

**GRANDVIEW CITY COUNCIL  
COMMITTEE-OF-THE-WHOLE  
MEETING AGENDA  
TUESDAY, SEPTEMBER 13, 2016**



**COMMITTEE-OF-THE-WHOLE MEETING – 6:00 PM**

**PAGE**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **CITIZEN PARTICIPATION** – The public may address the Council on items on the agenda.
4. **NEW BUSINESS**
  - A. Grant Funding Opportunities with Department of Ecology and Transportation Improvement Board 1
  - B. Resolution authorizing the Mayor to sign the Interlocal Cooperative Agreement between the Grandview School District and the City of Grandview regarding supervised afterschool activities for students 2-6
  - C. Bulletproof Vest Partnership Grant 7
  - D. 2015 International Building, Plumbing, Mechanical, Energy, and Property Maintenance Codes 8-24
  - E. Resolution declaring certain City property as surplus and authorizing disposal by public auction, sale or trade 25-26
  - F. Growth Management Update: 27-35
    - Development Regulations (Attachment 1)
    - Critical Area Ordinance (Attachment 2)
    - Comprehensive Plan Updates (Attachment 3)
5. **OTHER BUSINESS**
6. **ADJOURNMENT**

**CITY OF GRANDVIEW  
AGENDA ITEM HISTORY/COMMENTARY  
COMMITTEE-OF-THE-WHOLE MEETING**

<b>ITEM TITLE</b>  Grant Funding Opportunities with Department of Ecology and Transportation Improvement Board	<b>AGENDA NO.:</b> New Business 4(A)  <b>AGENDA DATE:</b> September 13, 2016
	<b>FUNDING CERTIFICATION</b> (City Treasurer) (If applicable)

**DEPARTMENT DIRECTOR REVIEW**  
  
Cus Arteaga, City Administrator/Public Works Director 

**CITY ADMINISTRATOR**  **MAYOR** 

**ITEM HISTORY** (Previous council reviews, action related to this item, and other pertinent history)  
  
None

**ITEM COMMENTARY** (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

The City's engineering firm, HLA Engineering & Land Surveying, will present information on the following grant funding opportunities:

- Department of Ecology Water Quality Financial Assistance Grant
- Funding opportunity to improve the street stormwater system on the eastside of town (Fir Street west to Birch Street from Wine Country Road south to East Fourth Street)
  - Application due October 21, 2016
  - 15% match requirement

- Transportation Improvement Board Complete Streets Grant Program
- Funding opportunity for sealcoat maintenance, sidewalk repairs, pathway maintenance and ADA ramp installations
  - Application due October 21, 2016
  - No match requirement

**ACTION PROPOSED**

If Council supports submitting applications for these funding opportunities, staff would request a consensus of bringing back a formal recommendation at the next Council meeting.

**RESOLUTION NO. 2016-\_\_\_\_\_**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
AUTHORIZING THE MAYOR TO SIGN THE INTERLOCAL COOPERATIVE  
AGREEMENT BETWEEN THE GRANDVIEW SCHOOL DISTRICT AND  
THE CITY OF GRANDVIEW REGARDING SUPERVISED AFTERSCHOOL  
ACTIVITIES FOR STUDENTS**

**WHEREAS**, the City of Grandview and the Grandview School District have previously entered into Interlocal Agreements for supervised afterschool activities for students, and

**WHEREAS**, the City and School District wish to continue said interlocal agreement,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, WASHINGTON**, as follows:

The Mayor is hereby authorized to sign the Interlocal Cooperative Agreement between the Grandview School District and the City of Grandview regarding supervised afterschool activities for students in the form as is attached hereto and incorporated herein by reference.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on \_\_\_\_\_, 2016.

**MAYOR**

\_\_\_\_\_  
**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**

**INTERLOCAL COOPERATIVE AGREEMENT  
BETWEEN THE  
GRANDVIEW SCHOOL DISTRICT AND THE CITY OF GRANDVIEW  
REGARDING SUPERVISED AFTERSCHOOL ACTIVITIES FOR STUDENTS**

**SECTION 1. PARTIES**

This Interlocal Cooperative Agreement (hereinafter "Agreement") is entered into by and between the Grandview School District (hereinafter "District") having its principal place of business at 913 West Second Street and the City of Grandview, a Washington municipal corporation, (hereinafter "City") having its principal place of business at 207 West Second Street, Grandview, Washington, 98930.

**SECTION 2. RECITALS**

WHEREAS, the Grandview School District provides educational services to the residents in and around the City of Grandview at facilities located in or adjacent to the City of Grandview; and

WHEREAS, the City of Grandview provides municipal services to residents in and around the City of Grandview; and

WHEREAS, the Grandview School District and the City of Grandview desire to formalize an operational framework that will encourage and promote the coordination of providing support for supervised afterschool activities for students; and

WHEREAS, pursuant to the powers accorded to the Grandview School District and the City of Grandview by RCW Chapter 39-34, the District and the City possess the authority and desire to execute an Intergovernmental Cooperative Agreement for this purpose;

NOW THEREFORE, in consideration of the mutual benefits of this agreement, the parties agree as follows:

**SECTION 3. TERMS AND CONDITIONS**

3.1 The Superintendent of the Grandview School District and the City Administrator of the City of Grandview are hereby authorized to execute one or more letters of understanding with respect to the following programs:

- A. Frenzy Friday Program held at the Grandview Middle School on early release Fridays.
- B. Youth Drop in Program held at the Grandview Community Center each Monday through Thursday from 2:30pm to 5:00 pm.

The programs encompassed in such letter agreements shall be substantially similar to those that have operated in the past.

3.2 The District shall reimburse the City for expenses incurred as a result of said programs. For the 2015, 2016, and 2017 calendar years, the District will be invoiced \$5,000 in January and \$3,000 in September for a total of \$8,000 annually to provide professional services for the Frenzy Friday program. For the 2015, 2016, and 2017 calendar years, the District will be invoiced \$10,000 annually in January to provide professional services for the Youth Drop-In After School program. Future years will be negotiated with the School District Superintendent and the City Administrator. In the event the terms of agreement encompassed in such letter agreements are materially different than those agreed to in the past or require the unreimbursed expenditure of City funds, said agreements shall be presented to the City Council of the City of Grandview for review and approval prior to signature by the City Administrator. Once signed, the letter agreements shall be subject to all terms and conditions set forth herein.

#### **SECTION 4. INDEMNIFICATION**

4.1 The City agrees to hold harmless, indemnify and defend the District, its elected officials, officers, employees and agents from and against any and all suits, actions, claims, liability, damages, judgments, costs and expenses (including reasonable attorney's fees) which result from or arise out of the sole negligence of the City, its elected officials, officers, employees, and agents in connection with or incidental to the performance or non-performance of the City's services, duties, and obligations under the Agreement.

4.2 The District agrees to hold harmless, indemnify and defend the City, its elected officials, officers, employees and agents from and against any and all suits, actions, claims, liability, damages, judgements, costs, and expenses (including reasonable attorney's fees) which result from or arise out of the sole negligence of the District, its elected officials, officers, employees, and agents in connection with or incidental to the performance or non-performance of the City's services, duties and obligations under the Agreement.

4.3 In the event the officials, officers, agents and/or employees of both the City and the District are negligent, each party shall be liable for its contributory share of negligence for any resulting suits, actions, claims, liability, damages, judgments, costs, and expenses (including reasonable attorney's fees).

4.4 Nothing contained in this Section or this Agreement shall be construed to create a right of indemnification in any third party.

4.5 This section shall survive termination of this Agreement.

#### **SECTION 5. INSURANCE**

5.1 The City shall obtain and maintain personal injury and property damage liability insurance in an amount no less than One Million and No/100 Dollars (\$1,000,000) per occurrence, annual aggregate.

**SECTION 6. TERMINATION**

6.1 The City or the District may terminate this Agreement, with or without cause, upon ninety (90) days written notice to the other party.

**SECTION 7. DISPUTE RESOLUTION**

7.1 In the event of any dispute or difference arising by reason of this Agreement or any provision or term thereof or the use of and/or payment for any facility for the purpose of this Agreement, the dispute or difference shall attempt to be resolved informally by the City Administrator or Mayor and the District's Superintendent. If the dispute or difference is unable to be resolved by the City Administrator and the District's Superintendent, the matter shall be referred to the City's Mayor for consultation with the City Council, and to the District's Board President for resolution.

**SECTION 8. THIRD PARTY BENEFICIARIES**

8.1 There are no third party beneficiaries to this Agreement, and this Agreement shall not be interpreted to create such rights.

**SECTION 9. INTEGRATED AGREEMENT/AMENDMENT**

9.1 This Agreement constitutes the entire agreement of the parties, and may be amended at any time in writing by mutual agreement.

**SECTION 10. GENERAL PROVISIONS**

10.1 This Agreement shall be effective upon the duly authorized signature of the parties' representatives.

10.2 This Agreement shall be filed in the office of the Yakima County Auditor and the Washington Secretary of State within thirty (30) days of its effective date.

IN WITNESS WHEREOF, the parties hereto have executed this agreement this \_\_\_\_ day of August, 2016.

**GRANDVIEW SCHOOL DISTRICT**

**CITY OF GRANDVIEW**

\_\_\_\_\_  
Superintendent, Grandview School District

\_\_\_\_\_  
Mayor Norm Childress

Attest:

\_\_\_\_\_  
Anita Palacios, City Clerk

Approved as to form:

\_\_\_\_\_  
City Attorney

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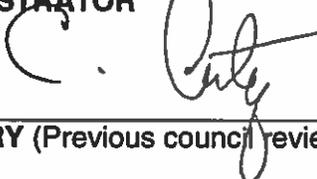
**CITY OF GRANDVIEW  
AGENDA ITEM HISTORY/COMMENTARY  
COMMITTEE-OF-THE-WHOLE MEETING**

<b>ITEM TITLE</b>  Bulletproof Vest Partnership Grant	<b>AGENDA NO.:</b> New Business 4(C)  <b>AGENDA DATE:</b> September 13, 2016
<b>Originating Source</b>  Police Department	<b>FUNDING CERTIFICATION</b> (City Treasurer) (If applicable)

**DEPARTMENT DIRECTOR REVIEW**

Kal Fuller, Police Chief 

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**CITY ADMINISTRATOR**  **MAYOR** 

**ITEM HISTORY** (Previous council reviews, action related to this item, and other pertinent history)

Grandview Police Department has for many years participated in the Bulletproof Vest Partnership (BVP), created by the Bulletproof Vest Partnership Grant Act of 1998. It is a U.S. Department of Justice initiative designed to provide a critical resource to state and local law enforcement by providing grants that cover part of the cost of bulletproof vests.

**ITEM COMMENTARY** (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

Bulletproof vests have a five-year expiration on the fabric they contain. Every five years, Grandview PD purchases replacement vests for its officers. The current vests that the officers have expire in November 2016.

In May 2016, a no-cost online application was submitted to the BVP program website. On September 2, 2016, we were approved for grant funds. The grant expires on October 30, 2016. Bulletproof vests are a Capital Replacement item in our budget (001-032-000-594-22-64-02) and are fully funded.

The cost for each vest is approximately \$1,060 plus tax/shipping. We need a total of 25 vests for officers and reserves. This will total about \$28,825. Reimbursement from the grant program will be about \$22,400. Total responsibility for the City after grant reimbursement will be about \$6,500.

We have begun the sizing/ordering process through our supplier for the vests to meet the October 30, 2016 deadline.

I request approval to purchase the vests as a Capital Replacement item in order to secure the grant funds for reimbursement.

**ACTION PROPOSED**

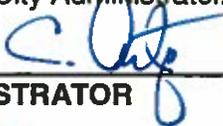
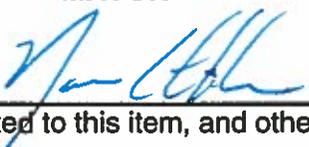
Direct staff to prepare a budget amendment for presentation at a regular Council meeting.

**CITY OF GRANDVIEW  
AGENDA ITEM HISTORY/COMMENTARY  
COMMITTEE-OF-THE-WHOLE MEETING**

<b>ITEM TITLE</b>	<b>AGENDA NO.:</b> New Business 4(D)
2015 International Building, Plumbing, Mechanical, Energy, and Property Maintenance Codes	<b>AGENDA DATE:</b> September 13, 2016
<b>ORIGINATING SOURCE</b>	<b>FUNDING CERTIFICATION</b> (City Treasurer) (If applicable)
Public Works/Building Department	N/A

**DEPARTMENT HEAD REVIEW**

Cus Arteaga, City Administrator/Public Works Director & Cory Taylor, Code Enforcement Officer

<b>CITY ADMINISTRATOR</b> 	<b>MAYOR</b> 
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**ITEM HISTORY** (Previous council reviews, action related to this item, and other pertinent history)

In 2013, Council adopted the 2012 edition of the International Building Codes. The 2015 editions of the model codes with Washington State amendments went into effect on July 1, 2016.

**ITEM COMMENTARY** (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

Updated editions of the adopted codes are produced every three years. Passage of these ordinances helps to keep our community up to date on the standards of construction that are occurring throughout the state. These codes help to ensure buildings and facilities constructed in the state are safe and healthy for building occupants, accessible to persons with disabilities and the elderly, and energy efficient.

**ACTION PROPOSED**

Move Ordinances amending Grandview Municipal Code (GMC) Chapter 15.04 Building Code, GMC Chapter 15.08 Plumbing Code, GMC Chapter 15.12 Mechanical Code, GMC Chapter 15.52 Energy Code, and GMC Chapter 15.54 Property Maintenance Code to a regular Council meeting for consideration.

## Chapter 15.04 BUILDING CODE

### Sections:

- [15.04.010](#) Adopted.
- [15.04.015](#) Officer designated.
- [15.04.020](#) Future amendments and additions.
- [15.04.025](#) International Residential Code.
- [15.04.030](#) Violation – Enforcement – Penalties.

### 15.04.010 Adopted.

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The International Building Code, 2015~~12~~ Edition, published by the International Code Council, including Appendix E as adopted by the Washington State Building Code Council in WAC 51-50-003, is hereby adopted in its entirety by the city as its building code, and the code is incorporated herein by reference, except as follows:

Section 101.1 shall read:

Title.

These regulations shall be known as the Building Code of The City of Grandview, hereinafter referred to as "this code."

Section 105.2 shall read:

Work exempt from permit.

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

1. Oil derricks.
2. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

3. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
4. Sidewalks not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
5. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
6. Temporary motion picture, television and theater stage sets and scenery.
7. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
8. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
9. Swings and other playground equipment accessory to detached one- and two-family dwellings.
10. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Groups R-3 and U occupancies.
11. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Section 1612.3 shall read:

Establishment of flood hazard areas.

To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for The City of Grandview" dated November 18, 2009, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

Section 3412.2 shall read:

Structures existing prior to 7-1-2010, in which there is work involving additions, alterations or changes of occupancy shall be made to comply with the requirements of this section or the provisions of Sections 3403 through 3409. The provisions in Sections 3412.2.1 through 3412.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.

(Ord. 2013-17 § 1; Ord. 2011-2 § 1; Ord. 2008-3 § 2).

#### **15.04.015 Officer designated.**

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The city of Grandview code enforcement officer is designated to exercise the process as specified in this chapter. (Ord. 2008-3 § 2).

#### **15.04.020 Future amendments and additions.**

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All future amendments and additions to the ~~2015~~ 2012 Edition of the International Building Code and standards, when printed and a copy thereof has been filed with the appropriate department, shall be considered and accepted as amendments and additions to this chapter. (Ord. 2013-17 § 2; Ord. 2011-2 § 2; Ord. 2008-3 § 2).

#### **15.04.025 International Residential Code.**

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The International Residential Code promulgated by the International Code Council (ICC), as adopted by the State Building Code Council in Chapter 51-51 WAC, is hereby adopted by the city as its building code, and the code is incorporated herein by reference, except as follows:

A. Section R101.1 shall read:

Title.

These provisions shall be known as the Residential Code for One- and Two-family Dwellings of The City of Grandview, and shall be cited as such and will be referred to herein as "this code."

B. Table R301.2(1) shall read:

GROUND SNOW LOAD 30 psf,

WIND DESIGN SPEED 85 mph (3 second gust).

SEISMIC DESIGN CATEGORY C

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WINTER DESIGN TEMP 28 DEGREES,

NO ICE BARRIER UNDERLAYMENT REQUIRED,

NO FLOOD HAZARD AREAS,

Frost line depth 18 INCHES

C. Section R-105 of the IRC is hereby amended to require that building permits are required for all buildings, including buildings under 120 square feet.

1. Buildings under 120 square feet shall require a no-fee building permit.
2. Buildings above 120 square feet shall require a fee building permit.
3. All such accessory buildings shall meet the following requirements:
  - a. An accessory building cannot be closer to any lot line than normally required for that particular zone.
  - b. An accessory building cannot be located closer to the existing residence than 10 feet.
  - c. An accessory building cannot exceed 15 feet, zero inches in height and cannot be more than one story.
  - d. The building cannot exceed 25 percent of the area of the rear yard and may not, when added to the structure, exceed the city's total lot coverage requirements. (Ord. 2013-17 § 3; Ord. 2011-2 § 3; Ord. 2008-3 § 2).

#### **15.04.030 Violation – Enforcement – Penalties.**

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Violations of this chapter shall be enforced and penalties imposed in accordance with Chapter 15.72 GMC. (Ord. 2010-12 § 1; Ord. 2008-3 § 2).

## Chapter 15.08 PLUMBING CODE

### Sections:

- [15.08.010](#) Adopted.
- [15.08.020](#) Future amendments and additions.
- [15.08.030](#) Violation – Enforcement – Penalties.

### **15.08.010 Adopted.**

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The Uniform Plumbing Code, 2015~~12~~ Edition, published by the International Association of Plumbing and Mechanical Officials, as amended by the Washington State Building Code Council and published as Chapter 51-56 WAC, is hereby adopted by the city as its plumbing code, including the 2015~~12~~ fee schedule, and said code is hereby incorporated in this chapter by reference; provided, that any provisions of such code affecting sewers or fuel gas piping are not adopted. (Ord. 2013-18 § 1; Ord. 2011-3 § 1; Ord. 2008-3 § 2).

### **15.08.020 Future amendments and additions.**

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All future amendments and additions to the 2015~~12~~ Edition of the Uniform Plumbing Code of the International Association of Plumbing and Mechanical Officials, when printed and a copy thereof has been filed with the appropriate department, shall be considered and accepted as amendments and additions to this chapter. (Ord. 2013-18 § 2; Ord. 2011-3 § 2; Ord. 2008-3 § 2).

### **15.08.030 Violation – Enforcement – Penalties.**

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Violations of this chapter shall be enforced and penalties imposed in accordance with Chapter [15.72](#) GMC. (Ord. 2010-14 § 1; Ord. 2008-3 § 2).

## Chapter 15.12 MECHANICAL CODE

### Sections:

- [15.12.010](#) Adopted.
- [15.12.020](#) Future amendments and additions.
- [15.12.030](#) Violation – Enforcement – Penalties.

### 15.12.010 Adopted.

The International Mechanical Code, and the International Fuel Gas Code, 20~~15~~<sup>12</sup> Edition, published by the International Code Council, as amended by the Washington State Building Code Council and published as Chapter 51-52 WAC, are hereby adopted by the city in their entirety as its mechanical code and the code is incorporated in this chapter by reference; except as follows:

The standards for liquefied petroleum gas installation shall be the 2004 NFPA 58 (storage and handling of liquefied petroleum gases) and the 2006 Edition of ANSI Z223.1/NFPA 54 (National Fuel Gas Code).

Section 101.1 shall read:

Title.

These regulations shall be known as the Mechanical Code of the City of Grandview, hereinafter referred to as "this code."

Section 106.5.2 shall read:

Fee schedule.

The fees for mechanical work shall be as indicated in the Grandview Municipal Code 15.70.020 Exhibit C Table No. 3-A.

Section 106.5.3 shall read:

Fee refunds.

The code official shall authorize the refunding of fees as follows.

1. The full amount of any fee paid hereunder which was erroneously paid or collected.

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2. Not more than 50 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

3. Not more than 50 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Section 108.4 shall read:

Violation penalties.

Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be punished as set forth in GMC [15.72.010](#).

Section 108.5 shall read:

Stop work orders.

Upon notice from the code official that mechanical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than \$200 dollars or more than \$500 dollars.

(Ord. 2013-19 § 1; Ord. 2011-4 § 1; Ord. 2008-3 § 2).

#### **15.12.020 Future amendments and additions.**

All future amendments and additions to the 2015~~12~~ Edition of the International Mechanical Code adopted in GMC [15.12.010](#), when printed and a copy thereof has been filed with the appropriate department, shall be

considered and accepted as amendments and additions to this chapter. (Ord. 2013-19 § 2; Ord. 2011-4 § 2; Ord. 2008-3 § 2).

**15.12.030 Violation – Enforcement – Penalties.**

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Violations of this chapter shall be enforced and penalties imposed in accordance with Chapter 15.72 GMC. (Ord. 2010-15 § 1; Ord. 2008-3 § 2).

## Chapter 15.52 ENERGY CODE

### Sections:

[15.52.010](#) Adopted.

[15.52.020](#) Future amendments and additions.

[15.52.030](#) Violation – Enforcement – Penalties.

### **15.52.010 Adopted.**

The 2015~~2~~ International Energy Conservation Code as amended and incorporated in Chapters 51-11C and 51-11R WAC is hereby adopted by the city as its energy code and said code is incorporated in this chapter by reference. (Ord. 2013-20 § 1; Ord. 2008-3 § 2).

### **15.52.020 Future amendments and additions.**

All future amendments and additions to the 2015~~2~~ International Energy Conservation Code of the state of Washington by the State Building Code Council, when printed and one copy thereof has been filed with the appropriate department, shall be considered and accepted as amendments and additions to this chapter. (Ord. 2013-20 § 2; Ord. 2008-3 § 2).

### **15.52.030 Violation – Enforcement – Penalties.**

Violations of this chapter shall be enforced and penalties imposed in accordance with Chapter [15.72](#) GMC. (Ord. 2010-21 § 1; Ord. 2008-3 § 2).

**Chapter 15.54**  
**INTERNATIONAL PROPERTY MAINTENANCE CODE**

**Sections:**

- [15.54.010](#) Adopted.
- [15.54.020](#) Amendments.
- [15.54.030](#) Conflict of provisions.
- [15.54.040](#) Future amendments and additions.
- [15.54.045](#) Violations – Enforcement – Penalties.
- [15.54.050](#) Severability.
- [15.54.060](#) Applicability.

**15.54.010 Adopted.**

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The 20~~15~~<sup>12</sup> Edition of the International Property Maintenance Code as published by the International Code Council and all after-adopted additions or amendments thereto are hereby adopted by the city of Grandview with the following revisions set forth in GMC [15.54.020](#). (Ord. 2013-21 § 1; Ord. 2011-6 § 1; Ord. 2008-3 § 2).

**15.54.020 Amendments.**

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The following sections of the International Property Maintenance Code are hereby amended to read as follows:

Section 101.1 shall read:

Title.

These regulations shall be known as the International Property Maintenance Code of The City of Grandview, hereinafter referred to as “this code.”

Section 103.5 shall read:

Fees.

The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be specified by GMC [15.72](#).

Section 108.4 shall read:

Placarding.

Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the words "DO NOT ENTER UNSAFE TO OCCUPY" for dangerous structures and for unlawful / substandard structures a placard that reads "SUBSTANDARD BUILDING DO NOT OCCUPY," and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

Section 112.4 shall read:

Failure to comply.

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than fifty dollars or more than 200 dollars.

Section 302.4 shall read:

Weeds.

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Exceptions

Parcels that exceed 2 acres shall be maintained free from weeds / grass in excess of 24 inches.

Section 304.14 shall read:

304.14 Insect screens.

During the period from June 1st to October 1st, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per

inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Section 602.3 shall read:

Heat supply.

Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from September 1st to June 1st to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Section 602.4 shall read:

Occupiable work spaces.

Indoor occupiable work spaces shall be supplied with heat during the period from September 1st to June 1st to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

Section 111 shall read:

Application for appeal.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

References to the Board of Appeals shall be deemed to refer to GMC 2.50.

Subsection 301.3, Vacant buildings and land, is repealed in its entirety and replaced by the following:

301.3 Vacant Buildings. All vacant buildings and premises thereof must comply with this Code. Vacant buildings shall be maintained in a clean, safe, secure and sanitary condition provided herein so as not to cause a blighting problem or otherwise adversely affect the public health, safety or quality of life.

301.3.1 Appearance. All vacant buildings must appear to be occupied, or appear able to be occupied with little or no repairs.

301.3.2 Security. All vacant buildings must be secured against outside entry at all times. Security shall be by the normal building amenities such as windows and doors having adequate strength to resist intrusion. All doors and window must remain locked. There shall be at least one operable door into every building and into each housing unit. Exterior walls and roofs must remain intact without holes.

301.3.3 Weather Protection. The exterior roofing and siding shall be maintained as required in Section 304.

301.3.4 Fire Safety.

301.3.4.1 Fire protection systems. All fire suppression and alarm systems shall be maintained in a working condition and inspected as required by the Fire Department.

301.3.4.2 Flammable liquids. No vacant building or premises or portion thereof shall be used for the storage of flammable liquids or other materials that constitute a safety or fire hazard.

301.3.4.3 Fire inspections. Periodic fire department inspections may be required at intervals set forth by the fire chief or his designee.

301.3.5 Plumbing Fixtures. Plumbing fixtures connected to an approved water system, an approved sewage system, or an approved natural gas utility system shall be installed in accordance with applicable codes and be maintained in sound condition and good repair or removed and the service terminated in the manner prescribed by applicable codes.

301.3.5.1 Freeze protection. The building's water systems shall be protected from freezing.

301.3.6 Electrical. Electrical service lines, wiring, outlets or fixtures not installed or maintained in accordance with applicable codes shall be repaired, removed or the electrical services terminated to the building in accordance with applicable codes.

301.3.7 Heating. Heating facilities or heating equipment in vacant buildings shall be removed, rendered inoperable, or maintained in accordance with applicable codes.

301.3.8 Interior Floors. If a hole in a floor presents a hazard, the hole shall be covered and secured with three-quarter (3/4) inch plywood, or a material of equivalent strength, cut to overlap the hole on all sides by at least six (6) inches.

301.3.9 Termination of Utilities. The code official may, by written notice to the owner and to the appropriate water, electricity or gas utility, request that water, electricity, or gas service to a vacant building be terminated or disconnected.

301.3.9.1 Restoration of service. If water, electricity or gas service has been terminated or disconnected pursuant to Section 301.3.9, no one except the utility may take any action to restore the service, including an owner or other private party requesting restoration of service until written notification is given by the code official that service may be restored.

301.3.10.1 Alternate requirements. The requirements and time frames of this section may be modified under an approved Plan of Action. Within 30 days of notification that a building or real property upon which the building is located is in violation of this Section, an owner may submit a written Plan of Action for the code official to review and approve if found acceptable. A Plan of Action may allow:

- 1) Extended use of non-architectural panels.
- 2) Extended use of temporary fencing.
- 3) Extended time before the demolition of a building is required.
- 4) For substandard conditions to exist for a specific period of time, provided the building is secured in an approved manner. When considering a Plan of Action, the building official shall take into consideration the magnitude of the violation and the impact on the neighborhood.

301.3.11 Enforcement. Violations of this section shall be enforced according to the provisions and procedures of Chapter 15.72 of the Grandview Municipal Code and subject to the penalties contained therein.

301.3.11.1 Abatement. A building or structure accessory thereto that remains vacant and open to entry after the required compliance date is found and declared to be a public nuisance. The code official is hereby authorized to summarily abate the violation by closing the building to unauthorized entry. The costs of abatement shall be collected from the owner in the manner provided by law.

301.3.11.2 Unsafe buildings and equipment. Any vacant building or equipment therein declared unsafe is subject to the provisions of Section 108 and the demolition provisions of Section 10.

301.3.19 Notice to Person Responsible. Whenever the code official has reason to believe that a building is vacant, the code official may inspect the building and premises. If the code official determines that a vacant building violates any provision of this section, the code official shall notify in writing, the owner of the building, or real property upon which the building is located, or other person responsible, of the violations and required corrections and shall be given a time frame to comply.

(Ord. 2013-21 § 2; Ord. 2011-6 § 2; Ord. 2008-3 § 2).

#### **15.54.030 Conflict of provisions.**

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In the event any section of the International Property Maintenance Code as adopted herein conflicts with any section of the Grandview Municipal Code or any code adopted by reference by the city of Grandview, the section of said Grandview Municipal Code or adopted code or of the International Property Maintenance Code that is the most restrictive shall apply. (Ord. 2008-3 § 2).

#### **15.54.040 Future amendments and additions.**

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All future amendments and additions to the 2015~~2~~ Edition of the International Property Maintenance Code and standards, when printed and a copy thereof has been filed with the appropriate department, shall be considered and accepted as amendments and additions to this chapter. (Ord. 2013-21 § 3; Ord. 2011-6 § 3; Ord. 2008-3 § 2).

#### **15.54.045 Violations – Enforcement – Penalties.**

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Violations of this chapter shall be enforced and penalties imposed in accordance with Chapter 15.72 GMC. (Ord. 2010-22 § 1).

#### **15.54.050 Severability.**

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In the event that any section, subsection, sentence, clause or phrase of this chapter is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this chapter. The city council of the city of Grandview hereby declares that it would have passed the ordinance codified in this chapter, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional. (Ord. 2008-3 § 2).

#### **15.54.060 Applicability.**

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Nothing in this chapter or in the International Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing under any act or ordinance hereby repealed as cited in Section 1 of Ordinance No. 2008-3; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this chapter. (Ord. 2008-3 § 2).

**CITY OF GRANDVIEW  
AGENDA ITEM HISTORY/COMMENTARY  
COMMITTEE-OF-THE-WHOLE MEETING**

**ITEM TITLE**

Resolution declaring certain City property as surplus and authorizing disposal by public auction, sale or trade

**AGENDA NO.:** New Business 4(E)

**AGENDA DATE:** September 13, 2016

**FUNDING CERTIFICATION** (City Treasurer)  
(If applicable)

**DEPARTMENT DIRECTOR REVIEW**

Anita Palacios, City Clerk



**CITY ADMINISTRATOR**

**MAYOR**



**ITEM HISTORY** (Previous council reviews, action related to this item, and other pertinent history)

**ITEM COMMENTARY** (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

City Hall requests that the 2005 Sharp AR-M55OU Copier which has outlived its useful life and is no longer needed for the conduct of City business be surplus. Sharp was unable to get parts to fix the copier and it was traded in for a new copier.

**ACTION PROPOSED**

Move Resolution declaring certain City property as surplus and authorizing disposal by public auction, sale or trade to a regular Council meeting agenda for consideration.

**RESOLUTION NO. 2016-\_\_\_**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
DECLARING CERTAIN CITY PROPERTY AS SURPLUS AND AUTHORIZING  
DISPOSAL BY PUBLIC AUCTION, SALE OR TRADE**

**WHEREAS**, City Hall has a 2005 Sharp AR-M55OU Copier that has outlived its useful life and is no longer needed for the conduct of City business; and,

**WHEREAS**, the City Council has determined that it is in the best interest of the City that the foregoing described copier declared surplus and disposed of;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW**, as follows:

Section 1. The 2005 Sharp AR-M55OU Copier is hereby declared to be surplus.

Section 2. City staff is authorized to dispose of the copier described in section 1 of this resolution by public auction, sale or trade-in.

Section 3. The City Administrator is authorized to establish a minimum sale/trade-in price that reflects a fair market value of the surplus copier as deemed necessary to protect the City's interests.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on \_\_\_\_\_, 2016.

**MAYOR**

\_\_\_\_\_  
**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**

**CITY OF GRANDVIEW  
AGENDA ITEM HISTORY/COMMENTARY  
COMMITTEE-OF-THE-WHOLE MEETING**

<b>ITEM TITLE</b>  Growth Management Update: Development Regulations, Critical Area Ordinance, and Comprehensive Plan Updates	<b>AGENDA NO.:</b> New Business 4(F)  <b>AGENDA DATE:</b> September 13, 2016
<b>FUNDING CERTIFICATION</b> (City Treasurer) (If applicable)	

**DEPARTMENT DIRECTOR REVIEW**

Anita Palacios, City Clerk (Planning) 

**CITY ADMINISTRATOR** **MAYOR**

**ITEM HISTORY** (Previous council reviews, action related to this item, and other pertinent history)

The Growth Management Act (GMA) requires fully planning jurisdictions to review and update their comprehensive plans, development regulations, and critical areas ordinance (CAO), every eight years as established by RCW 36.70A.130(5)(c). Grandview's next GMA periodic update is due June 30, 2017. After this date, without a completed update, Grandview will be unable to access Washington State road and water/wastewater infrastructure grants and loans.

Staff and Planning Commission have reviewed proposed updates to the Comprehensive Plan, development regulations, and critical areas ordinance as part of the City's GMA Update, during public meetings held on May 27, 2015; June 24, 2015; August 26, 2015; October 28, 2015; January 27, 2016; and April 27, 2016.

All of the GMA update elements mutually complement one another. The Comprehensive Plan establishes the community's desirable character and physical pattern of growth and preservation during the next 20 years. The development regulations update provides land use regulations that implement the Comprehensive Plan; as part of the development regulations, the Critical Areas Ordinance provides environmental protection during development review processes.

**ITEM COMMENTARY** (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

At the August 31, 2016 Planning Commission meeting, the Commission adopted the following findings and conclusions:

1. The proposed revisions to the Grandview development regulations, Critical Areas Ordinance, and Comprehensive Plan are in keeping with the requirements of the GMA and the City of Grandview's policies,
2. The public use and interest will be served,
3. State Environmental Policy Act (SEPA) review, Washington State Department of Commerce 60-day Review, and RTP0 certification of the Transportation Element have been completed,

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and recommended approval of the development regulations, Critical Areas Ordinance, and Comprehensive Plan updates to the City Council as presented in order to complete the Growth Management Act periodic update.

No decisions shall be made by the City Council on the recommendations for amendment until after the initial sixty (60) day State comment and review period has expired. Once all Comprehensive Plan elements are recommended to the City Council by the Planning Commission, a public hearing before the City Council will be held on all elements of the Comprehensive Plan together to consider the cumulative effect of the entire Comprehensive Plan. Notice of the hearing and the nature of the proposed change shall be given by publication in the official newspaper of the City at least 10 days prior to the date of the hearing.

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#### **ACTION PROPOSED**

No action required as this time. Information presented to Council for review.

**Next steps:**

1. Senior Planner Shawn Conrad with the Yakima Valley Conference of Governments will attend the October 11, 2016 C.O.W. meeting to answer questions.
2. Schedule public hearing before the Council to receive comments on the Growth Management Update which includes the Development Regulations, Critical Area Ordinance, and Comprehensive Plan Updates following October 11<sup>th</sup> meeting.

**GRANDVIEW PLANNING COMMISSION  
REGULAR MEETING MINUTES  
AUGUST 31, 2016**

**1. CALL TO ORDER**

Commissioner Don Olmstead, Jr., called the meeting to order at 6:00 p.m., in the Council Chambers at City Hall.

Planning Commissioners present were: Dale Burgeson, Jan McDonald and Don Olmstead Jr. Commissioners absent were Lois Chilton and Kathy Gonzalez.

Staff present were: City Clerk/Secretary Anita Palacios and Senior Planner Shawn Conrad with the Yakima Valley Conference of Governments.

**2. MINUTE APPROVAL – REGULAR MEETING**

On motion by Commissioner Burgeson, second by Commissioner McDonald, the Commission approved the April 27, 2016 regular meeting minutes.

**3. ACTIVE AGENDA**

**A. GMA Update: Development Regulations, Critical Areas Ordinance, and Comprehensive Plan Updates**

Senior Planner Shawn Conrad with the Yakima Valley Conference of Governments provided the following staff report:

**Background**

The Growth Management Act (GMA) requires fully planning jurisdictions to review and update their comprehensive plans, development regulations, and critical areas ordinance (CAO), every eight years as established by RCW 36.70A.130(5)(c). Grandview's next GMA periodic update is due June 30, 2017. After this date, without a completed update, Grandview will be unable to access Washington State road and water/wastewater infrastructure grants and loans.

Staff and Planning Commission have reviewed proposed updates to the Comprehensive Plan, development regulations, and critical areas ordinance as part of the City's GMA Update, during public meetings held on May 27, 2015; June 24, 2015; August 26, 2015; October 28, 2015; January 27, 2016; and April 27, 2016.

All of the GMA update elements mutually complement one another. The Comprehensive Plan establishes the community's desirable character and physical pattern of growth and preservation during the next 20 years. The development regulations update provides land use regulations that implement the Comprehensive Plan; as part of the development regulations, the Critical Areas Ordinance provides environmental protection during development review processes.

**SEPA Review**

The City of Grandview distributed a Notice of Application and Determination of Non-Significance, the proposal, and a SEPA checklist on May 19, 2016, using the optional DNS process authorized by WAC 197-11-355. The comment period ended on June 2, 2016. One

comment letter was received from the Department of Ecology regarding the Critical Areas Ordinance update. Ecology's comments related to definitions and the role of the Administrative Official. Revisions contained in the current Critical Areas Ordinance draft reflect these comments.

#### Department of Commerce 60-Day Review

The City of Grandview submitted the proposal and a Notice of Intent to Adopt Amendment to the Department of Commerce on May 19, 2016. Grandview received a letter from Commerce acknowledging receipt of the materials on May 19, 2016, with Material ID # 22424.

Grandview received a comment letter from Department of Commerce on July 13, 2016. Comments related to the Comprehensive Plan update, specifically:

- The timeframe of the 20-year planning period used for Grandview's analysis associated with land and housing needs and their consistency with Yakima County.
- The timeframe of the six-year capital facilities plan.
- The timeframe of the capital facilities information presented from facility plans such as the 2015 Grandview Water System Plan and the 2009 General Sewer Plan.

After consideration of these comments, Grandview staff elected to retain the Comprehensive Plan as submitted to Department of Commerce.

#### Transportation Element Certification

YVCOG, as the lead agency for the Metropolitan Transportation Organization (MPO) and the Regional Transportation Planning Organization (RTPO) for Yakima County, is required to certify transportation elements under GMA to ensure that they are consistent with the Yakima Valley Metropolitan and Regional Transportation Plan 2012-2040 (MRTP) and GMA requirements.

After review of the City of Grandview's Transportation Element, YVCOG determined that it is consistent with the MRTP and the GMA, as follows:

- The plan was submitted for consideration on May 19, 2016 and reviewed by YVCOG Staff.
- The MPO/RTPO Technical Advisory Committee reviewed the completed Transportation Element Review Checklist on June 9, 2016 and recommended approval to the MPO/RTPO Policy Board.
- The Policy Board considered the recommendation of the Technical Advisory Committee on June 20, 2016 and approved the City of Grandview's Transportation Element.
- A formal Transportation Element Consistency Certification Report was signed by YVCOG's Executive Director on June 21, 2016.

#### Public Hearing

No decisions shall be made by the City Council on the recommendations for amendment until after the initial sixty (60) day State comment and review period has expired. Once all Comprehensive Plan elements are recommended to the City Council by the Planning Commission, a public hearing before the City Council will be held on all elements of the Comprehensive Plan together to consider the cumulative effect of the entire Comprehensive Plan. Notice of the hearing and the nature of the proposed change shall be given by publication in the official newspaper of the City at least 10 days prior to the date of the hearing.

Findings & Conclusions

1. The proposed revisions to the Grandview development regulations, Critical Areas Ordinance, and Comprehensive Plan are in keeping with the requirements of the GMA and the City of Grandview's policies.
2. The public use and interest will be served.
3. State Environmental Policy Act (SEPA) review, Washington State Department of Commerce 60-day Review, and RTPO certification of the Transportation Element have been completed.

Recommendation

The Yakima Valley Conference of Governments, acting as staff for the City of Grandview, recommends that the Grandview Planning Commission recommend approval of the development regulations, Critical Areas Ordinance, and Comprehensive Plan updates to the Grandview City Council, as presented.

**On motion by Commissioner McDonald, second by Commissioner Burgeson, the Commission adopted the following findings and conclusions:**

1. **The proposed revisions to the Grandview development regulations, Critical Areas Ordinance, and Comprehensive Plan are in keeping with the requirements of the GMA and the City of Grandview's policies;**
2. **The public use and interest will be served;**
3. **State Environmental Policy Act (SEPA) review, Washington State Department of Commerce 60-day Review, and RTPO certification of the Transportation Element have been completed;**

**and recommended approval of the development regulations, Critical Areas Ordinance, and Comprehensive Plan updates to the City Council as presented in order to complete the Growth Management Act periodic update.**

4. **UNFINISHED AND NEW BUSINESS – None**

5. **REPORTS**

Housing Plan – City Clerk Palacios reported that at the Council Retreat held in July, a discussion took place regarding economic development and the need to develop a housing plan to include medium and upper level housing in addition to a retirement community and medium level rentals.

6. **ADJOURNMENT**

The meeting adjourned at 6:35 p.m.

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Commissioner Don Olmstead, Jr.

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Anita Palacios, City Clerk



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY  
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

June 3, 2016

Cus Arteaga  
City of Grandview  
207 W. 2<sup>nd</sup> Street  
Grandview, WA 98930

Re: City of Grandview GMA Periodic Update

Dear Mr. Arteaga:

Thank you for the opportunity to comment on the determination of nonsignificance for the City of Grandview GMA Periodic Update. We have reviewed the documents and have the following comments.

#### SHORELANDS/ENVIRONMENTAL ASSISTANCE

Thank you for extending your comment period so that we could review your draft CAO document (dated April 2016). Our review is focused primarily on wetland issues, as that is the expertise of our SEA program reviewer.

**Grandview Comprehensive Plan Update Draft Physical Character Element (May 2016):** Section III references Figure 1-7, which identifies Category 1, 2 and 3 wetlands inside City limits and Category 2 and 3 wetlands in the unincorporated UGA. It would be useful to include a reference to the original document/report in which the ratings of those wetlands was done. The figure was generated by the Yakima Valley Conference of Governments (March 2016). Did they also do the wetland ratings? (On page 1-21, there is a reference to the Grandview 2012 CAO, were the wetlands rated as a part of that CAO adoption?)

**Draft Critical Area Ordinance (April 2016):** This is one of the best draft City CAO documents that this reviewer has reviewed in a while. The draft ordinance language reflects "best available science" and will be protective of wetlands within your jurisdiction. There are a few minor changes that we would recommend you make in order to make your document consistent with updated citations or to clarify understanding:

**Page 1-7 "Hydric Soil" definition:** This definition contains reference to the previous delineation manual (Washington State Wetland Identification and Delineation Manual) that Ecology used. Elsewhere in your draft ordinance, you do cite WAC 173-22-035, which has been updated to reflect use of the currently approved federal manual and supplements, which became effective on March 14, 2011. We suggest that you change the reference in the "Hydric Soil" definition to simply refer to WAC 173-22-035.

Mr. Arteaga  
June 3, 2016  
Page 2

The Growth Management Act states that “wetlands regulated under development regulations adopted pursuant to this chapter shall be delineated in accordance with the manual adopted by the department pursuant to RCW 90.58.380.” RCW 90.58.380 allows the Department of Ecology to adopt rules that incorporate changes to the manual. Therefore, the currently approved federal manual and supplements should be used for delineating wetlands in GMA jurisdiction. See: <http://www.ecy.wa.gov/programs/sca/wetlands/delineation.html>.

On page 1-11 “wetland classes...” This definition is correct. However, the term “wetland category” should be added to the definition section as “wetland class” and “wetland category” are two different terms which are often interchanged incorrectly by people who are not familiar with wetland terminology. “Wetland category” could be defined as “a rating given to a wetland using the Washington State Wetland Rating System for Eastern Washington (October 2014 publication no. 14-06-030, or as revised.) The rating is used for purposes of comparing the relative degree of function and values between wetlands and is also used to help determine the size of buffers that are needed to protect those functions and values. See section 18.06.410”.

**General Comment:** Sections 18.06.190 through 220: The Administrative Official is given a lot of discretion to determine adequacy of reports and whether potential impacts to wetlands have been addressed. Ecology recommends that the Administrative Official be trained in how to recognize various types of wetland vegetation (herbaceous, scrub-shrub, and forested) and how that vegetation can seasonally change to a less recognizable state. Ecology recommends that the Administrative Official take Ecology’s Eastern Washington Rating System training as a good first step in acquiring wetland discernment skills. Also, Ecology will soon be releasing on-line tutorial module presentations on the process of how to delineate a wetland under the title of “Wetlands 101”. Each aspect of wetland delineation (soils, water and vegetation) will be presented in easy to understand, general terms.

If you have any questions about these comments, please contact **Catherine Reed** at (509) 575-2616. One of Ecology’s wetland staff’s highest priorities is to assist local governments with implementation of their wetland ordinances through report review, on-site delineation checks, etc. Please don’t hesitate to call Catherine for assistance regarding wetland issues.

Sincerely,



Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012  
[croscopacoordinator@ecy.wa.gov](mailto:croscopacoordinator@ecy.wa.gov)



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
www.commerce.wa.gov

July 13, 2016

Ms. Shawn Conrad, Planner  
311 North 4th Street Suite 202  
Yakima, Washington 98901

RE: Proposed amendment to the Grandview Comprehensive Plan for compliance with the GMA Periodic Update requirement.

Dear Ms. Conrad:

Thank you for sending Growth Management Services the proposed amendments to Grandview's comprehensive plan and development regulations that we received on May 19, 2016, and processed with Material ID No. 22424. Please consider the following comments as you prepare revisions to the document.

We especially like the following:

- The Plan includes excellent maps and simple, easy to understand tables throughout the document.
- The Physical Character Element includes an excellent description of Grandview's geology, climate and natural systems.
- Each chapter includes applicable County-wide Planning Policies for easy reference.
- The Land Use Element includes policies promoting physical activity (Policy 1.8).
- The Capital Facilities Element includes very thorough inventories and descriptions of facilities and services, including schools, fire and police.
- The Transportation Element has already been certified by the Yakima County Conference of Governments.
- Each element includes a paragraph detailing the relationship with other elements, addressing the GMA's internal consistency requirement (RCW 36.70A.070).

We have concerns about the following that you should address before you adopt your plan and development regulation amendments:

- We are concerned about the time period used for population projections and urban growth area (UGA) sizing decisions. UGA sizing decisions should be based on the projected population and employment growth, along with the broad range of needs and uses that will accompany the projected growth. Population projections cover a twenty-year period and begin on the statutory due date identified in RCW 36.70A.130. Jurisdictions may choose to adopt a projection that exceeds the twenty-year horizon, but UGA sizing decisions must be based on the need to accommodate twenty years of growth.<sup>1</sup> The GMA specifies that the 20-year time period commences immediately following the periodic review deadline, which for

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<sup>1</sup> RCW 36.70A.110(2)

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Yakima County jurisdictions is June 30, 2017 (RCW 36.70.130(3)(b)). Therefore, Grandview's population projection and analysis associated with land and housing needs must cover the time period from 2017 to 2037. Population projections must be coordinated and consistent with Yakima County.

- The draft Capital Facilities Element (CFE) must include an inventory, forecast of future needs, locations of expanded or new facilities and a financing plan for required facilities. The financing plan must identify sources of public money and be within projected funding capacities (RCW 36.70A.070(3)). Facility needs must be analyzed consistently throughout the CFE, using the same time frame and population growth figures. Since Grandview's deadline to adopt its comprehensive plan is June 30, 2017, the 6-year financing plans for each facility type should include the years 2017-2023, with a 20-year analysis extending to 2037.
- The draft CFE adopts by reference a number of functional facility plans, such as the 2015 Grandview Water System Plan and the 2009 General Sewer Plan. Adopting functional plans by reference is fine and summary information is presented in the draft Comprehensive Plan as we recommend to jurisdictions. We recommend using the information in the functional plans as a starting point and updating the analysis using growth assumptions that are consistent with other elements of the comprehensive plan. Once the needs analysis is completed, the facilities required to accommodate growth, such as water storage, should be clearly identified, followed by a reasonable financing strategy.

We have some suggestions for strengthening your plan for your consideration either now, or future amendments:

- The Physical Character Element includes an analysis of water, wastewater, stormwater, and public services. We recommend moving this information to the Capital Facilities Element, keeping capital facilities and service analysis in one element.
- The Capital Facilities Element includes a general description of local, state and federal funding sources (Page 3-28), followed by a capital facilities plan with "potential funding sources". We recommend including a more detailed analysis of projected city revenues by category (WAC 365-196-415(c)(i)). We are happy to provide examples from other jurisdictions.

Congratulations to you and your staff for the good work these amendments represent. If you have any questions or concerns about our comments or any other growth management issues, please contact me at 509.795.6884. We extend our continued support to the City of Grandview in achieving the goals of growth management.

Sincerely,



Scott Kuhta  
Senior Planner  
Growth Management Services

SK:lw

cc: David Andersen, AICP, Acting Managing Director, Growth Management Services  
Anita Palacios, City Clerk, Grandview  
Tommy Carroll, Long Range Planning Manager, Yakima County

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