acres of park land per 1,000 residents. To maintain the existing ratio of park land to population, an additional ~~13.020.5~~ 0.5 acres of park land would be needed during the 2015-2035 planning period.

Level of service standards are often used to assess the need for additional park and recreation facilities. Many communities have adopted standards based on the National Recreation and Park Association's (NRPA) guidelines. NRPA recommends a total of 6.25 to 10.5 acres of parks and open space per 1,000 people. Additionally, NRPA suggests a classification system for parks based on their service area. The different types of parks, such as neighborhood or community parks vary in size and service area, with community parks having a service area of a one to two mile radius.

Using both of these NRPA guidelines, the City of Grandview has sufficient park and open space areas. Grandview's 2014 population of 11,170 (2014 OFM estimate) and ~~75-63.3~~ 63.3 acres of parkland is at the lower end of just below the NRPA guidelines of supplying between 69 and 117 acres of recreation and open space land for that population. However, this estimate only includes City-owned parks. Grandview has an additional 88.2 acres of parks and recreation lands in the Grandview School District, and private holdings, which brings the total number of park lands in the City to 121.5 acres and exceeds NRPA standards. Grandview also uses the NRPA's second service area suggestion of having a classification system for the different community, neighborhood, mini-parks, and pathways, as demonstrated in the Parks and Recreation Element. The broad distribution of park facilities leaves no portion of the City outside of a parks service area and therefore no residents are underserved by not having a park within their vicinity.

Further details about Grandview parks can be found in the City of Grandview Comprehensive Parks, Recreation, and Open Space Plan, which is hereby incorporated by reference, as amended.

Agricultural Land Use Needs

Agricultural production is expected to continue as is necessary to support Grandview's agricultural

industries. However, these lands will be considered transitional until future residential, commercial and industrial growth pressures result in conversion of these lands to other uses.

Transportation Land Use Needs

This analysis assumes that 15% of the total acreage needed for future uses would be composed of locally-owned street rights-of-way and other transportation-related facilities. This means that approximately ~~8.761.4~~ additional acres of land will be needed by 2035 for these uses.

Market Choice

To account for market choice, 25% of the total non-industrial acreage, or ~~22.491.2~~ acres, was added to the total acreage needed during the 20-year planning period.

Comparison of Additional Land Requirements to Future Land Use Designations

When market choice is added to the other land requirements, the City of Grandview will potentially need an estimated ~~399.1562.2~~ additional acres of development during the planning period to accommodate the anticipated 2030 medium population projection and accomplish its land use goals.

Table 2-9 below summarizes the estimated acreage needed for each land use type within the 20-year planning period for the ~~medium-2035~~ population projection, compared to the amount of undeveloped land in both the City and the unincorporated portion of the UGA, by Future Land Use Map designation (see Future Land Use Map, Figure 2-6, page 2-35). Figure 2-5~~Figure 2-6~~ illustrates the distribution of undeveloped land ~~that also has a by~~ future land use designation ~~of non-residential~~, in both the City and the unincorporated UGA. Between the City and the UGA, there are approximately ~~2,1672,188.5~~ acres of undeveloped land that could be developed during the 20-year planning period. In most categories, this capacity is expected to be more than sufficient to meet both land use and transportation land needs through 2035. However, there is a shortfall of sufficient undeveloped land for public uses. Since there is significantly more undeveloped residential and industrial land in the City and UGA than is needed for the 20-year planning period, the City will need to look at where some undeveloped acreage in those categories can be re-designated to the Public future land use category.

Table 2-9. Comparison of Additional Acreage Needed During 20-Year Planning Period to Current Undeveloped Land by Future Land Use Map (FLUM) Designation

Land Use Type	Additional Acres Needed	Undeveloped Land in City by FLUM designation		Undeveloped Land in Unincorporated UGA by FLUM designation		Total Undeveloped Land	
		# Parcels	Acres	# Parcels	Acres	# Parcels	Acres
Residential ¹	211.6	159158	344.127 2.2	8784	719.9735.5	242246	1,007.74 064.0
Public	57.9100.9	46	21.693. 1	0	0	64	93.121.6
Commercial	31.8	2726	88.284. 7	98	47.650.4	3436	135.113 5.8
Industrial	44.8	6367	531.538. 6	18	414.70	8581	952.694 5.7
Parks ²	13.020.5	--	--	--	--	--	--

Transportation ³	<u>8,761.4</u>	--	--	--	--	--	--
Non-Industrial Market Choice	<u>22,491.2</u>	--	--	--	--	--	--
Total	<u>390,2562.2</u>	188	<u>984,998</u> 8.6	<u>114110</u>	<u>1199,91182</u> .2	<u>367367</u>	<u>2,188.52</u> ,167.1

¹This land use type combines the Residential and Low Density Residential Future Land Use Map categories.

²Parks are included in the Public future land use designation.

³Transportation does not have a corresponding future land use designation.

V. FUTURE LAND USE

Figure 2-6, page 2-35 illustrates the City of Grandview’s Future Land Use Map. Comprehensive Plan future land use designations make up a vision of how the City of Grandview will grow and develop in the future without compromising the quality of life or livelihoods of its residents, or placing undue strain on natural systems. The Future Land Use Map will be consistent with and implemented by the City of Grandview zoning code, and indicates where new residential, commercial, industrial, and public land uses are anticipated and planned to occur.

The Future Land Use Map may change over time to reflect changing development patterns, landowner or developer requests, or other factors. As discussed in the Administration Element, and as mandated by the GMA, City Council will act upon proposed amendments to Grandview’s Comprehensive Plan, including the Future Land Use map, once a year only. Subsequent to any Future Land Use Map changes, the map included in this plan will be replaced with an updated map.

Future Land Use Map designations include the following. These are discussed along with the corresponding zoning designations that could implement each Future Land Use Map designation.

- **Residential:** Areas appropriate for rural, single-family, and multifamily residential living.
 - Corresponding zoning designations (GMC Title 17 Zoning):
 - R-1 Single-family Residential Suburban. Provides a low-density residential environment permitting four dwelling units per acre. Lands within this district should contain suburban residential development with large lots and expansive yards. Structures in this district are limited to single-family conventional dwellings. Minimum lot area is 10,000 square feet with one dwelling unit per lot permitted.
 - R-1 Low Density Residential. The R-1 low-density residential district is established to provide a low-density residential environment. Lands within this district generally should contain single-family conventional dwellings with smaller lots and useful yard spaces. Minimum lot area is 7,500 square feet with one dwelling unit per lot permitted.
 - R-2 Medium Density Residential. The R-2 district is established to provide a medium density residential environment. Lands within this district generally should contain multiple unit residential structures of a scale compatible with structures in lower density districts with useful yard spaces. The R-2 district is intended to allow for a gradual increase in density from low density residential districts and, where compatible, can provide a transition between different use areas. Minimum area of lot is 7,500 square feet for single-family structures and 8,000 square feet for two-family structures, with two dwelling units per lot

- permitted.
- **R-3 High Density Residential.** The R-3 district is established to provide a high density residential environment. Lands within this district generally contain multiple-unit residential structures of a scale compatible with the structures in low density districts and with useful yard spaces. The R-3 district is intended to allow for a gradual increase in density from lower density residential districts and, where compatible, can provide a transition between different use areas. Minimum area of lot for single-family dwelling is 7,500 square feet; for two-family dwelling attached, minimum lot area is 8,000 square feet, and governed by the standards in R-1 and R-2 districts. Minimum area of lot for multifamily dwellings is 3,000 square feet per dwelling unit for the first four dwelling units and 6,000 square feet per each additional dwelling unit.
 - **R-1P Single-Family Residential Park District.** The R-1P single-family residential park district is established to provide for medium density residential areas which would be compatible for the development of residential parks, and to prohibit the development of incompatible uses that are detrimental to the residential character. It is also to provide protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Minimum lot area is 5,000 square feet per unit.
 - **MR Manufactured Home Park District.** It is the purpose of this chapter to establish a procedure to accommodate the placement of manufactured homes in designated park developments where individual spaces are leased or rented and not sold to the occupants. Up to 12 manufactured homes are permitted per park; up to 18 may be allowed with the addition of site amenities such as sidewalks and walking paths.
 - **Commercial:** Includes a variety of commercial uses, such as retail, wholesale, medical, and professional businesses. Commercial areas should provide for the continuance and/or expansion of existing businesses within the City.
 - Corresponding zoning designations (GMC Title 17 Zoning):
 - **C-1 Neighborhood Business District.** The C-1 neighborhood business district is established to provide for the location of commercial activities outside the central business district that meet the retail shopping and service needs of the community. There are no lot area requirements except for nonconforming residential uses.
 - **C-2 General Business District.** The C-2 general business district is established to promote the centralization of business and reinforce a positive public image and confidence in commercial revitalization, within a compact commercial area having primarily common-wall building construction. There are no lot area requirements except for nonconforming residential uses.
 - **BP Business Park District.** The purpose of the business park district is to provide for and encourage the development of business parks that are established in a campus-like setting with landscaping and architectural amenities that create a sense of place and an aesthetically attractive urban development. There are no lot area requirements except for nonconforming residential uses.
 - **O Office District.** The purpose of the office district is to provide areas of adequate size and appropriate location characteristics for the development and operation of professional and administrative offices and certain complementary uses. It is further intended that this district serve as a buffer or transition between

residential districts and commercial districts. There are no lot area requirements except for nonconforming residential uses.

- **Industrial:** Areas for industrial development including manufacturing, processing, packaging, or storage of products or articles. These areas may also be appropriate for large commercial development and for public facilities such as public works shops, water and wastewater facilities, and facilities of regional or statewide significance.
 - Corresponding zoning designations (GMC Title 17 Zoning):
 - M-1 Light Industrial District. The M-1 light industrial district is established to preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses. Uses permitted in this district should not generate noise levels, light, odor or fumes that would constitute a nuisance or hazard. There are no lot area requirements except for nonconforming residential uses.
 - M-2 Heavy Industrial District. The M-2 heavy industrial district is established to provide areas for necessary industrial and related uses that could create problems of compatibility with other land uses. Uses in this district have the potential to generate high levels of noise, light, odor, fumes or smoke that require their protection from encroachment by incompatible land uses. There are no lot area requirements except for nonconforming residential uses.
 - **Public:** This land use consists of lands and facilities that are suitable and desirable for public and institutional uses necessary to meet the needs and requirements of the residents of Grandview and surrounding areas. This land use may also include public facilities of regional or statewide significance.
 - Corresponding zoning designations:
 - PF Public Facility District. The purpose of the public facility zone (PF) is to provide areas for major public and quasi-public uses, and other compatible uses. There are no lot area requirements.

Figure 2-5: Undeveloped Land in Future Land Use Categories

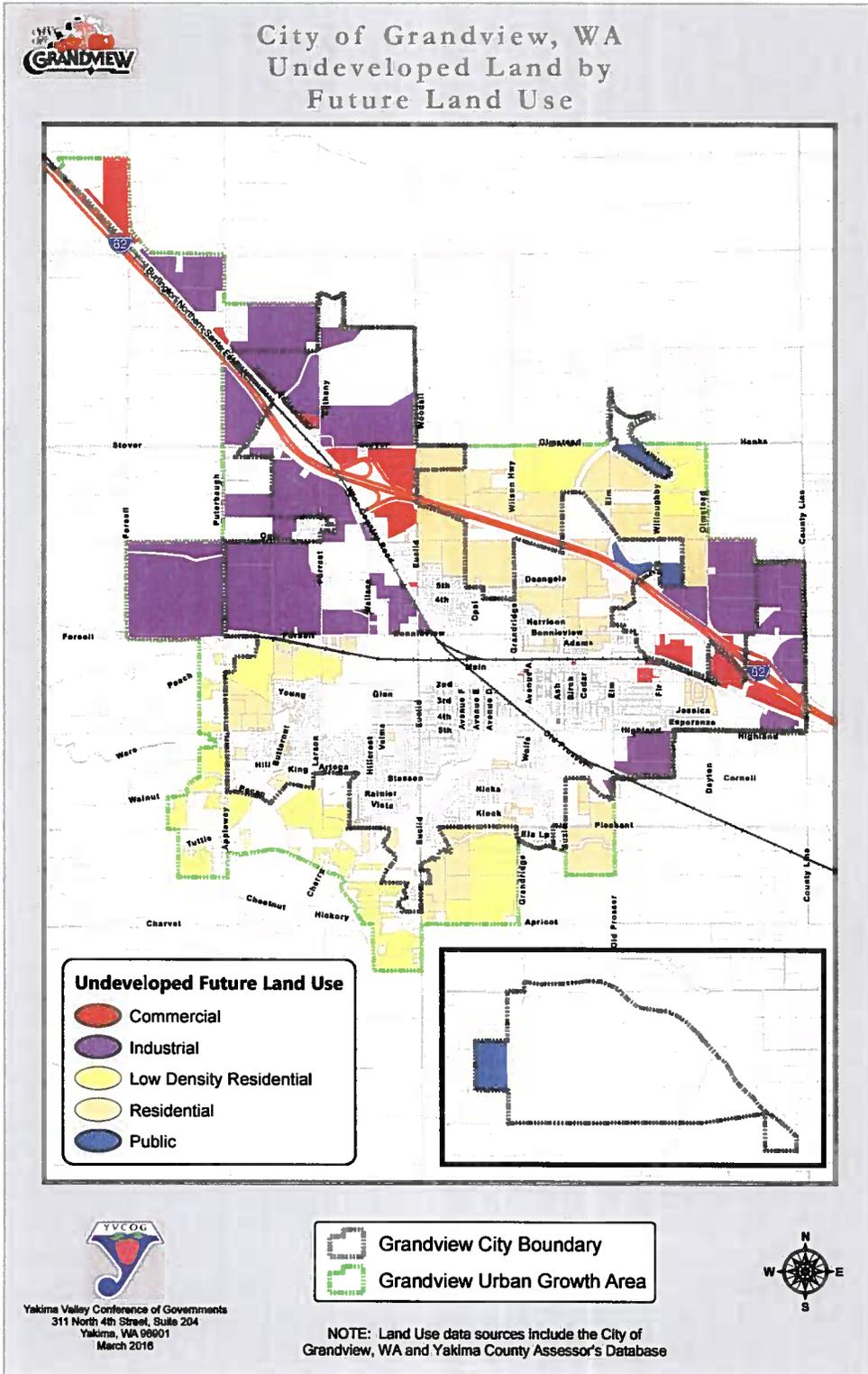
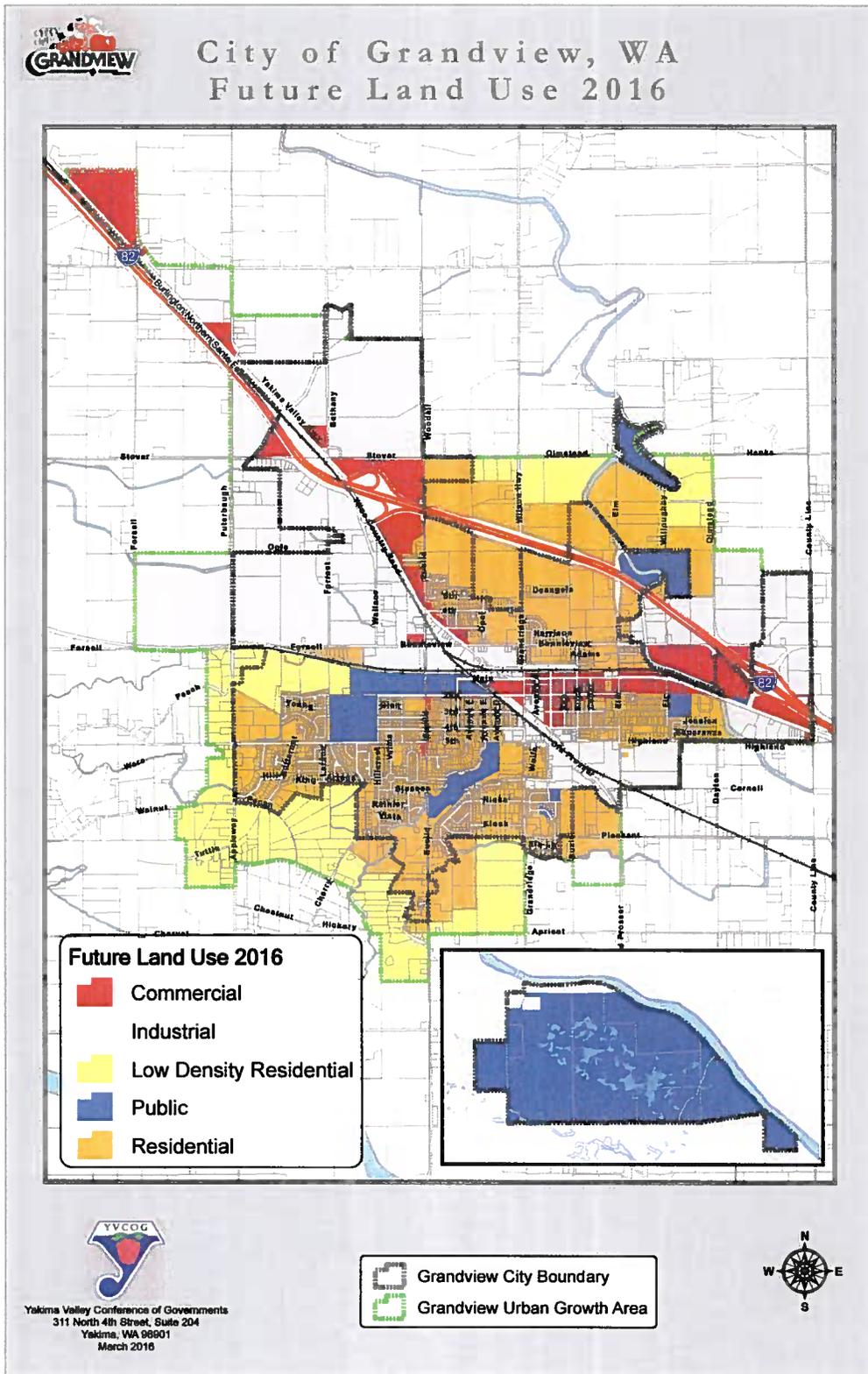


Figure 2-6. Future Land Use Map



VII. GOALS AND POLICIES

This section presents the land use goals and policies for the City of Grandview.

GOAL 1: *Create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values.*

Policy 1.1 In its land use management decisions, the City should strive to influence both rates and patterns of growth in order to achieve goals of the Comprehensive Plan.

Policy 1.2 The City should resist growth pressures that could adversely affect community values, amenities, and infrastructure. The City should support development that furthers community goals.

Policy 1.3 Encourage urban infill where possible to avoid sprawl and the inefficient leapfrog pattern of development.

Policy 1.4 Accommodate future population growth primarily through infilling and utilization of undeveloped subdivision lots. Conversion of agricultural land to residential, commercial, or industrial use will be encouraged to occur only after existing undeveloped parcels have been built out.

Policy 1.5 Adopt the medium population projections in the Comprehensive Plan as the guide for the amount of growth the City will accommodate through the year 2035.

Policy 1.6 Revise the urban growth area boundaries as needed, and ensure that the urban growth area includes all lands within current City limits and sufficient land contiguous to the City limits to be able to support Grandview's growth through the year 2035.

Policy 1.7 Revise development regulations as needed to be consistent with the adopted Comprehensive Plan.

Policy 1.8 Promote the use and development of routes and methods of alternative modes of transportation, such as transit, bicycling and walking, which reduce Grandview's consumption of non-renewable energy sources and promote physical activity.

GOAL 2: *Coordinate land uses to minimize the loss of natural resources due to urbanization, and reduce uncertainty and unpredictable development which sacrifices conservation and sound land management.*

Policy 2.1 Support the preservation and enhancement of natural resource lands and support occupations associated with agriculture, such as farming, and marketing of agricultural products within agricultural areas adjacent to the City and its urban growth area.

Policy 2.2 Support the protection of agricultural and other resource lands within the Grandview area from incompatible development, keeping them available for recreational use, wildlife habitat, and economic purposes.

Policy 2.3 Encourage new developments to locate in areas that are relatively free of environmental problems relating to soil, slope, bedrock, and the water table. Proposed developments

should be reviewed by the appropriate City staff or consultants to identify site-specific environmental problems.

- Policy 2.4 Adequate on-site disposal of surface water runoff shall be provided by all types of development.
- Policy 2.5 Where there is a high probability of erosion, grading should be kept to a minimum and disturbed vegetation should be restored as soon as is feasible. In all cases, appropriate measures to control erosion and sedimentation shall be required.
- Policy 2.6 The City shall consider the impacts of new development on water quality as part of its review process and will require any appropriate mitigating measures. Impacts that may affect the quality of drinking water shall be a priority concern in such reviews.
- GOAL 3:** *To actively manage land use change and protect the City's character by developing City facilities and services in a way that directs and controls land use patterns and intensities.*
- Policy 3.1 Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided.
- Policy 3.2 New urban development shall be encouraged to locate first within the City limits, and second within the urban growth area where municipal services and public facilities are already present.
- Policy 3.3 Development within the unincorporated portion of the urban growth area shall be encouraged to occur only on a limited scale to prevent inefficient use and distribution of public facilities and services. Urban development outside of the urban growth boundary shall be discouraged.
- Policy 3.4 To facilitate planned growth, the City encourages combining and assisting in service areas such as fire protection, public transit, water/sewer, criminal justice and administration, where such combinations implement efficient, cost-effective delivery of such services.
- Policy 3.5 Future land uses will be coordinated with the Transportation and Capital Facilities Elements of the Comprehensive Plan.
- GOAL 4:** *To pursue well-managed, orderly expansion of the urban area in a manner that is within the sustainable limits of the land.*
- Policy 4.1 The future distribution, extent, and location of generalized land uses will be established by the Future Land Use Map contained within this plan.
- Policy 4.2 Provide residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet future demand.
- Policy 4.3 Ensure that new residential development makes efficient use of the existing transportation network and provides adequate access to all lots.

- Policy 4.4 Discourage incompatible uses from locating adjacent to each other. Encourage protection of other land uses from the negative impacts of industrial uses through appropriate siting, setbacks, landscaping and buffering.
- Policy 4.5 Provide ample opportunities for light industrial development at locations with suitable access and adequate municipal services. At these locations, encourage industrial park-like development.
- Policy 4.6 Attempt to assure that basic community values and aspirations are reflected in the City's planning program, while recognizing the rights of individuals to use and develop private property in a manner consistent with City regulations.
- Policy 4.7 Provide an efficient and predictable development process that provides for ample public discussion of proposals for development.

GOAL 5: *Establish and maintain an appropriate image for the community to assist in most effectively attracting the types of economic activities which best meet the needs and desires of the community.*

- Policy 5.1 Make revitalization of the downtown core one of the priorities in establishing an appropriate image for the community. As part of the revitalization effort, use urban design treatment to make the downtown a safe, comfortable, clean and convenient place for visitors to be and go. Improvements should provide some kind of amenity for shoppers, such as awnings to protect pedestrians from the climate, large display windows, wide sidewalks with trees, flowers, and occasional benches for people to rest.
- Policy 5.2 Identify, preserve and protect archaeologically, architecturally, and historically significant structures and sites where feasible as a means of strengthening the community's identity and image.
- Policy 5.3 Consider developing a clean physical appearance as part of an appropriate image for the community. Encourage property maintenance and clean vacant lots as a way to accomplish this.

GOAL 6: *Develop an economic development program or plan that establishes guidelines or actions that accomplish the following:*

- Maintains and enhances existing agricultural production and related agricultural businesses and industries within the community.
- Recruits new business, industry, or facilities to the community that supports diversifying Grandview's economy and provides year-round employment.
- Encourages new business development and supports the retention and expansion of existing businesses and industries.
- Targets industries that are mutually supportive and can serve as suppliers to existing local businesses and industries.
- Decreases small business failures.

GOAL 7: *To preserve the character, agricultural heritage, and quality of life in Grandview and the surrounding rural areas that are part of the community.*

Policy 7.1 Build upon Grandview’s rural characteristics by allowing the necessary agricultural services and facilities that support surrounding agricultural land uses.

Policy 7.2 Establish a pattern of development that supports a sense of community.

Policy 7.3 Encourage land use decisions that are sensitive to Grandview’s history and culture.

Policy 7.4 Utilize recreation and open space lands and facilities as a means of enhancing community image and the general quality of life. Strive to accomplish the following:

- Providing a balance of active and passive recreational uses in both existing and proposed parks with a priority on pedestrian access to the natural environment. Active recreational uses include programmed parks with play fields and ball courts, while passive parks feature pathways, benches and picnic tables.
- Encouraging the development of recreational activities that meet the needs of the residents of Grandview, and where feasible using existing public schools as neighborhood parks and recreation/community center locations.
- Continuing to work with the Grandview School District using joint use agreements to increase available park land and facilities.
- Planning bike and jogging trails in the community that serve local needs and link differing neighborhoods.
- Limiting the use of open lands designated to remain in their natural state to those activities which will: A) Maintain their scenic beauty and aesthetic qualities; and B) Provide for recreational activities compatible with these goals.

Policy 7.5 Ensure that new development in Grandview enhances the “quality of life” within the community, and that any environmental problems that arise from such development are corrected by the developer through enforcement of subdivision control, regulations and fees.

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I. INTRODUCTION

Purpose

The Capital Facilities Element sets policy direction for determining capital improvement needs and evaluating proposed capital facilities projects. Because it is the mechanism the City of Grandview uses to coordinate its physical and fiscal planning, the Capital Facilities Element serves as a check on the practicality of achieving other elements of the Comprehensive Plan. It also establishes funding priorities and a strategy for using various funding alternatives.

Growth Management Act Requirements

To comply with the Growth Management Act, the Comprehensive Plan must have a Capital Facilities Plan element consisting of:

- An inventory of publicly owned capital facilities, including their locations and capacities;
- A forecast of the future needs for such facilities;
- The proposed locations and capacities of new or expanded capital facilities;
- A six-year (minimum) plan for financing such facilities within projected funding capacities, clearly identifying sources of public money for such purposes; and
- A reassessment of the land use element. The land use element must be reassessed if the probable funding falls short of meeting existing needs. Also, the land use element must be reassessed to ensure that the land use plan, the capital facilities plan, and the financing plan are coordinated and consistent.

Applicable County-wide Planning Policies

The Yakima County-wide Planning Policy recognizes cities as the providers of urban governmental services as identified in the GMA and adopted urban growth management agreements. The following countywide planning policies apply to discussion on the capital facilities element:

- 1) Areas designated for urban growth should be determined by preferred development patterns, residential densities, and the capacity and willingness of the community to provide urban governmental services. (Countywide Planning Policy: A.3.1.)
- 2) Prior to amending an urban growth area the County and the respective City will determine the capital improvement requirements of the amendment to ascertain that urban governmental services will be present within the forecast period. (A.3.11.)
- 3) Urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capabilities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities, and urban government services should not be provided in rural areas. (B.3.1., also RCW 36.70A.110(3))
- 4) Urban growth management interlocal agreements will identify services to be provided in an urban growth area, the responsible service purveyors and the terms under which the services are to be provided. (B.3.2.)

- 5) Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next 20 years. (B.3.3.)
- 6) The capital facilities, utilities and transportation elements of each local government's comprehensive plan will specify the general location and phasing of major infrastructure improvements and anticipated revenue sources (RCW 36.70A.070(3)(c)(d)). These plan elements will be developed in consultation with special purpose districts and other utility providers. (B.3.4.)
- 7) New urban development should utilize available/planned urban services. (B.3.5., Also RCW 36.70A.110(3))
- 8) Formation of new special purpose districts should be discouraged within designated urban growth areas. (B.3.6.)
- 9) The County and the cities will inventory existing capital facilities and identify needed facility expansion and construction. (C.3.1., also RCW 36.70A.070 (3) (a) (b))
- 10) From local inventory, analysis and collaboration with state agencies and utility providers, a list of Countywide and statewide public capital facilities needed to serve the Yakima County region will be developed. These include, but are not limited to, solid and hazardous waste handling facilities and disposal sites, major utility generation and transmission facilities, regional education institutions, airports, correctional facilities, in-patient facilities including hospitals and those for substance abuse and mental health, group homes and regional park and recreation facilities. (C.3.2.)
- 11) When a public facility of a countywide or statewide nature is proposed in the Yakima County region a Facility Analysis and Site Evaluation Advisory Committee including citizen members will be formed to evaluate the proposed public facility siting. At a minimum, this evaluation shall consider:
 - a) The potential impacts (positive or negative) of the proposed project on the economy, the environment and community character;
 - b) The development of specific siting criteria for the proposed project;
 - c) The identification, analysis and ranking of potential project sites;
 - d) Measures to first minimize and second mitigate potential physical impacts including, but not limited to, those relating to land use, transportation, utilities, noise, odor and public safety; and
 - e) Measures to first minimize and second mitigate potential fiscal impacts. (C.3.3.)
- 12) Major public capital facilities that generate substantial travel demand should be located along or near major transportation corridors and public transportation routes. (C.3.4.)
- 13) Some public facilities may be more appropriately located outside of urban growth areas due to exceptional bulk or potentially dangerous or objectionable characteristics. Public facilities located beyond urban growth areas should be self-contained or be served by urban governmental services in a manner that will not promote sprawl. Utility and service considerations must be incorporated into site planning and development. (C.3.5.)
- 14) The multiple uses of corridors for major utilities, trails and transportation right-of-way is encouraged. (C.3.6.)
- 15) The County and cities will work with special purpose districts and other agencies to establish a process for mutual consultation on proposed comprehensive land use plan policies for lands within urban growth areas. Actions of special purpose districts and other public service providers shall be

consistent with comprehensive plans of the County and the cities. (F.3.1., also RCW 56.08.020, RCW 57.16.010)

- 16) The use of interlocal agreements is encouraged as a means to formalize cooperative efforts to plan for and provide urban governmental services. (F.3.2.)
- 17) Joint financing ventures should be identified to provide services and facilities that will serve the population within the urban growth areas. (F.3.3.)
- 18) Each interlocal agreement will require that common and consistent development and construction standards be applied throughout that urban growth area. These may include, but are not limited to standards for streets and roads, utilities and other infrastructure components. (F.3.5.)
- 19) Encourage economic growth within the capabilities of the region's natural resources, public services and public facilities.
 - a) Identify current and potential physical and fiscal capacities for municipal and private water systems, wastewater treatment plants, roadways and other infrastructure systems.
 - b) Identify economic opportunities that strengthen and diversify the county's economy while maintaining the integrity of our natural environment. (G.3.1.)
- 20) Local economic development plans should be consistent with the comprehensive land use and capital facilities plans and should:
 - a) evaluate existing and potential industrial and commercial land sites to determine short and long term potential for accommodating new and existing businesses;
 - b) identify and target prime sites, determine costs and benefits of specific land development options and develop specific capital improvement strategies for the desired option;\
 - c) Implement zoning and land use policies based upon infrastructure and financial capacities of each jurisdiction;
 - d) Identify changes in urban growth areas as necessary to accommodate the infrastructure needs of business and industry;
 - e) Support housing strategies and choices required for economic development. (G.3.2.)
- 21) Each local government will prepare a capital facilities plan consisting of:
 - a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
 - b) A forecast of the future needs for such capital facilities;
 - c) The proposed locations, capacities and costs of expanded or new capital facilities;
 - d) At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
 - e) A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, the capital facilities plan element and financing plan within the capital facilities plan element are coordinated and consistent. (H.3.1.)
- 22) As part of the planning process, the County and the cities should coordinate with capital facilities providers and other interested parties to ensure that consideration is given to all capital service requirements and the means of financing capital improvements. (H.3.2.)
- 23) The County and the cities should consider an impact fee process, as provided for in RCW 82.02.050-090, to insure that new development pays its fair share of the cost of improvements necessitated by growth and contributes to the overall financing of capital improvements. (H.3.3.)

- 24) To minimize the potential economic impacts of annexation activities on the County and cities, consideration will be given to negotiating agreements for appropriate allocation of financial burdens resulting from the transition of land from county to City jurisdiction. (H.3.4.)
- 25) Special districts, adjacent counties, state agencies, the tribal government and federal agencies will be invited to participate in comprehensive planning and development activities that may affect them, including the establishment and revision of urban growth areas; allocation of forecasted population; regional transportation, capital facility, housing and utility plans; and policies that may affect natural resources. (I.3.)

Relationship to Other Elements

Urban Growth Areas

Urban Growth Areas are those areas designated under the Growth Management Act where urban growth is encouraged and outside of which growth can occur only if it is not urban in nature.

Urban growth typically requires urban governmental services, which include storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and not normally associated with non-urban areas. It is appropriate for cities to provide urban government services. Capital facilities are the physical structures owned or operated by a government entity which provide or support a public service.

Compatible Land Uses

Urban governmental services are generally not feasible unless there is intensive use of land for the location of buildings, structures, and impermeable surfaces. Those services should not be provided in rural areas.

Consistency with Land Use Element

The location, type and intensity of various future land uses, in conjunction with level of service standards, determine the needs for future capital facilities.

II. CAPITAL FACILITIES CHARACTERISTICS

Much of the information on the water system and sewer system of Grandview is taken from information compiled by Huibregtse, Louman Associates, Inc., the City's consulting engineers.

The term capital facilities is not specifically defined under the GMA, but this term has been defined by the Washington State Department of Commerce as part of "procedural criteria" developed GMA. As defined in WAC 365-195-210, capital facilities are defined as, "a physical structure owned or operated by a government entity which provides or supports a public service." The section which follows lists a variety of public services, most of which have associated capital facilities within the Grandview area.

Types & Providers of Capital Facilities

Service providers for the City of Grandview and the unincorporated portion of its Urban Growth Area are listed in Table 3-1. In some cases, the capital facilities supporting the services listed are located outside of the Urban Growth Area (UGA).

Table 3-1. Service Providers, City of Grandview Urban Growth Area

Type of Service	City of Grandview	Unincorporated Area
<i>General Government</i>		
General Purpose Government	City of Grandview	Yakima County
<i>Development Services</i>		
Port District	Port of Grandview	Port of Grandview; Port of Sunnyside (NW corner of UGA)
<i>Education</i>		
Colleges	Yakima Valley Community College (YVCC) Grandview Campus District 16)	Yakima Valley Community College (YVCC) Grandview Campus (District 16)
Schools	Grandview School District (No. 200)	Grandview School District (No. 200)
<i>Protective Services</i>		
Emergency/Rescue	City of Grandview	Yakima County Fire District #5
Fire Protection	City of Grandview	Yakima County Fire District #5
Law Enforcement	City of Grandview	Yakima County Sheriff; Washington State Patrol
National Guard	Washington National Guard	Washington National Guard
<i>Public Health</i>		
Hospital District	Sunnyside Community	Sunnyside Community
Mosquito Control	Benton County Mosquito Control District	Benton County Mosquito Control District
Public Health	Yakima Health District	Yakima Health District
<i>Public Transportation</i>		
Transit	People for People, dial-a-ride and Community Connector	People for People, dial-a-ride and Community Connector
<i>Recreation</i>		
Library	City of Grandview/YVCC	Yakima Valley Libraries
Museum	City of Grandview; Grandview Park & Recreation Service Area (GPRSA)	City of Grandview; GPRSA
Parks	City of Grandview; GPRSA	Yakima County; GPRSA
Program Services	City of Grandview; GPRSA	City of Grandview; GPRSA
Recreational Facilities	City of Grandview; GPRSA	Yakima County; GPRSA
Community Center	City of Grandview; GPRSA	City of Grandview; GPRSA
<i>Solid Waste</i>		

Type of Service	City of Grandview	Unincorporated Area
Industrial Waste Disposal	Yakima Waste Systems	
Recycling	City of Grandview	Yakima County
Residential and Commercial Solid Waste Collection	City of Grandview	Basin Disposal of Yakima (private franchise holder); Yakima Waste Systems (private franchise holder)
Solid Waste Disposal	Yakima County	Yakima County
<i>Streets and Roadways</i>		
Arterial Streets and Roads	City of Grandview	Yakima County
Local Streets	City of Grandview	Yakima County
Sidewalks	City of Grandview	Yakima County
Street Lighting	City of Grandview	Yakima County; Washington State Department of Transportation (WSDOT)
Traffic Signals and Traffic Control	City of Grandview	Yakima County; Washington State Department of Transportation
State/Interstate Highways	Washington Department of Transportation	Washington Department of Transportation
<i>Stormwater</i>		
Stormwater Control	City of Grandview; Sunnyside Valley Irrigation District (SVID); Drainage Improvement District (DID) 35	Yakima County; SVID; DID 35
<i>Water</i>		
Irrigation Water	City of Grandview, Grandview Irrigation District, SVID	SVID
Potable Water	City of Grandview	City of Grandview, individual or community wells
<i>Wastewater</i>		
Sewage Collection	City of Grandview	City of Grandview or on-site disposal
Sewage Treatment and Wastewater Disposal	City of Grandview	City of Grandview or on-site disposal
Biosolids Disposal	City of Grandview (on premises)	City of Grandview (on premises); private septage hauling to Yakima WWTP or Cheyne Landfill

III. STREETS AND ROADWAYS

Characteristics of the street system and other transportation facilities and services are discussed in greater detail in the Transportation Element.

The City of Grandview owns and maintains approximately 46 miles of streets. The most heavily traveled roads and those that are most important to the regional road system are classified under the Federal Functional Classification System (FFCS) as Minor Arterials (Euclid Road, Wine Country Road, Grandridge Road, West Fifth Street). Key roads, but of lesser importance than the Minor Arterials, are those roads classified as Major Collectors (Wallace Way, Avenue E, Division Street, Elm Street, Bonnieview Road, Second Street, McCreddie Road). The remainder of the streets in Grandview are functionally classified as local access (see Figure 5.2, Transportation Element).

Included in the roadway system is the City’s storm drainage system. When roadway improvements are made, the associated drainage facilities are evaluated and the necessary improvements are incorporated into the street project.

Roadway Funding

A six-year Transportation Improvement Program (TIP) is reviewed and adopted by the City on an annual basis. The most recent program was adopted on June 23, 2015, and covers the years 2016-2021. In the past, Grandview has relied upon personal property taxes, real estate taxes, and motor vehicle fuel taxes to finance minor street maintenance and improvement projects. Larger projects have received funding assistance from the Washington State Transportation Improvement Board (TIB), as well as some other sources. As a federally designated urban area, there are three state-funded grant programs that the City can pursue through TIB: Urban Arterial Program (UAP), Urban Arterial Preservation Program (APP), and the Sidewalk Program (SP). TIB has also taken on implementation of the newly-funded Washington State Complete Streets Program, and expects to issue the first call for projects in 2016. There are also federal grant programs that the City can pursue through the authorization of the federal transportation bill, FAST Act.

In 2011, Grandview formed a Transportation Benefit District (TBD) to begin to replace transportation grant funding that has declined in recent years, and to better preserve, maintain or expand the City’s transportation infrastructure. A TBD is a quasi-municipal corporation and independent taxing district created for the sole purpose of acquiring, constructing, improving, providing, and funding transportation improvements within the district. The boundaries of the TBD are identical with the City limits. On behalf of the Grandview TBD, the Washington State Department of Licensing is collecting a \$20 fee at the time a registered vehicle is renewed within the City of Grandview.

Proposed funding of the recommended roadway projects is the continued use of a combination of tax monies and TBD revenue, the State TIB programs, federal FAST Act, and other sources. Over the past several years, the TIB has been an attractive source of funds, but this attractiveness has increased competition for funding. The street budget should be reviewed annually and adjustments made to optimize the use of available funds and ensure competitiveness when competing for funds.

Table 3-2. Six-Year Transportation Improvement Program

Priority	Project Title	2016	2017	2018	2019	2020	2021	TOTAL
1	Old Inland Empire Highway Improvements	\$0	\$0	\$0	\$0	\$0	\$2,193,900	\$2,193,900
2	Wine Country Road Pavement Preservation – Elm St. to Fir St.	\$28,000	\$215,000	\$0	\$0	\$0	\$0	\$243,000.00

Priority	Project Title	2016	2017	2018	2019	2020	2021	TOTAL
3	Wine Country Road Improvements – Ash Ave. to Fir St.	\$0	\$3,914,000	\$0	\$0	\$0	\$0	\$3,914,000
4	Wine Country Rd. & McCreddie Rd. Signalization	\$0	\$0	\$395,000	\$0	\$0	\$0	\$395,000
5	Larson St. Improvements – S. Fifth St. to Queen St.	\$0	\$0	\$0	\$400,000	\$0	\$0	\$400,000
6	Stassen St. Improvements – Hillcrest to Velma Ave.	\$0	\$0	\$0	\$342,000	\$0	\$0	\$342,000
7	Birch Ave. Improvements – Wine Country Road to E. Third St.	\$0	\$0	\$0	\$0	\$475,000	\$0	\$475,000
8	Highland Rd. Improvements – Elm St. to E. City Limits	\$0	\$0	\$0	\$0	\$0	\$3,000,000	\$3,000,000

Source: 2016-2021 Six-Year Transportation Improvement Program

IV. WATER SERVICE CHARACTERISTICS

Irrigation Water System

Irrigation water service for residents of Grandview is provided by the Sunnyside Valley Irrigation District (SVID) and Grandview Irrigation District (GID). Some City residents are unable to access irrigation water due to physical limitations, such as streets, railroad tracks, and lack of irrigation ditches. These individuals often use City water as a source of irrigation water.

Domestic (Potable) Water System

Much of the information for this section has been developed or verified by Huibregtse, Louman Associates, Inc., consulting engineers, as part of the development of the 2015 Grandview Water System Plan. The Water System Plan, as amended, is hereby incorporated by reference.

Table 3-3 summarizes the major historical development of Grandview’s water system.

Table 3-3. Major Historical Water System Improvements, City of Grandview

Year	Improvement Description
1982	South Willoughby Well constructed
1986	Comprehensive Water Plan Update by Century West Engineering completed
1989	5th Street water main replaced
1989	Interior of 3,000,000 gallon storage tank reservoir painted
1990	Avenue E water main replaced (2nd Street to 5th Street)
1991	Butternut Well constructed
1992	Bonnieview Road transmission project (Euclid Road to Avenue B) completed
1992	Birch Street – 5th Street – Welch Plant transmission main project completed
1995	Comprehensive Water Plan Update by Huibregtse, Louman Associates completed
1998	Elm Street water main extension project completed
1999	3rd Street water main replacement project completed
1999	Wine Country Road – Viall Road water main project completed
1999	Eastside transmission main project completed
1999	Appleway Road water main replacement project completed
2000	Cohu Well, Highland Well, and Pecan Well rehabilitation project completed
2001	Stover Road water main improvement project completed
2001	Comprehensive Water Plan Update by Huibregtse, Louman Associates completed
2002	Bethany Road water main improvement project completed
2005	Orchard Tracts Well and Springs Well rehabilitation project completed
2006	Balcom Well and Velma Well redevelopment project completed

Year	Improvement Description
2007	South Willoughby Well rehabilitation project completed
2007	500,000 gallon elevated tank reservoir rehabilitation project completed
2009	Grandridge Area Street and Water Main Improvements – Water main replacement
2010	“Alive” Downtown Improvement – Water main replacement
2012	North Birch Street Neighborhood – Water main replacement
2013	Euclid Road – Apricot Road to Groom Lane – Water main replacement
2014	Bonnieview Road – Wilson Highway to Madison Drive – Water main replacement

Source: 2015 Grandview Water System Plan, Huijbregtse, Louman Associates, Inc.

The City of Grandview’s existing and future retail service area boundaries are illustrated in Figure 3-1, page 3-17. The existing retail service area is where the City currently provides water service, or where service connections are currently available. The future retail service area coincides with the UGA, and represents the area within which the City may be able to provide and maintain services through 2035. Within the retail service area, the City is obligated to serve new water connections under certain conditions as per RCW 43.20.260 including: 1) the water system has sufficient capacity to serve the connections in a safe and reliable manner, 2) the service request is consistent with adopted local plans and development regulations, 3) the water system has sufficient water rights to provide the service, and 4) the water system can provide service in a timely and reasonable manner.

GMC 13.28.150 allows the public works director to issue permits for connections to the water system upon application from the legal owner or owners of property outside the City limits when, in the public works director’s judgment, the connections will not overload or impair the efficiency of the system.

General characteristics of the Grandview water system are listed below.

- **Water Supply.** The City of Grandview is supplied water from 14 City-owned primary source wells (three are currently inactive), including two City-owned emergency wells. The pumping capacity of the 12 wells is 4,330 gallons per minute (GPM), or 6.9 million gallons per day (GPD). The City’s total existing water rights are 6,955 GPM and 4,640 acre-feet per year (1,512 million gallons) for existing and future wells.
- **Delivery.** The Grandview domestic water system consists of one distribution pressure zone between elevations of 740 feet and 840 feet above sea level. The static pressure level ranges from 44 to 87 psi.
- **Storage.** Water storage is provided by two reservoirs within Grandview’s water system. The single distribution pressure zone is served by one 3,017,000 gallon standpipe steel reservoir and one 544,000 gallon elevated steel reservoir, with a combined capacity of 3,561,000 gallons.
- **Fire Flow.** In Grandview, the greatest fire flow requirements are within industrial areas, with isolated large demands at locations such as the Kenyon Zero Storage Facility. The Grandview Fire Department has requested that all locations without a specified minimum fire flow range have a minimum fire flow capacity of 1,500 GPM.

Current Domestic Water Demand

Table 3-4 summarizes water use per service, by type of service. The average drawdown for 2008-2013 was 566 million gallons per year (MGY)

Table 3-4. City of Grandview, Water Use per Service, 2000, Million Gallons Per Year

User Category	2008	2009	2010	2011	2012	2013	2008-2013 Avg.	2011-2013 Avg.
Single-family	188.03	188.69	181.78	178.79	177.63	173.78	181.45	176.73
Outside Residential	8.56	7.65	6.77	7.03	7.01	7.28	7.38	7.10
Multifamily	37.66	39.39	35.27	34.17	35.82	35.92	36.37	35.30
Mobile Home	29.13	32.70	31.20	26.94	28.00	26.39	29.06	27.12
Commercial	34.62	35.85	33.43	41.51	31.53	32.58	34.92	35.20
Industrial	268.94	264.90	243.66	212.23	235.59	280.87	251.03	242.90
Government	24.43	23.37	21.53	23.00	27.61	25.46	24.29	25.46
Standpipe	6.73	0.00	0.00	0.00	0.00	0.00	1.12	0.00
TOTAL	598.10	592.55	553.62	523.96	543.19	582.27	565.62	549.81

Source: Huibregtse, Louman Associates, Inc., City of Grandview Water Plan, 2015.

Projected Domestic Water Demand

Table 3-5 summarizes Grandview’s water system needs and capacity through 2035. The 2015 and 2035 projected populations reported in Table 3-5 resulted from analysis completed when developing the City’s Water Plan. This work occurred prior to the recent completion of County-wide population allocations by Yakima County as part of the current GMA Periodic Update cycle. In the absence of updated population projections, the Grandview Water Plan projected future population growth at a rate of 1.5% per year. The 2035 population projection adopted by Yakima County for City of Grandview is 13,137. While the 2035 projection of 15,270 reported in the Grandview Water Plan is higher than the Yakima County projection, it is considered to be within a range that is consistent with the Yakima County projection. When the Grandview Water System Plan is updated in six years, it will use the currently adopted Yakima County population projections for determine needs. The Land Use Element future land use needs analysis is based on the Yakima County population projection for 2035.

Table 3-5. City of Grandview Water System Needs and Capacity through 2035

	2015	2035
Population	11,338	15,270
Equivalent Residential Units (ERUs) ¹	6,742	9,080
Water Rights (GPM)	6,955	6,955

	2015	2035
Avg. Day Demand (MGD)	1.54	2.28
Peak Hour Demand (GPM)	4,600	6,816
Operational Storage	251,000 gal	251,000 gal
Standby Storage	1,348,000 gal	1,816,000 gal
Fire Suppression Storage	1,440,000 gal	1,440,000 gal
Equalizing Storage	41,000 gal	373,000 gal
Total Storage Capacity	3,561,000 gal	3,561,000 gal
Total Storage Required	1,732,000 gal	2,440,000 gal

1. ERU = the amount consumed by a typical full-time single-family residence.

Table 3-6 summarizes Grandview's six-year water system improvement program. Figure 3-2 illustrates the improvement locations.

Table 3-6. Six-Year Water System Capital Improvement Program

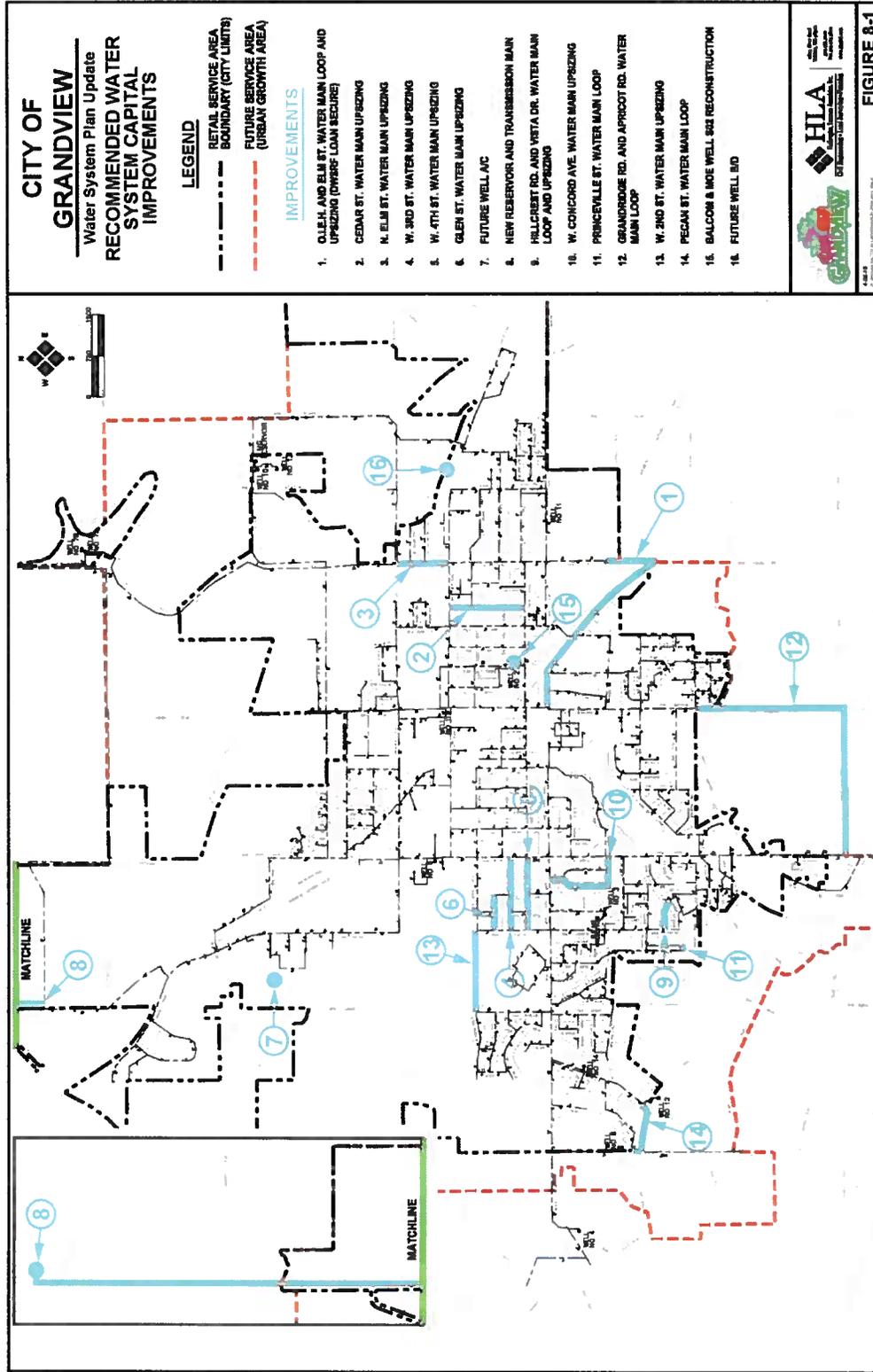
Priority No.	Project Name	2016	2017	2018	2019	2020	2021	2022-2036	Funding Source
1	OIEH and Elm St. Water Main Loop and Upsizing (DWSRF Loan Secured)		\$900,900						SRF ¹ Loan/City
2	Cedar St. Water Main Upsizing			\$371,363					SRF Loan/City
3	N. Elm St. Water Main Upsizing			\$255,480					SRF Loan/City
4	W. 3 rd St. Water Main Upsizing			\$359,726					SRF Loan/City
5	W. 4 th St. Water Main Upsizing			\$233,024					SRF Loan/City
6	Glen St. Water Main Upsizing			\$205,105					SRF Loan/City
7	Future Well A/C					\$1,772,936			SRF Loan/City
8	New Reservoir and Transmission Main						\$6,187,937		SRF Loan/City
9	Hillcrest Rd. and Vista Dr. Water Main Loop and Upsizing							\$184,235	SRF Loan/City
10	W. Concord Ave. Water Main Upsizing							\$454,500	SRF Loan/City
11	Princeville St. Water Main Loop							\$37,819	SRF Loan/City
12	Grandridge Rd. and Apricot Rd. Water							\$1,029,423	SRF Loan/City

	Main Loop								
13	W. 2 nd St. Water Main Upsizing							\$425,044	SRF Loan/City
14	Pecan St. Water Main Loop							\$177,901	SRF Loan/City
15	Balcom & Moe Well S02 Reconstruction							\$1,490,426	SRF Loan/City
16	Future Well B/D							\$1,880,426	SRF Loan/City

1. SRF = Washington State Department of Health Drinking Water State Revolving Fund

Source: Huibregtse, Louman Associates, Inc., City of Grandview Water Plan, 2015.

Figure 3-2. Recommended Water System Capital Improvements



V. WASTEWATER COLLECTION, TREATMENT & DISPOSAL

The January 2009 General Sewer Plan identified existing wastewater facilities and needs, and recommended improvements to the system and is hereby incorporated by reference, as amended.

Collection and Conveyance

The City of Grandview's collection and conveyance system consists of gravity sewers ranging from six to 21 inches, with seven force mains and sewage lift stations. The total length of gravity sewers is approximately 158,800 linear feet. The system is in good condition, with negligible infiltration and inflow. Trunk mains are generally of adequate capacity, except for those serving developing areas.

Treatment Plant Site

The City of Grandview's wastewater treatment facilities are located on a relatively isolated 965 acre site on the south side of the Yakima River. The site is bounded on the north and east by the Yakima River, on the south by Byron Ponds, on the Sunnyside-Snake River Wildlife Area, and on the west by sparsely settled pasture land.

The Grandview Wastewater Treatment Facility accomplishes secondary wastewater treatment through two separate treatment processes, including:

- A mechanical activated sludge-type treatment process with a discharge of treated wastewater to the Yakima River. This system consists of primary clarification, aerated lagoon, anoxic selector tanks, activated sludge, final clarification, ultraviolet disinfection, and discharge of final effluent to the Yakima River.
- An aerated lagoon / facultative lagoon process with land application of treated wastewater. This system consists of primary clarification, aerated lagoon, a series of facultative lagoons, chlorine disinfection, followed by either land application of treated effluent of approximately 237 acres of City-owned spray fields, or discharge of treated effluent to non-overflow ponds developed in cooperation with the Washington State Department of Wildlife to enhance wetland habitat in the region.

Future Wastewater Demand and Facility Design Life

Monthly influent loadings through the year 2009 have not exceeded or approached the design capacity of the entire wastewater treatment plant and effluent quality has remained excellent.

For projecting the design life of Grandview's treatment system, only the entire facility was evaluated because the City can route loading to either the aerated lagoon / facultative lagoon process or to the mechanical plant depending on the situation.

In the General Sewer Plan, the design capacity of the entire facility was used to determine when capacity of the facility would be reached, as follows:

- Average Flow for the Maximum Month: 4.95 MGD
- Maximum Monthly BOD Loading: 86,000 lbs/day
- Maximum Monthly TSS Loading: 30,000 lbs/day
- Grandview's future wastewater loadings, as shown on Table 3-7, are assumed to increase at an annual growth rate of 1.65%.

Table 3-7. Future Wastewater Loading Projections

	2013	2018	2023	2028
Service Population	8,985	9,746	10,572	11,468
Annual Average Flow (MGD)	1.48	1.61	1.75	1.89
Maximum Monthly Flow (MGD)	2.04	2.22	2.40	2.61
Annual BOD ₅ Loading (lbs/day) ¹	11,439	12,408	13,459	14,600
Maximum Month BOD ₅ Loading (lbs/day)	14,520	15,751	17,085	18,533
Annual TSS ² Loading (lbs/day)	5,845	6,341	6,878	7,461
Maximum Month TSS Loading (lbs/day)	10,093	10,948	11,876	12,882

1. BOD₅ = biochemical oxygen demand, 2. TSS = total suspended solids

Based on these assumptions, the design capacity of the treatment plant is expected to be reached in 2029 for TSS, 2040 for hydraulic capacity, and 2084 for BOD₅ capacity. The 2028 population projection of 11,468 was estimated for the 2015 Water System Plan. The 2030 population projection developed by Yakima County and used in the Land Use Element is 12,695. If the slightly higher 2028 projection is realized, the plant design capacity could be reached slightly earlier.

Table 3-8. Six-Year Wastewater System Capital Improvement Program

Complete pending DOE response to report

VI. STORM WATER MANAGEMENT

The City of Grandview does not operate a separate storm drainage facility. The City's storm drain system is included within the roadway system. When roadway improvements are made, the associated drainage facilities are evaluated and the necessary replacements or modifications are incorporated into the street project.

The City of Grandview's stormwater collection system is limited to the downtown commercial / manufacturing core and a small area west of Euclid Road between W. Fifth Street and the old Union Pacific rail lines. A number of drywells exist throughout the City to handle runoff in specific areas. Several drains operated by the SVID also cross the City.

A majority of the Grandview concrete curb and gutter storm drain system consists of catch basins which drain to surface waters. Catch basins which discharge to dry wells constitute approximately 10% of the City's stormwater system. There are parts of the City which do not have curbs and gutters, and storm

waters typically drain to neighboring unpaved properties in these areas.

Each catch basin within the City is cleaned annually, and storm drain lines are known to receive large amounts of leaves, gravel, or other debris. In addition, catch basin lids are inventoried annually as to their condition and replaced if necessary.

VII. SOLID WASTE COLLECTION & DISPOSAL

Solid waste collection is provided by the City of Grandview. The City of Grandview's 1989 Comprehensive Solid Waste Plan recommended closing the City's solid waste sanitary landfill, which was located south of the Yakima River on the same 900-plus acre tract as the City's wastewater treatment facilities. The plan recommended either developing a new regional landfill to provide the same service that the Grandview landfill provided for the Planning Area, or to transport waste to the Snipes Mountain Landfill.

The Grandview Landfill closed in 1990, and a closure plan was submitted to the Washington State Department of Ecology. The entire landfill was closed in 1994 in accordance with Washington State Department of Ecology regulations. Grandview's solid waste was diverted to the Snipes Mountain and Cheyne Landfills in mid-1990. In 1991, Grandview disposed of 989 tons of waste at the Snipes Mountain landfill and 3,466 tons at the Cheyne Road landfill. Since that time, the Snipes Mountain landfill has been closed. All of Grandview's solid waste is now diverted to the Cheyne Landfill located 5.5 miles north of the City of Zillah.

The Cheyne Landfill serves the cities of Grandview, Sunnyside, Toppenish, Wapato, Granger, Mabton and Zillah; Yakima Waste Systems; agricultural firms; construction and food processing businesses; self-haul businesses; and private residences. The Cheyne Landfill currently occupies 40 acres of a 960-acre site, and is in the process of being expanded to provide additional capacity.

The Terrace Heights Landfill is located about six miles east of Yakima at 7151 Roza Hill Drive. Phase 1 of the Terrace Heights Landfill is expected to reach capacity in about 2020. Phase 2 is estimated to reach capacity in 2026, but Yakima County may choose to reserve this for emergency use. The actual timing of closure will be affected by waste generation, recycling, and disposal rates, as well as landfill operations and design factors. Once the Terrace Heights Landfill is closed, some garbage disposal could be redirected to the Cheyne Landfill, which would affect its projected capacity (*Yakima County Solid and Moderate Risk Waste Management Plan, 2010*).

Transfer Facilities

Yakima County has developed the Lower Valley Transfer Station at the site of the old Snipes Mountain Landfill, at 1150 Luther Road in Granger. The City of Grandview hauls to this site. Yakima County then transfers the waste to the Cheyne Landfill.

Recycling

Recycling is becoming an increasingly important aspect of waste disposal. Yakima County has defined urban and rural service zones using the U.S. Census Urbanized Area boundary. Areas defined as urban must put in place household collection programs ("curbside recycling") or must put in place alternative programs which exceed the waste diversion anticipated from a curbside recycling program. Grandview is defined as a rural area, in which drop off centers and other methods can be used (*Yakima County Solid and Moderate Risk Waste Management Plan, 2010*).

There is currently one recycling drop-off center in Grandview at 801 Dykstra Lane.

VIII. PUBLIC EDUCATION FACILITIES

Educational services for the City are provided by the Grandview School District No. 200. The school district boundary extends beyond the Grandview City limits. All of the district's public school facilities lie within the City of Grandview. The Grandview School District has a current enrollment of 2,732 students.

Table 3-9 summarizes Grandview area school facilities. There are two private schools in the City of Grandview, which include Grandview Pre-School and the Grandview Adventist Jr. Academy. Educational services for low-income infant to preschool age children are provided by the Inspire Development Centers at the City-owned Alice Grant Learning Center located near the intersection of Grandridge Road and Nicka Street. The Alice Grant Learning Center currently serves 158 children throughout the year.

Adult education services, such as Basic Education classes, G.E.D. classes, and English as a Second Language are also available at the Learning Center. In addition, other adult education programs and continuing education classes are available at the Grandview Campus of the Yakima Valley Community College (YVCC) located between Main Street and Second Street just west of downtown. YVCC offers Associate of Applied Science degrees and certificates in Medical Assisting, Medical Billing and Coding, Nursing Assistant, Phlebotomy, Tree Fruit Production, Winery Technology, and Vineyard Technology. YVCC also offers partial degree coursework and prerequisites for other programs such as Business, Criminal Justice, Education, and Nursing.

The YVCC campus is engaged in a variety of activities designed to grow enrollment in particular programs. Over the past several years, the college has expanded its footprint by acquiring several pieces of property. Future physical expansions included in the YVCC Grandview Campus facility master plan include a new entrance into the campus off Wine Country Road, constructing additional buildings, and moving parking to the west of its current location.

Table 3-9. Grandview Area School Facilities

Name of School	Address	Grades	Teachers	Enrollment
<i>Public Schools: Grandview School District</i>				
McClure Elementary	811 West Second Street, Grandview	Kindergarten K - 5	19	485
Arthur H. Smith Elementary	205 Fir Street, Grandview	K - 5	21	460
Harriett Thompson Elementary	1105 West Second Street, Grandview	K - 5	24	465
Grandview Middle School	1401 West Second Street, Grandview	6 - 8	36	675
Grandview High School	1601 West Fifth Street, Grandview	9 - 12	38	647
Compass High School	913 West Second Street, Grandview	9-12		
<i>Public Schools: City of Grandview</i>				
Alice Grant Learning Center	1005 Grandridge Road Grandview	Infant to Pre-School		158

Name of School	Address	Grades	Teachers	Enrollment
<i>Colleges</i>				
Yakima Valley Community College Grandview Campus	500 West Main Street, Grandview	2 year college		500
<i>Private Schools</i>				
Grandview Adventist Jr. Academy	106 North Elm Street, Grandview	1 - 8	3	31

IX. PARKS & RECREATIONAL FACILITIES

The parks and recreation system and needs are discussed in greater detail in the Grandview Comprehensive Parks, Recreation and Open Space Plan 2015-2020 (Parks Plan), which is hereby incorporated by reference, as amended. Based on a detailed Geographic Information Systems (GIS) analysis, it was determined that the City of Grandview is currently providing 63.25 acres of City-owned park recreation areas (see Table 3-10). This figure includes all nine parks currently under the City of Grandview's jurisdiction, but does not include the portion of the Lower Valley Pathway that passes through Grandview, the Grandview Community Center or the Grandview Museum. This number is lower than the 69.75 acres of City-owned recreation areas reported in the Parks Plan because since the adoption of the Parks Plan, Euclid Park (6.5 ac) was sold to the Grandview School District. The Grandview area has approximately 121.5 acres available for recreational purposes when land provided by the Grandview School District and private entities is added to the City's acreage.

Level of service standards are often used to assess the need for additional park and recreation facilities. Many communities have adopted standards based on the National Recreation and Park Association's (NRPA) guidelines. NRPA recommends a total of 6.25 to 10.5 acres of parks and open space per 1,000 people. Additionally, NRPA suggests a classification system for parks based on their service area. The different types of parks, such as neighborhood or community parks vary in size and service area, with community parks having a service area of a one to two mile radius. Using both of these NRPA guidelines, the City of Grandview has sufficient park and open space areas.

Table 3-10. Existing Recreation Areas

Park Name	Acres
Country Park Events Center	15
Dykstra	28
Eastside	3
Palacios Parkway/West Entrance	3
Stokely Square	0.25
Vista Grande	1
Water Tower	0.5
West Entrance	4.5

Park Name	Acres
Westside	8
Totals	63.25

The City of Grandview parks are described in further detail below, and also in the Parks Plan.

- 1) Country Park Events Center is 15-acre facility located on the very northwest corner of the Grandview City limits with excellent access to and from I-82 and Wine Country Road. The Washington State National Guard Armory sits adjacent to the park on 10 acres. The park has three lighted multipurpose fields for softball and baseball, a two-acre outdoor amphitheater facility with covered stage, and several buildings that offer a variety of uses. In April of 2006, the dedication of the Ralph Scott Memorial Ball Field took place. This site accommodates several special events and activities throughout the year including the Yakima Valley Fair & Rodeo, ball tournaments, scouting jamborees, Easter egg hunt, Cal Ripkin baseball, employee picnics, movies in the park, etc. The site is also home to the Grandview Community Center which was opened to the public in 2012.
- 2) Dykstra Park, formerly called Stassen Park, is a 28-acre facility and is the largest park within the City's park system. The upper, or northern, portion of the park is passive in orientation with horseshoe pits, a shuffleboard court, planter, park benches, restrooms, and a flag pole. The middle portion of the park offers both a volleyball court and a basketball court, an array of playground equipment, picnic areas, an undeveloped baseball area, and a soccer field for youngsters. The 1.5 mile walking/jogging pathway which circles the entire park receives heavy usage throughout the year, particularly from older adults. A fitness course, pathway benches, and tree planting area are also attractions that are found within the park. More recently, a nine-hole disc golf course was established giving this park another usage dimension.
- 3) Eastside Park is a three-acre neighborhood park that serves the east side of the Central Business District. offering picnic facilities, playground equipment, restrooms, small baseball diamond, and two hard court areas for basketball.
- 4) Legion Park is composed of a small open grassy area approximately 0.25 acres in size. This park was renovated as part of an Eagle Scout project.
- 5) Park Avenue Park is a small 0.13 acre park situated in a cul-de-sac on Park Avenue. A small hard-court area is available for neighborhood residents.
- 6) Stokely Square is a 0.25 acre pocket park located in downtown Grandview. This aesthetic park sits on a small lot adjacent to West Second Street. The park features a gazebo, water fountain, tree plantings, benches and memorial tiles.
- 7) Vista Grande Park was developed in 1988. This one acre neighborhood park is the only public recreational facility on the north side of Wine Country Road. Park facilities include a hard court basketball play area, a small baseball field, playground equipment, a picnic area, and benches.
- 8) Water Tower Park is a small half-acre neighborhood park which serves the southwestern residential portion of the City. The ½ court basketball court at this park is a very popular and heavily used facility. The park is also equipped with a variety of playground equipment.

Westside Park is an 8 acre park which offers patrons a wide variety of leisure activities. The popular municipal swimming pool, which was last renovated in 1983, hosts an extensive aquatics program during the summer months. A swimming pool committee has been appointed to lead the charge for new and

updated amenities at this facility. Other facilities of Westside Park are picnic areas, playground equipment, restrooms, horseshoe pits, and open play areas. Large mature trees landscape the park.

In addition to these more traditional park facilities, the City of Grandview also oversees the operation of the Grandview Community Center, the Grandview Library, and the Grandview Museum. A new Community Center was constructed in 2012 using a combination of City funds, Washington State Community Development Block Grant funding, and local contributions. The Community Center consists of approximately 9,700 square feet of space. The Community Center was designed to provide much needed amenities for the citizens of Grandview. The Center provides a new dining hall for group dinners, dances, community parties and other events. The large multi-purpose/gym space accommodates exercise/recreation classes, local sports leagues and other functions too large for the dining hall. The Center is supported by a host of other spaces including a reception area, Parks and Recreation Department staff offices, a game room, American Legion room, billiards room, commercial kitchen, conference room and health room. The layout of the building allows for multiple groups to use the facility simultaneously without disturbing each other. The Community Center provides a location for community programs as well as a gathering facility for residents of all ages.

The Bleyhl Community Library originally opened in 1914 at 201 West Second Street. In 1958, the library moved to 311 Division Street. In the mid-1970s the size of the library was roughly doubled. The new Grandview Library was constructed in 2011 as a joint use facility for the City of Grandview and Yakima Valley Community College. The building provides facilities commonly found in a public library while meeting the academic needs of the YVCC students. The library houses a general book collection as well as areas specifically designed for an art collection, children's library, teens, reference and audio/visual media. The building also contains a program room to accommodate community meetings, speakers and children's programs. The building is energy efficient and incorporates environmentally friendly, sustainable materials. The building received LEED (Leadership in Energy and Environmental Design) Gold Certification.

The R.E. Powell Museum was constructed in the 1960s and occupied a portion of the library building located at 311 Division Street. After the new Grandview Library was constructed, the building at 311 Division Street was sold to the Grandview School District. In 2015, the City purchased the building at 115 West Wine Country Road and current design and renovation efforts will enable the City to move exhibits from the old facility to the new facility in 2016. The museum displays an array of memorabilia depicting Grandview's history. Most of the collection dates from the 1920s through the mid-70s.

Public School Sites and Utilities

The Grandview Parks and Recreation Department and the Grandview School District have a formal agreement to share use of each other's facilities.

The Grandview community has recently undergone a rapid expansion in the amount of available gym space. While the existing Grandview High School gym remains unchanged, two new elementary schools, Harriet Thompson and McClure, were constructed with new gym facilities. School gyms at Compass High School, the Middle School, and A.H. Smith Elementary have also been recently renovated. The National Guard Armory in Grandview also has invested in its gymnasium, which can now be used for basketball. These improvements have greatly increased the quality and quantity of gym space available to the citizens of Grandview.

As population growth continues to occur in Grandview, demand for these facilities will increase and, most likely, exacerbate scheduling difficulties. These changes will make it increasingly important for the City and School District to continue to work cooperatively to utilize the existing facilities for the benefit

of the Grandview community.

Table 3-11. Recreation Facilities, Grandview School District

Facilities/Schools	High School	Middle School	Harriet Thompson Elementary	McClure Elementary	A.H. Smith Elementary
Total Site Acreage	27.9	16	6.75	7.3	5.8
Baseball Field	1	1	1	1	3
Softball Field	1	1	Small		
Football Field	1	1			
Soccer Field	1	1		1	2 small
Track	Yes	Grass			
Playground Equipment			Yes	Yes	Yes
Hard Court (basketball, tetherball)		Yes	Yes	Yes	Yes
Open Area (recess, physical education, organized sports)	Yes	Yes	Yes	Yes	Yes
Gymnasium (Basketball)	Yes	Yes	Yes	Yes	Yes
Other Facilities	Stadium				

Table 3-12 summarizes the six-year parks and recreation capital improvement program for the City of Grandview.

Table 3-12. Six-Year Parks and Recreation Capital Improvement Program

Priority	Park Project Name	2015	2016	2017	2018	2019	2020	TOTAL
1	Swim Pool Development or Renovation	\$65,000	\$100,000	\$2,000,000-\$5,000,000	\$0	\$0	\$0	\$2,165,000-\$5,165,000
2	New Restrooms or Replacement	\$34,000	\$36,000	\$0	\$0	\$0	\$0	\$70,000
3	Playground Equipment Upgrades	\$0	\$0	\$10,000	\$15,000	\$20,000	\$25,000	\$70,000
4	Museum Facility	\$150,000	\$170,000	\$0	\$0	\$0	\$0	\$320,000
5	Soccer Field Goal Posts	\$0	\$3,000	\$3,000	\$0	\$0	\$0	\$6,000
6	Bike/Pedestrian Path Development	\$0	\$0	\$0	\$150,000	\$150,000	\$150,000	\$450,000
7	Country Park Chip Seal/Parking Lot	\$0	\$23,000	\$0	\$0	\$0	\$0	\$23,000

Priority	Park Project Name	2015	2016	2017	2018	2019	2020	TOTAL
8	Benches for Swim Pool at Westside Park	\$6,000	\$0	\$0	\$0	\$0	\$0	\$6,000
9	Swim Pool Underwater Light Replacement at Westside Park	\$3,000	\$0	\$0	\$0	\$0	\$0	\$3,000
10	Courtyard at Community Center	\$0	\$3,000	\$5,000	\$0	\$0	\$0	\$8,000
	Total	\$258,000	335,000	\$2,018,000 - \$5,018,000	\$165,000	\$170,000	175,000	3,121,000 - 5,121,000

X. POLICE & FIRE PROTECTION

Fire Protection

The City of Grandview and Yakima County Fire District No. 5 both use and co-own the fire station, which is located adjacent to the City Hall facing Avenue "A". The facility accommodates the length of the ladder truck and brings all department vehicles under one roof. There is also a Volunteer Fire Department Building leased by the Volunteer Association and located at the Country Park Events Center on Wallace Way.

Grandview has adequate water and hydrants to ensure safety against fire for the residents of the City. The City currently employs one full-time chief, one full-time captain and has 32 volunteer firemen. The Grandview/Yakima County Fire District No. 5 Station has three Engines (Grandview 11, 12, and 214) with the newest being Engine 214, a 2010 E-One Engine on an International truck chassis. The Fire Department also owns one Quint aerial/engine (Grandview 18) a 1999 American La France Aerial and one 1997 Braun Heavy Rescue (Rescue 14).

The City of Grandview has an average rating of 5 with the Washington State Fire Rating Bureau. The range for rating of fire departments is from 1 to 10, with 1 being the highest rating. Many factors are built into the criteria used to establish these ratings, including examining the water system - size of water mains, water pressure, storage capacity and capability, the age of the firefighting equipment and pumper trucks, etc.

Unincorporated areas around Grandview are served by Fire District No. 5. Grandview has entered into a mutual aid agreement with Fire District No. 5 and with other nearby jurisdictions and departments.

Table 3-13. Six-Year Fire Protection Capital Improvement Program

Priority	Project Name	2015	2016	2017	2018	2019	2020	Total
1	Replacement of SCBAs	\$0	\$28,800	\$28,800	\$28,800	\$28,800	\$28,800	\$144,000
2	Fire Truck Replacement	\$0	\$248,634	\$248,634	\$248,634	\$248,634	\$175,718	\$1,170,254
3	Expansion/Modification of Fire Station	\$0	\$0	\$0	\$0	\$200,000	\$200,000	\$400,000

4	Procurement of Fire and Rescue Equipment	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$48,000
1	Total	\$8,000	\$285,434	\$285,434	\$285,434	\$485,434	\$412,518	\$1,762,254

Police Protection

Police protection is provided by the City of Grandview within the City limits and the Yakima County Sheriff’s Office for the remainder of the Grandview urban growth area. The Washington State Patrol covers state and interstate highways. The City, county and state have a mutual aid agreement for protection services.

Grandview currently employs a full time chief, assistant chief, 16 police officers, one corrections officer, five dispatchers, and administrative assistant. The department maintains eight police patrol vehicles, a chief’s vehicle, assistant chief’s vehicle, pickup, SIRT vehicle, two detective vehicles and a corrections van. The City contracts with the Yakima Humane Society for animal control services.

The Police Department includes four double bunk cells and is a 30-day holding facility. Training facilities for the Police Department includes a shooting range located on City property at the wastewater treatment plant and spray field area facilities.

The City contracts with the Yakima County District Court for municipal court services. The Lower Valley District Court facility is located on Wine Country Road in Grandview.

Table 3-14. Six-Year Police Protection Capital Improvement Program

Priority	Project Name	2015	2016	2017	2018	2019	2020	Total
1	Police Corrections Van	\$45,000	\$0	\$0	\$0	\$0	\$0	\$45,000
2	Police Department Facility	\$9,000,000	\$0	\$0	\$0	\$0	\$0	\$9,000,000
	Total	\$9,045,000	\$0	\$0	\$0	\$0	\$0	\$9,045,000

XI. MEDICAL & EMERGENCY FACILITIES

The City of Grandview and Yakima County Fire District No. 5 operates a first aid vehicle but not an ambulance. Transport to hospital is by area ambulance service. The volunteer firefighters are trained and equipped to provide emergency medical services for victims of trauma or severe medical problems.

Ambulance Service

Prosser Memorial Hospital Emergency Medical Services is first dispatch to calls in Grandview. Sunnyside Fire Department Ambulance Service is second dispatch to calls in Grandview. American Medical Response (AMR) as well as Advance Life Support (ALS) responds to medical emergency calls within the City and unincorporated areas, as needed. Prosser Memorial Hospital ambulances are located in Prosser and Grandview, AMR ambulances come from Toppenish or Yakima, ALS ambulances come from Yakima, and Sunnyside Fire Department ambulances from Sunnyside. This system of providing emergency medical care works well, with City volunteer firefighters providing the first aid that the ambulance crews would otherwise do prior to transport.

Residents of Grandview have access to Sunnyside Community Hospital located in Sunnyside or Prosser Memorial Hospital in Prosser. Sunnyside Community Hospital is a 36-bed facility offering outpatient and emergency room services. Both hospitals are approximately 10-15 minutes away for medical and emergency services. The City of Yakima and the Tri-Cities both have multiple hospitals with a variety of specialties. Grandview has 10 physicians, three dentists, two chiropractors, and two optometrists within the City.

Other Medical/Mental Health Services

For other medical or mental health services, City residents have access to the Older American Nutrition Program, Family Reconciliation Services, Life Options, Phoenix Addiction Counseling Services, Yakima Valley Farm Workers Clinic, and the Central Washington Comprehensive Mental Health branch located in Sunnyside on Saul Road near E. Lincoln Avenue.

XII. CORRECTIONS

There are no long-term correctional facilities located within Grandview’s City limits or UGA. Nearby correctional facilities are located in Yakima and Sunnyside

XIII. GOVERNMENT FACILITIES

Government facilities are summarized in Table 3-15. With the exception of police and fire protection needs identified in Section X, no government facilities capital improvements needs have been identified for the next six years.

Table 3-15. Government Facilities in the City of Grandview

Facility	Location
<i>Federal</i>	
Bonneville Power Administration, Grandview Substation	County Line Road
U.S. Postal Service	116 Grandridge Road
<i>State</i>	
National Guard Armory	Wallace Way
<i>City</i>	
Library	500 West Main
City Hall	207 West Second Street
Fire Department	110 Avenue “A”
Parks and Recreation Department	812 Wallace Way
Police Department	201 West Second Street
Public Works Department	603 North Willoughby Road

Facility	Location
Museum	115 West Wine Country Road
Community Center	812 Wallace Way
Swimming Pool	602 West Second Street (Westside Park)

XIV. COMMUNITY FACILITIES & SERVICES

The Grandview Community Center provides an array of comprehensive activities for approximately 250 senior citizens living throughout the City of Grandview and surrounding Lower Valley. The Grandview Museum offers a variety of memorabilia which depicts the history of the Grandview area. The Grandview Parks and Recreation Department helps meet the quality of life needs of the community by offering a variety of recreational programs and facilities.

The Grandview Library has more than tripled its collection since 1976 to 41,964 by the end of 2014. There were 34,896 items checked out in 2014 and 51,903 user visits to the library, which was open 1,899 hours. Users spent 850 hours in the past year on the 25 public access computers.

The National Guard Armory located on Wallace Way has rooms available for rent to community groups. The Armory includes an indoor shooting range.

XV. CAPITAL FACILITIES FINANCING

Local Funding Sources

Local funding sources for capital facilities include multipurpose revenue sources: local property, sales, use and excise taxes. For smaller projects, these sources may be used directly, while for larger projects, they may be used as grant matching funds, or as debt repayment for bonds and loans.

In addition, special taxes and fees are available for the construction of various types of capital facilities. Like the multipurpose revenue sources, they may be used either directly or as funds to match grants or repay debt. Examples include fuel taxes, vehicle license fees, street utility charges, road impact fees, sewer user fees, solid waste user fees and special assessments, storm drain utility fees, and water user fees.

State and Federal Grant and Loan Funding Sources

Potential sources of grant and loan programs funds available to local governments for capital facilities include Washington State Public Works Trust Fund, Washington State Department of Ecology Water Quality Program, Washington State Department of Health Drinking Water State Revolving Fund, Washington State Recreation and Conservation Office, Washington State Transportation Improvement Board, Washington State Safe Routes to School and Pedestrian and Bicycle Safety programs, U.S. Department of Energy Efficiency and Conservation Block Grant, U.S. Library Services and Technology Act funds, U.S. Department of Housing and Urban Development Community Development Block Grant, U.S. Department of Commerce Economic Development Administration, U.S. Department of Agriculture-Rural Development, and U.S. Department of Transportation MAP-21 motorized and non-motorized grant programs, among others.

Availability of these funding sources to the City of Grandview will depend on federal and State funding levels for each source, and project eligibility requirements.

Long-Term Bonded Debt

General obligation bonds are backed by the value of properties within the jurisdiction, or the City’s “full faith and credit.” Revenue bonds are backed by the revenue received from the project that the bonds helped to fund, and are commonly used for utility improvements where the bonds are repaid out of utility charges. Special assessment bonds (Local Improvement Districts, Road Improvement Districts, and Utility Local Improvement Districts) are repaid by assessments against the properties benefited by the improvements.

The Washington State Constitution places limits on the amount of bonded indebtedness that any city may incur. No city may incur debt in excess of 0.75% of the taxable property unless 3/5 of the city’s voters approve additional indebtedness. With such a vote, the additional indebtedness may be as much as 2.5% of the value of the taxable property for all types of capital projects. An additional 2.5% may be allotted for projects supplying the city with water, lights, or sewer. Additional debt can also be incurred for acquiring or developing open space or parks.

XVI. SIX YEAR CAPITAL FACILITIES PLAN

Grandview’s Six Year Transportation Improvement Program, Comprehensive Water Plan, Comprehensive Sewer Plan, and Capital Facilities Plan identify recommended projects, cost estimates, potential funding sources and timing for project completion. These documents are incorporated by reference. Table 3-16 summarizes Grandview’s Capital Facilities Plan.

Table 3-16. City of Grandview Capital Facilities Plan and Potential Funding Sources

Need / Recommended Project	Estimated Timing	Estimated Cost	Potential Funding Source(s)
Transportation			
Old Inland Empire Highway Improvements	2021	\$2,193,900	Local Funds, STP ¹
Wine Country Road Pavement Preservation – Elm St. to Fir St.	2016-2017	\$243,000	Local Funds, TIB ²
Wine Country Road Improvements – Ash Ave. to Fir St.	2017	\$3,914,000	Local Funds, STP
Wine Country Rd. & McCreddie Rd. Signalization	2018	\$395,000	Local Funds, TIB
Larson St. Improvements – S. Fifth St. to Queen St.	2019	\$400,000	Local Funds, TIB
Stassen St. Improvements – Hillcrest to Velma Ave.	2019	\$342,000	Local Funds, TIB, PWTF ³
Birch Ave. Improvements – Wine Country Road to E. Third St.	2020	\$475,000	Local Funds, TIB, PWTF
Highland Rd. Improvements – Elm St. to E. City Limits	2021	\$3,000,000	Local Funds, TIB, PWTF

Need / Recommended Project	Estimated Timing	Estimated Cost	Potential Funding Source(s)
Water System			
OIEH and Elm St. Water Main Loop and Upsizing	2017	\$900,900	Local Funds, DWSRF ⁴ , CDBG ⁵ , other grant/loan
Cedar St. Water Main Upsizing	2018	\$371,363	Local Funds, DWSRF, CDBG, other grant/loan
N. Elm St. Water Main Upsizing	2018	\$255,480	Local Funds, DWSRF, CDBG, other grant/loan
W. 3 rd St. Water Main Upsizing	2018	\$359,726	Local Funds, DWSRF, CDBG, other grant/loan
W. 4 th St. Water Main Upsizing	2018	\$233,024	Local Funds, DWSRF, CDBG, other grant/loan
Glen St. Water Main Upsizing	2018	\$205,105	Local Funds, DWSRF, CDBG, other grant/loan
Future Well A/C	2020	\$1,772,936	Local Funds, DWSRF, CDBG, other grant/loan
New Reservoir and Transmission Main	2021	\$6,187,937	Local Funds, DWSRF, CDBG, other grant/loan
Wastewater System			
Parks and Recreation			
Swim Pool Development or Renovation	2015-2017	\$2,165,000-\$5,165,000	Local Funds, CDBG, RCO ⁶
New Restrooms or Replacement	2015-2016	\$70,000	Local Funds, CDBG, RCO
Playground Equipment Upgrades	2017-2020	\$70,000	Local Funds, CDBG, RCO
Museum Facility	2015-2016	\$320,000	Local Funds, CDBG, RCO
Soccer Field Goal Posts	2016-2017	\$6,000	Local Funds, CDBG, RCO
Bike/Pedestrian Path Development	2018-2020	\$450,000	Local Funds, CDBG, RCO
Country Park Chip Seal/Parking Lot	2016	\$23,000	Local Funds, CDBG, RCO
Benches for Swim Pool at Westside Park	2015	\$6,000	Local Funds, CDBG, RCO
Swim Pool Underwater Light Replacement at Westside Park	2015	\$3,000	Local Funds, CDBG, RCO
Courtyard at Community Center	2016-2017	\$8,000	Local Funds, CDBG, RCO

1. STP = MAP-21 Surface Transportation Program, 2. TIB = Washington State Transportation Improvement Board, 3. = Public Works Trust Fund, 4. DWSRF = Washington State Drinking Water State Revolving Fund, 5. CDBG = U.S. Department of Housing and Urban Development Community Development Block Grant, 6. RCO = Washington State Recreation and Conservation Office, 5.

XVII. GOALS AND POLICIES

This section presents the capital facilities goals and policies for the City of Grandview.

GOAL 1: *To actively manage land use change and protect the City's character by developing City facilities and services in a way that directs and controls land use patterns and intensities.*

Policy 1.1 Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided.

Policy 1.2 Development within the unincorporated portion of the urban growth area shall be encouraged to occur only on a limited scale to prevent inefficient use and distribution of public facilities and services, and to discourage rural development from becoming urban in nature outside of the urban growth boundary.

Policy 1.3 Planning for future capital facilities will be coordinated with the Land Use and Transportation Elements of the Comprehensive Plan.

GOAL 2: *Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service standards below locally established minimum standards.*

Policy 2.1 New urban development shall be encouraged to locate first, within the City limits and second, within the urban growth area where municipal services and public facilities are already present.

Policy 2.2 Development shall be allowed only when and where all public facilities are adequate, and only when and where such development can be adequately served by essential public services without reducing the levels of service elsewhere.

GOAL 3: *To facilitate planned growth through combined services.*

Policy 3.1 To facilitate planned growth, the City encourages combining and assisting in service areas such as fire protection, public transit, water/sewer, criminal justice and administration, where such combinations implement efficient, cost effective delivery of such services.

GOAL 4: *Coordinate the orderly provision of public facilities with public and private development activities in a manner that is compatible with the fiscal resources of the City.*

Policy 4.1 Coordinate land use and public works planning activities with an ongoing program of long-range financial planning, in order to conserve fiscal resources available to implement the capital facilities plan.

Policy 4.2 Public facilities and utilities shall be located to: a) maximize the efficiency of services provided; b) minimize their cost; and c) minimize their impacts on the natural environment.

Policy 4.3 The City will encourage economic growth while maintaining quality development and controlling the cost of public improvements in its urban growth area.

Policy 4.4 If adequate facilities are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop.

Policy 4.5 Within the UGA, urban services shall be required when economically feasible. When services are not economically feasible, covenants should be used to require connections to those services when they become available.

Policy 4.6 The City will not preclude the siting of essential public facilities, however, it shall enforce its Comprehensive Plan and development regulations to ensure reasonable compatibility with other land uses.

GOAL 5: *Expand the range of active recreational opportunities for the citizens of Grandview to the fullest extent possible.*

Policy 5.1 Use preference identification as a basis for identifying what facilities are most needed in the community and as a basis for the development of capital programming.

Policy 5.2 The City will encourage multiple uses of public facilities which could be used for day care, youth facilities, senior activities, meetings and other functions.

GOAL 6: *Promote coordinated planning and balanced delivery of services among federal, state, county, municipal and tribal governments especially in areas of overlapping influence such as urban growth areas.*

Policy 6.1 The City will coordinate with those agencies providing social services in the City. The City recognizes that changes in population will affect these services and require planning of appropriate services. The agents managing these facilities (local government, education, churches, emergency services and the library), need to work with the City to incorporate their future plans.

Policy 6.2 Coordinate City and Yakima County utility plans.

Policy 6.3 Determine funding options for future City and Yakima County utility needs.

GOAL 7: *Ensure the protection of groundwater from sources of contamination.*

Policy 7.1 Provide sufficient treatment to ensure that the discharge of wastewater meets state and federal standards applying to surface and groundwater.

Policy 7.2 Protect local groundwater supplies by increasing the awareness of local residents about the appropriate disposal techniques for hazardous materials.

GOAL 8: *Identify future needs and promote increased water supplies through coordinated development and conservation efforts.*