

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE
MEETING AGENDA
TUESDAY, SEPTEMBER 27, 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. Letter of Support Request – Habitat for Humanity – Isabel Garcia, Executive Director 1-9
 - B. 2015 International Property Maintenance Code 10-34
 - C. Old Inland Empire Highway DWSRF Water System Improvements Project Acceptance 35-41
 - D. City Attorney Representation & Fee Agreement 42-51
5. **OTHER BUSINESS**
6. **ADJOURNMENT**

August 17, 2016

**Isabel Garcia, Executive Director
Yakima Valley Partners Habitat for Humanity
21 W Mead Ave Ste 110
Yakima WA 98902**

Dear Isabel,

The City of Grandview is pleased to support Yakima Valley Partners Habitat for Humanity (Habitat) on their Yakima County HOME Consortium grant application to build safe, affordable homes in the City of Grandview.

There is a growing need in the City of Grandview for affordable, safe and quality housing. The need is particularly great in the area of modest single family home ownership opportunities that is met by Habitat's housing program model.

The City of Grandview is very happy with Habitat's previous home ownership projects in our community and look forward to starting the proposed projects on Grant Court very soon. There are many eligible families who are in need of affordable housing opportunities looking to graduate from renting into home ownership through Habitat's projects.

Our public water and sewer systems have adequate capacities to serve the proposed Grant Court Homes projects. The City of Grandview definitely encourages and supports all efforts to provide self-help housing opportunities in Grandview. Please let me know if I can provide any further support for this much needed development.

Sincerely,

Norm Childress, Mayor





GRANDVIEW HOMES DEVELOPMENT

ORGANIZATION: Yakima Valley Partners Habitat for Humanity

Name: ISABEL GARCIA

Mailing Address: 21 W Mead Ave Ste 110, Yakima WA 98902

Telephone(s): Cellular: (509)969-7411 Home or Office: (509)453-8077

E-mail Address: exec@yakimahabitat.org

Employer Telephone: (509)453-8077

Yakima Valley Partners Habitat for Humanity (Habitat) is proposing to build five single family homes with a combination of various funding resources such as HUD HOME, 2060 Yakima County funds, USDA Rural Development and bank financing. The proposed homes will serve very low income, pre-qualified first time homebuyer families whose incomes are at or below 60% Area Median Income in Yakima County. These lots are known as Yakima County Assessor's Parcel Numbers 230914-32454, 230914-32455, 230914-32456, 230914-32462 and 230923-14400 located within the City of Grandview limits in Yakima County, Washington.

Habitat's intent is to provide affordable housing opportunities to very low income families in Yakima County. We are aware that, shelter from wind, rain and cold is a basic human need and are dedicated to eliminating substandard housing and homelessness worldwide and to make adequate, affordable shelter a matter of conscience and action. Our ministry was founded on the conviction that every man, woman and child should have a simple, decent place to live in dignity and safety.

In the 32 years that Habitat has been working in the Yakima Valley, 166 new homes have been completed. Those homes represent over 690 individual family members whose lives have been changed through this partnership. Also, over 35,000 volunteers, both locally and from all over the nation, work on Habitat homes each year.

Our portfolio of homes represents over \$13,526,000 of additional property value added to the local tax rolls. This is yet another way Habitat has aided in stimulating the local economy.

**Distribution of Yakima Valley Partners
Habitat for Humanity Homes**

Buena	2
Grandview	4
Granger	16
Harrah	3
Mabton	10
Prosser	4
Sunnyside	11
Toppenish	20
Union Gap	3
Wapato	7
Yakima	92
TOTAL HOMES	172

Habitat is a general contractor building community in Yakima County. We build houses alongside families who demonstrate need and willingness to partner with us. Our partner families invest over 500 hundred hours of sweat equity labor into their homes or helping other families within the program.

Yakima Valley Partners Habitat for Humanity has identified three Key Factors driving City of Grandview’s Affordable Housing Needs:

1. **Low Wages** - The proposed new homes are being targeted to families whose incomes are at or below 60% Area Median Income for Yakima County. These include agricultural workers, service employees, medical clinic employees, school district employees and other professionals. Typically, these families cannot obtain full market rate financing for the acquisition of a new home but can pay a subsidized mortgage amount.
2. **Aging Housing Stock** - There are pre-existing homes in the City of Grandview that could be purchased, however; the vast majority of these homes are much older and in need of considerable repair and/or rehabilitation. In addition, the age of the homes may either require additional mitigation costs for asbestos and/or lead-based paint or expose new unsuspecting homebuyers and their families to dangerous toxins should they do the repairs themselves.
3. **Housing Shortage** - There are semi-new and new construction homes on the market at much higher prices than a low- and very low-income family served by our program could afford. Most families at or below 60% area median income would not be able to afford these homes without HOME and 2060 Funds and Habitat’s down payment assistance available through our program

The proposed project intends to assist the City of Grandview with affordable, viable and safe housing opportunities for families to thrive and become successful home owners.

1. **Demographic Trends**

The following table shows the mix of housing types from 1990 to 2013. The mix of housing types has not changed significantly since 2000, except for a slight increase in the percentage of manufactured homes. Single-family units within Grandview increased from 1,747 units in 2000 to 2,166 units in 2013. Multifamily units within Grandview increased from 500 housing units in 2000 to 599 units in 2013. Manufactured homes increased from 324 in 2000 to 459 in 2013. *Source: City of Grandview Comprehensive Plan May 2016*

Housing Types within the City of Grandview

City of Grandview	2013		2010		2000		1990	
Type of Housing	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Single Family	2,166	67.2%	2,118	67.5%	1,747	65.5%	1,594	65.8%
Multifamily	599	18.6%	554	17.7%	500	19.4%	396	16.4%
Manufactured home and other housing	459	14.2%	464	14.8%	324	12.6%	430	17.8%
Total Housing Units	3,224	100%	3,1136	100%	2,571	100%	2,420	100%

Source: U.S. Census Bureau. Census of Population and Housing, 1990 and 2000. 2010 and 2013 estimates from Washington State Office of financial Management, State of Washington 2014 Population Trends.

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.



2. Number of households, age profile and household incomes.

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. 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. 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% and "Retail trade" with 17%.
Source: ACS 2009-2013 5-Year Estimates

3. Eligible Households

Habitat's proposed project serves families at or below 60% Area Median Income in Yakima County. According to the US Census and American Community Survey 18.8% of City of Grandview's population are considered low income. The U.S. Department of Housing and Urban Development (HUD) sets income limits that act as breaking points among low-, very low-, and moderate-income levels. For Yakima County, the income limit for a low-income family of four during fiscal year 2015 is 46,300. Because the closest American Community Survey (ACS) income data interval to this number is \$49,999, the number of families earning \$49,999 or less was used to approximate the number of low-income households in Grandview.

4. Rental Housing Supply – Number of vacancies, rent range, reasons for vacancies.

Of the 3,136 housing units within Grandview in 2010, 2,996 were reported as occupied and 140 were reported as vacant. The total vacancy rate as reported in the 2010 Census was 4.5%. The vacancy rate for properties "for sale only" was a very low 0.8%. The vacancy rate for rental properties was a low 1.8%. Other sources of vacant housing units included housing for "seasonal, recreational, or occasional use" (0.2%), "rented, not occupied" (0.0%), "sold, not occupied" (0.1%) and "all other vacant" (1.6%). The vacancy figures from the April 1, 2010 Census survey may not represent the average vacancy rate, as it occurs before many farm workers arrive for late spring and fall harvests in this agricultural region.

An accepted rule of thumb is that a vacancy rate in the vicinity of 5% is desirable to provide both free movement in the market and adequate housing maintenance practices, though the actual ideal amount of vacancy depends on local and regional conditions. By this measure, the Grandview's overall vacancy rate (rental and for-sale homes) as of the 2010 Census was healthy. However, the vacancy rate for for-sale homes alone was very low (1.2%). These figures suggest that there remains a very strong market need for for-sale (owner-occupied) housing. *Source: City of Grandview Comprehensive Plan May 2016*

5. Construction Trends in developing Rental Units.

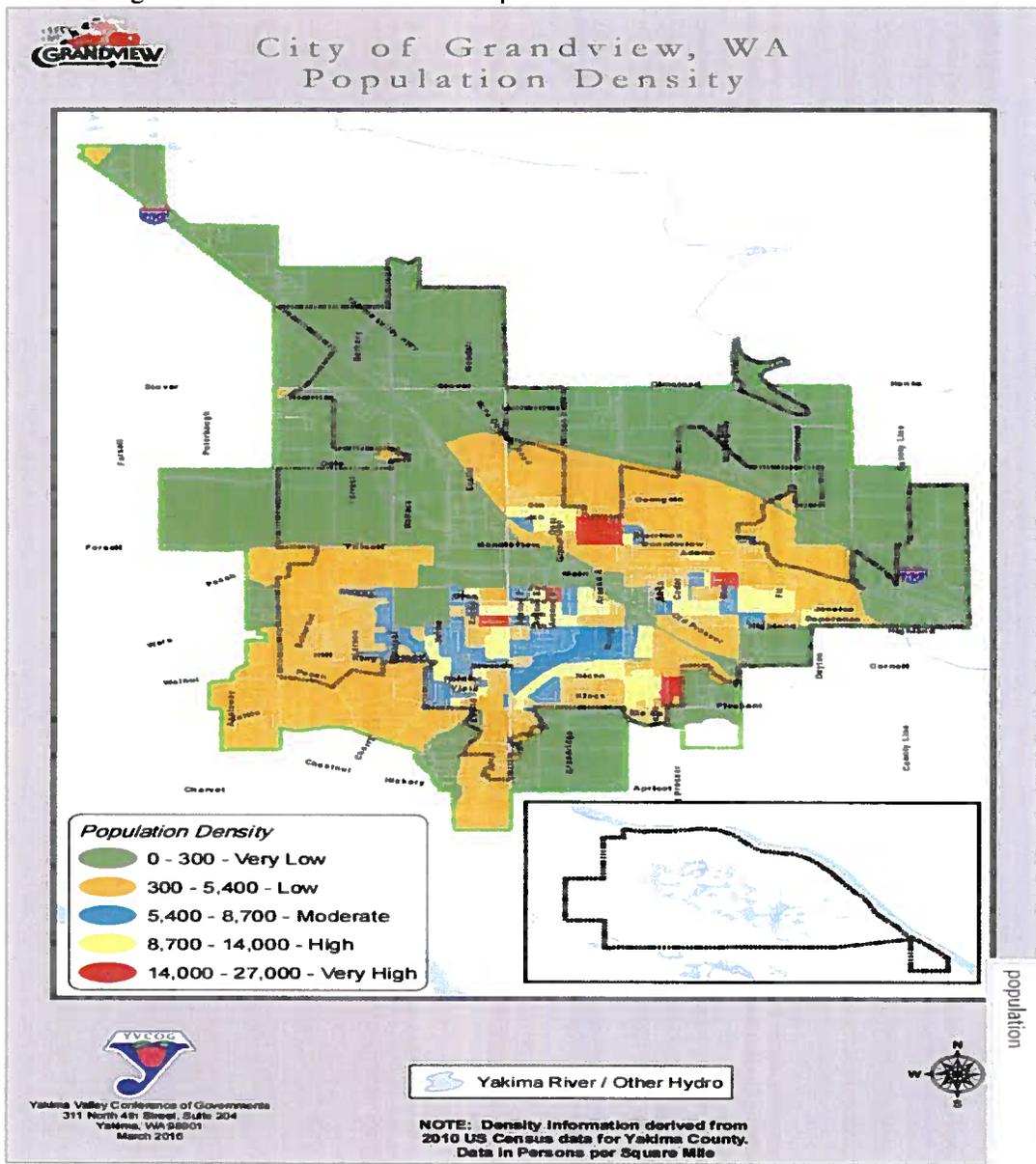
There are semi-new and new construction homes on the market at much higher prices than a very low-income family served by Habitat's program could afford. Most families at or below 60% area median income would not be able to afford these homes without HOME, 2060 and Habitat's funds. Additionally, there are pre-existing homes that could be purchased by very low-income families if they had access to the loans and subsidy provided by our program. However; the vast majority of these homes are much older and in need of considerable repair and/or rehabilitation. In addition, the age of the homes may either require additional mitigation costs for asbestos and/or lead-based paint

or expose new unsuspecting homebuyers and their families to dangerous toxins should they do the repairs themselves..

7. Existing units performance

City of Grandview's current housing stock using Yakima County Assessor determinations is that overall, 89% of Grandview's housing stock is in "average" to "excellent" condition, while only 11% are in "fair" to "salvage" condition. 58% of Grandview's homes are in "average" condition. As discussed below, the Yakima County Assessor defines "average" as "... typical for the age of the improvements. Older homes may have some evidence of deferred maintenance that would be typical for their age." The large number of homes rated as "average" on Grandview reflects the age of homes. Particularly for lower income households, this points to a need for housing rehabilitation as homes age further.

8. Defining Market Area – See attached map



v

9. Market Context

- Neighborhood and City/County statistical data (less than two years old).

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. *Source: City of Grandview Comprehensive Plan May 2016*

- Is there a need for additional affordable homes?

Yes! There is an existing shortage of affordable home ownership units in the City of Grandview. 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 Grandview 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) and average household size of 3.6. *Source: City of Grandview Comprehensive Plan May 2016*

Projected 2035 of Housing Types and Number of Units Needed in the City of Grandview

Population Projection	Single Family	Multifamily	Manufactured Home or Other	Total Additional Units Needed
Medium	386	102	78	566

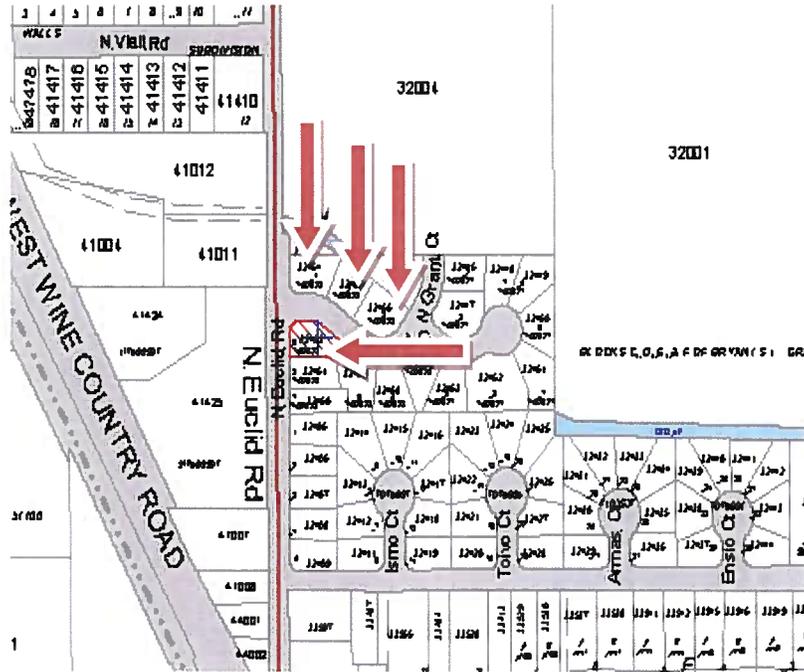
- Site advantages

The proposed site advantages are that it is located within an existing single family housing subdivision and on the outskirts of town in a quiet, newer neighborhood. The project is located in close proximity to child care centers, elementary and middle schools within half a mile of the nearest high school, alternative high school and Yakima Community College site. There are medical services available, local grocery stores, city parks, and multiple churches of various denominations, less than a mile away the City Hall, police and fire department. The City of Grandview is in the heart of the Yakima Valley, Grandview is located near the eastern border of Yakima County in south-central Washington State. Grandview is equidistant, 40 miles, from the city of Yakima and the Tri-Cities of Richland, Pasco and Kennewick.

Habitat’s proposed project is located in close proximity to child care centers, elementary and middle schools within half a mile of the nearest high school, alternative high school and Yakima Community College site. There are medical services available, local grocery stores, city parks, and multiple churches of various denominations, less than a mile away the City Hall, police and fire department. Within 10-15 mile either east or west there are quality community Hospitals in Sunnyside and Prosser, Washington.



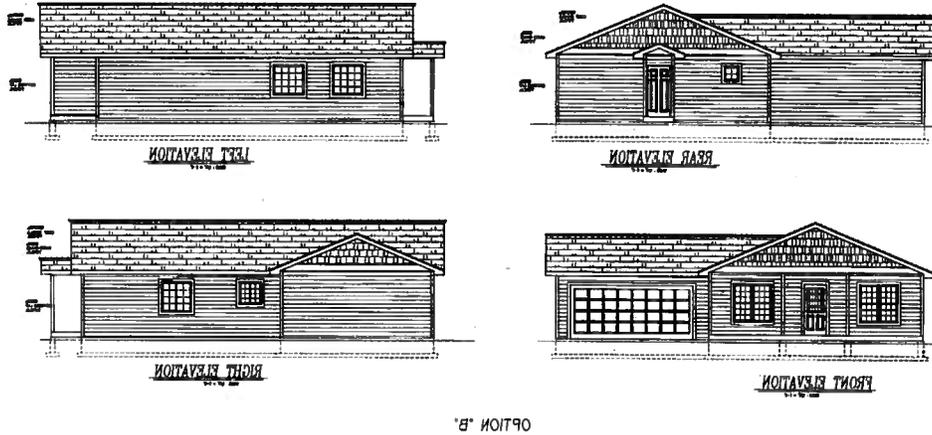
The proposed project is located within an existing single family housing subdivision on Grant Court in Grandview. To the north, west and south there are single family residents and to the east there is vacant land. The project is located in close proximity to child care centers, elementary and middle schools within half a mile of the nearest high school, alternative high school and Yakima Community College site. There are medical services available, local grocery stores, city parks, and multiple churches of various denominations, less than a mile away the City Hall, police and fire department.



Habitat plans to serve one family whose income is at or below 60% area median income for Yakima



County. Habitat builds 3 and 4 bedroom homes depending on the family needs. Following is a copy of one of the floor plans we plan to utilize.



GRANDVIEW HOMES DEVELOPMENT TIMELINE

Description.	Q3-16	Q4-16	Q1-17	Q2-17	Q3-17	Q4-17	Q1-18	Q2-18	Q3-18	Q4-18
Pre-Dev	5									
Environmental	5									
Funding App		5								
App Marketing	2	3								
Loan/Grant Packaging		2	2	1						
Land Acquisition Closing	1	4								
Infrastructure	build ready lots									
Construction				1	1	1	1	1		
Occupancy						1	1	1	1	1

Anita Palacios

From: Cory Taylor
Sent: Thursday, September 15, 2016 9:45 AM
To: Cus Arteaga; Anita Palacios
Subject: 2015 IPMC CODE CHANGES
Attachments: PARCELS LARGER THAN 2 ACRES.pdf

In regards to the exception added to IPMC 302.4

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.

The intent of this change was to exempt the larger parcels of land from the maximum vegetation height of 12 inches.

Reason #1 for the exemption:

It can be costly for the owners to transport the mowing equipment. Several of the large lots are owned by people that don't live in the area.

#2. At 24 inch vegetation heights, most of the lots would not be considered as a fire hazard. (Due to the fact that if a fire started it would not likely spread to adjoining properties or cause damage to adjoining properties.)

Also:

Dry grasses and brush piles that are fire hazards (regardless of height) would be cited as such under GMC 8.24.020-B 4 which states:

GMC 8.24.020-b-4. The existence of any accumulation of materials or objects in a location when the same endangers property or safety or constitutes a fire hazard is a class "A" nuisance.

#3. In areas that allow livestock, it would not be feasible to limit pastures at a 12 inch height and pastures are not likely to exceed 24 inches.

Please see the attached documents. they are a few of the parcels that would be impacted, without making this exception in the code.

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1791601 E | 339027 N
119 54 8.1 W | 48 15 41.3 N

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One Inch = 600 Feet
Feet 250 500 750 1000

Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

MapScale: 1 inch = 600 ft.

Overlays: 2013 Photography

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x600)

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PROPERTY PHOTOS: 1 2		PROPERTY INFORMATION AS OF 9/14/2016 11:00:43 PM				PRINTING				
		Parcel Address: WILSON HY/BONNIEVE, WA		Parcel Owner(s): GRANDVIEW SCHOOL JTY 116200		<input type="button" value="Printer Friendly Page"/>				
		Parcel Number: 23091443006		Parcel Size: 21.31 Acre(s)		<input type="button" value="Detailed Report"/>				
		Property Use: 91 Undeveloped Land								
		TAX AND ASSESSMENT INFORMATION				<input type="button" value="Print Detailed MAP"/>				
Tax Code Area (TCA): 440		Tax Year: 2016		Improvement Value: \$0		Land Value: \$92800				
Current Use Value: \$0		Current Use Improvement: \$0		New Construction: \$0		Total Assessed Value: \$92800				
RESIDENTIAL INFORMATION				SECTION MAPS						
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/at/bltn)	Carport	<input type="button" value="Section Map 1in=400ft"/>
No Residence Information Found.										
SALE INFORMATION				Qtr SECTION MAPS						
Excise	Sale Date	Sale Price	Grantor	Portion		NW-Qtr 1"=200ft		NE-Qtr 1"=200ft		
No Sales Information Found.										
DISCLAIMER										
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us .										

OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	City Limits (Yakima County Plan 2015)
FEMA 100 Year:	Not in floodplain (X)	FIRM Panel Number:	53077C1925D <input type="button" value="Download Map"/>
LOCATION INFORMATION			
+ Latitude: 46° 15' 41.258"		+ Longitude: -119° 54' 08.171"	
Range: 23		Township: 09	
Section: 14			
Narrative Description: SW1/4 SE1/4 EX TH PT LY S OF FOL DESC LNBEG SE COR, TH N 410 FT, TH W 463.3 FT TH S AL E R/W 40 FT, TH N 05°00'39"W64.28 FT, TH W 429.46 FT, TH N 02°57'54"W175 FT, TH N 45°26'18"W 265 FT, TH N 72°59'16"W 100 FT, TH W 398.36 FT TO W LNSW1/4 SE1/4 & END OF SD LN			
DISCLAIMER			

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Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

MapScale: 1 Inch = 600 ft.

Overlays: 2013 Photography FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

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1792988 E | 338293 N
119 53 48 5 W | 46 15 33 9 N

Click Map to: [Get Information](#)

One Inch = 600 Feet
Feet 250 500 750 1000

PROPERTY PHOTOS <input type="button" value=""/>		PROPERTY INFORMATION AS OF 9/14/2016 11:00:43 PM				PRINTING				
		Parcel Address: BONNEVILLE RD & CEM, WA		Parcel Owner(s): MOO SUNG & RAN YOUNG KANG		<input type="button" value="Printer-Friendly Page"/>				
		Parcel Number: 23091444404		Parcel Size: 7.33 Acre(s)		<input type="button" value="Detailed Paper"/>				
		Property Use: 91 Undeveloped Land		TAX AND ASSESSMENT INFORMATION		<input type="button" value="Print Detailed MAP"/>				
		Tax Code Area (TCA): 440		Tax Year: 2016						
		Improvement Value: \$0		Land Value: \$47900						
		Current Use Value: \$0		Current Use Improvement: \$0						
		New Construction: \$0		Total Assessed Value: \$47900						
RESIDENTIAL INFORMATION						SECTION MAPS				
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport	<input type="button" value="Section Map 1in=400ft"/>
No Residence Information Found.										
SALE INFORMATION						Qtr SECTION MAPS				
Excise	Sale Date	Sale Price	Grantor	Portion						
No Sales Information Found.										
DISCLAIMER										
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OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	City Limits (Yakima County Plan 2015)
FEMA 100 Year:	Not in floodplain (X)	FIRM Panel Number:	53077C1925D <input type="button" value="Download Map"/>
LOCATION INFORMATION			
+ Latitude: 46° 15' 33.903"		+ Longitude: -119° 53' 48.513"	
Narrative Description: PARCEL D BOOK J0049 & J 50		Range: 23 Township: 09 Section: 14	
DISCLAIMER			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			

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Search

MapScale: 1 inch = 600 ft.

Overlays: 2013 Photography

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x600)

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Map Report

1793120 E | 337878 N
119 53 46.6 W | 46 15 29.8 N

Click Map to: **Get Information**

One Inch = 600 Feet
Feet 250 500 750 1000

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 9/14/2016 11:00:43 PM				PRINTING					
		Parcel Address:	BONNEVIEWELM, ,WA			<input type="button" value="Print Friendly Page"/>					
		Parcel Owner(s):	UPPER COL MSN SOC 7 DAY AD								
		Parcel Number:	23092311499	Parcel Size:	5.3 Acre(s)						
		Property Use:	91 Undeveloped Land			<input type="button" value="Detailed Report"/>					
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):	440	Tax Year:	2016								
Improvement Value:	\$0		Land Value:	\$24600							
Current Use Value:	\$0		Current Use Improvement:	\$0							
New Construction:	\$0		Total Assessed Value:	\$24600							
RESIDENTIAL INFORMATION						SECTION MAPS					
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport	<input type="button" value="Section Map 1m=400ft"/>	
No Residence information Found.										<input type="button" value="Qtr SECTION MAPS"/>	
SALE INFORMATION											
Excise	Sale Date	Sale Price	Grantor		Portion		NW-Qtr 1"=200ft SE-Qtr 1"=200ft				
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FEMA 100 Year:	Not in floodplain (X)	FIRM Panel Number:	53077C1925D <input type="button" value="Download Map"/>
LOCATION INFORMATION			
+ Latitude: 46° 15' 29.805"		+ Longitude: -119° 53' 46.683"	
		Range: 23	Township: 09 Section: 23
Narrative Description: GRANDVIEW E1/2 TR A DESC AS FOL BEG ATSW COR OF E1/2 TR A TH N 158 FT TOTRUE POB, TH E 338 FT, TH N 25 FT, TH E54 FT, TH N 55 FT, TH E 58 FT, TH N 103FT, TH W 167 FT, TH N 58 FT, TH E TO W LNOF ELM STR, TH N TO S LN ROCKY RD LAT, IRR, TH W TO W LN OF E1/2 TR A , TH S TOTRUE POB			
DISCLAIMER			

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Search

MapScale: 1 inch = 600 ft

Overlays: 2013 Photography

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x600)

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1791312 E | 333041 N
119 54 12 9 W | 46 14 42 2 N

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One Inch = 600 Feet
Feet 250 500 750 1000

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 9/14/2016 11:00:43 PM				PRINTING				
		Parcel Address:	AVE B/PLEASANT AVE, WA			<input type="button" value="Print Friendly Page"/>				
		Parcel Owner(s):	VB GRANDRIDGE LIMITED PARTNERSHIP							
		Parcel Number:	23092343477	Parcel Size:	2.05 Acre(s)					
		Property Use:	91 Undeveloped Land			<input type="button" value="Detailed Report"/>				
TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):	440	Tax Year:	2016		<input type="button" value="Print Detailed MAP"/>					
Improvement Value:	\$0	Land Value:	\$89500							
Current Use Value:	\$0	Current Use Improvement:	\$0							
New Construction:	\$0	Total Assessed Value:	\$89500							
RESIDENTIAL INFORMATION						SECTION MAPS				
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/at/bltn)	Carport	<input type="button" value="Section Map 1m-400ft"/>
No Residence Information Found.										
SALE INFORMATION						Qtr SECTION MAPS				
Excise	Sale Date	Sale Price	Grantor	Portion		<input type="button" value="Qtr Section Map 1-200ft"/>				
No Sales Information Found.										
DISCLAIMER										
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OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	City Limits (Yakima County Plan 2015)
FEMA 100 Year:	Not in floodplain (X)	FIRM Panel Number:	53077C2282D <input type="button" value="Download Map"/>
LOCATION INFORMATION			
+ Latitude: 46° 14' 43.125"		+ Longitude: -119° 54' 14.880"	
Narrative Description: Section 23 Township 09 Range 23 Quarter SE: LOT 1 SP 7281318		Range:	23 Township: 09 Section: 23
DISCLAIMER			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			

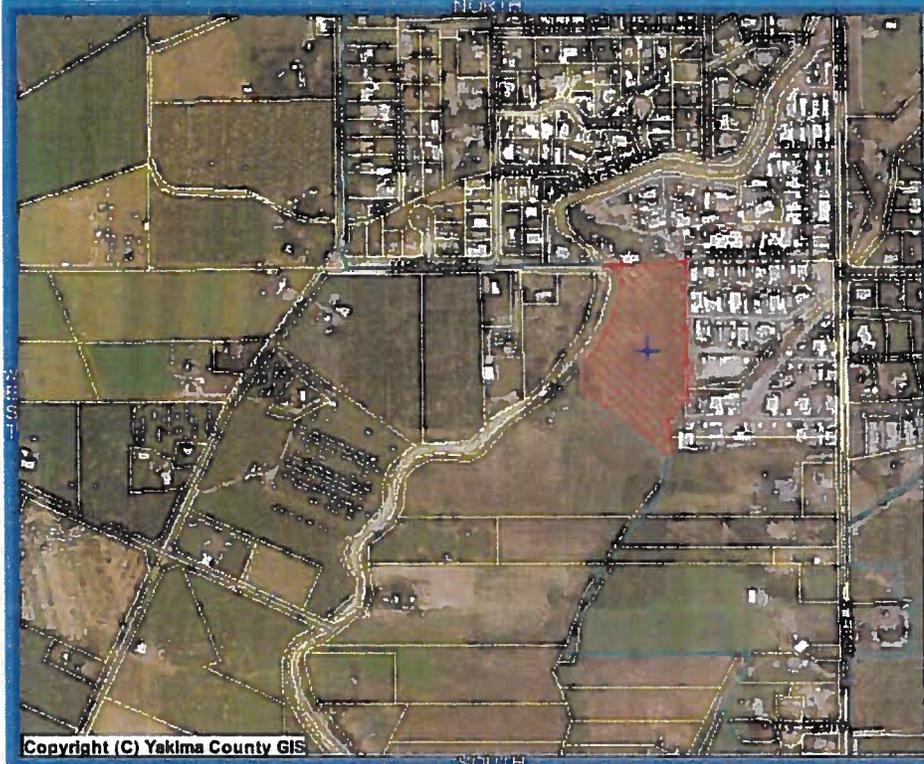
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Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER: Parcel Numbers must be at least 8 characters. Click the Search button to continue.

MapScale: 1 Inch = 600 ft.

Overlays: 2013 Photography

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x600)

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1787547 E | 332150 N

119 55 6 5 W | 46 14 33 7 N

Click Map to: [Get Information](#)

One Inch = 600 Feet
Feet 250 500 750 1000

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 9/14/2016 11:00:43 PM				PRINTING					
		Parcel Address:	HICKORY RD, WA			<input type="button" value="Print Friendly Page"/>					
		Parcel Owner(s):	BRETT D & TERESA SMITH								
		Parcel Number:	23092711427	Parcel Size:	4.79 Acre(s)						
		Property Use:	91 Undeveloped Land			<input type="button" value="Detailed Report"/>					
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):		441	Tax Year:		2016						
Improvement Value:		\$0		Land Value:		\$39150					
Current Use Value:		\$0		Current Use Improvement:		\$0					
New Construction:		\$0		Total Assessed Value:		\$39150					
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/bltin)	Carport	<input type="button" value="Section Map 1in=400ft"/>	
No Residence Information Found.											
SALE INFORMATION								Qtr SECTION MAPS			
Excise	Sale Date	Sale Price	Grantor		Portion						
No Sales Information Found.											
DISCLAIMER											
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OVERLAY INFORMATION				
Zoning:	Grandview		Jurisdiction:	Grandview
Urban Growth Area:	Grandview		Future Landuse Designation:	City Limits (Yakima County Plan 2015)
FEMA 100 Year:	Not in floodplain (X)		FIRM Panel Number:	53077C2281D <input type="button" value="Download Map"/>
LOCATION INFORMATION				
+ Latitude: 46° 14' 34.655"		+ Longitude: -119° 55' 06.686"		Range: 23 Township: 09 Section: 27
Narrative Description: Section 27 Township 09 Range 23 Quarter NE: GRANDVIEW ORCHARD TRS. BEG AT SW COR TR.64, TH S 89°56'E 496.67 FT, TH N 0°12'E 501.88 FT, TH N 89°45'17"W 305.72 FT, TH S 0°14'43"E SD TR 64, TH TH SW'LY AL SD W LN TO POB, EX BEG SW COR TR 64, TH S 89°56'E 97.89 FT, TH N 0°06'E 104.25 FT TO W LN SD TR 64, TH SW'LY AL SD W LN TO POB, ALSO BEG 500 FT S 0°06'W & 60F NE COR NE1/4, TH N 89°56'W 398.79 FT, TH S 0°05'06"W 6.14 FT, TH S 51°55'20"E 421.6 FT, TH N 21°07'40"E 31.43 FT, TH N 07°56'W 117 FT, TH N 41°10'E 108.79 FT, TH N 0°12'E 38.59				

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MapScale: 1 Inch = 600 ft.

Overlays: 2013 Photography FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

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1783342 E | 335029 N
119 56 6 1 W | 46 15 2 4 N

Click Map to: **Get Information**

One Inch = 600 Feet
Feet 250 500 750 1000

PROPERTY PHOTOS:		PROPERTY INFORMATION AS OF 9/14/2016 11:00:43 PM				PRINTING	
Parcel Address: 501 APPLEWAY RD, GRANDVIEW, WA 98930		Parcel Owner(s): MATTHEW P & LYDIA E CHARVET		Parcel Number: 23092232474		Parcel Size: 4.46 Acre(s)	
Property Use: 11 Single Unit		TAX AND ASSESSMENT INFORMATION					
Tax Code Area (TCA): 440		Tax Year: 2016		Improvement Value: \$226000		Land Value: \$30650	
Current Use Value: \$0		Current Use Improvement: \$0		New Construction: \$0		Total Assessed Value: \$256650	
RESIDENTIAL INFORMATION							
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)
AVE/GOOD	1979	1.00	2080		1864/1864	5	2/1/1
Garage (bsmt/att/bltin)		Carport					
0/600/0							
SALE INFORMATION							
Excise	Sale Date	Sale Price	Grantor	Portion			
No Sales Information Found.							
DISCLAIMER							
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OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	City Limits (Yakima County Plan 2015)
FEMA 100 Year:	Not in floodplain (X)	FIRM Panel Number:	53077C1925D
LOCATION INFORMATION			
+ Latitude: 46° 15' 02.394"		+ Longitude: -119° 56' 06.119"	
Range: 23 Township: 09 Section: 22			
Narrative Description: SP Q5: LOT A ALSO LOT B EX S 122.7 FT OF W 225 FT			
DISCLAIMER			
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Overlays: 2013 Photography

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MapSize: Small (800x600)

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Map Report

1784516 E | 334000 N
119 55 49.5 W | 46 14 52.1 N

One Inch = 600 Feet
Feet 250 500 750 1000

Click Map to: **Get Information**

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 9/14/2016 11:00 43 PM				PRINTING				
		Parcel Address: UNASSIGNED, ,WA		Parcel Owner(s): MICHAEL DROLLINGER		Printer-Friendly Page				
		Parcel Number: 23092231504		Parcel Size: 2.09 Acre(s)		Detailed Report				
		Property Use: 91 Undeveloped Land		TAX AND ASSESSMENT INFORMATION						
		Tax Code Area (TCA): 440		Tax Year: 2016		Print Detailed MAP				
		Improvement Value: \$0		Land Value: \$21900						
		Current Use Value: \$0		Current Use Improvement: \$0						
		New Construction: \$0		Total Assessed Value: \$21900						
RESIDENTIAL INFORMATION						SECTION MAPS				
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/at/bltn)	Carport	Section Map 1in=400ft
No Residence Information Found.										
SALE INFORMATION						Qtr SECTION MAPS				
Excise	Sale Date	Sale Price	Grantor	Portion		NW Qtr 1"=200ft		NE-Qtr 1"=200ft		
386250	8/25/2006	\$45000	CARRILLO, FRANCISCO J & ELBA L	N		SW-Qtr 1"=200ft		SE-Qtr 1"=200ft		
DISCLAIMER										
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OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	City Limits (Yakima County Plan 2015)
FEMA 100 Year:	Not In floodplain (X)	FIRM Panel Number:	53077C2281D Download Map
LOCATION INFORMATION			
+ Latitude: 46° 14' 52.149"		+ Longitude: -119° 55' 49.528"	
		Range: 23 Township: 09 Section: 22	
Narrative Description: SP AF# 7137139: LOT 4			
DISCLAIMER			
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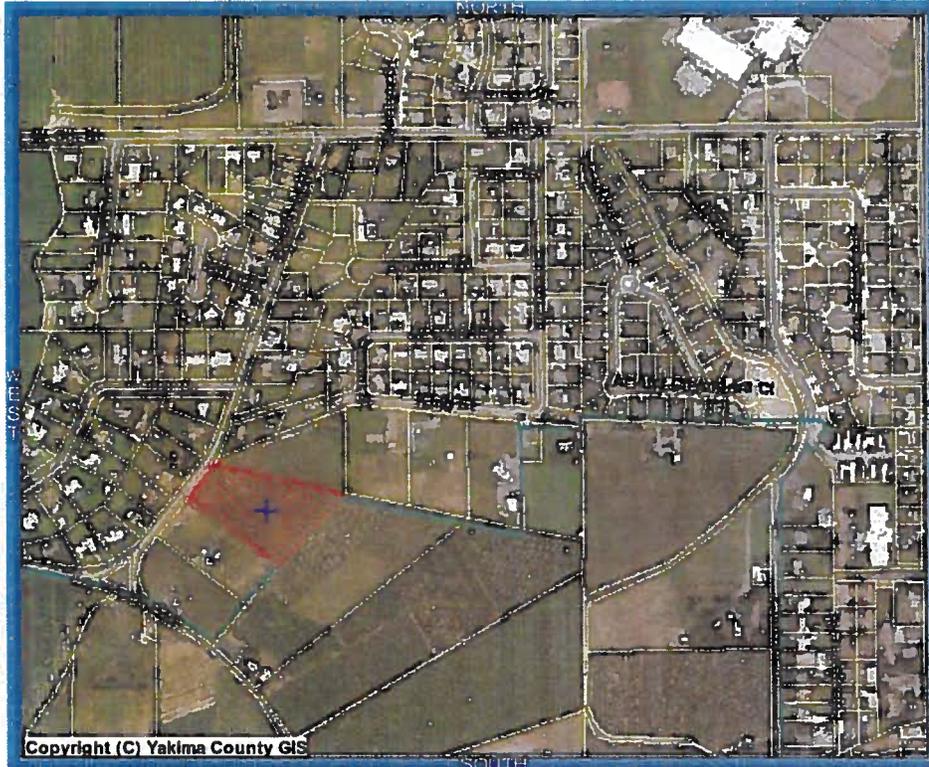
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MapScale: 1 Inch = 600 ft.

Overlays: 2013 Photography

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x600)

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Map Report

1784385 E | 333761 N
119 55 51.6 W | 46 14 49.8 N

Click Map to: **Get Information**

One Inch = 600 Feet
Feet 250 500 750 1000

PROPERTY PHOTOS:		PROPERTY INFORMATION AS OF 9/14/2016 11:00:43 PM				PRINTING			
Parcel Address: UNASSIGNED, WA		Parcel Owner(s): UPPER COL CORP SEV DAY AD				Printer Friendly Page			
Parcel Number: 23092231503		Parcel Size: 2.76		Acre(s)		Detailed Report			
Property Use: 91 Undeveloped Land		TAX AND ASSESSMENT INFORMATION				Print Detailed MAP			
Tax Code Area (TCA): 440		Tax Year: 2016		Land Value: \$22350		SECTION MAPS			
Improvement Value: \$0		Current Use Value: \$0		Current Use Improvement: \$0		Section Map 1in=400ft			
New Construction: \$0		Total Assessed Value: \$22350		Qtr SECTION MAPS					
RESIDENTIAL INFORMATION				No Residence Information Found.					
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/bltn)	Carport
SALE INFORMATION									
Excise	Sale Date	Sale Price	Grantor	Portion			Qtr SECTION MAPS		
E008314	11/3/2015	\$56000	TREJO MARIA	N			NW-Qtr 1"-200ft NE-Qtr 1"-200ft SW-Qtr 1"-200ft SE-Qtr 1"-200ft		
DISCLAIMER									
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OVERLAY INFORMATION			
Zoning:	Urban Growth Area:	Future Landuse Designation:	Jurisdiction:
	Grandview	City Limits (Yakima County Plan 2015)	Grandview
FEMA 100 Year:	Not In floodplaln (X)	FIRM Panel Number:	53077C2281D
LOCATION INFORMATION			
+ Latitude:	46° 14' 49.805"	+ Longitude:	-119° 55' 51.698"
Narrative Description: SP AF# 7137139: LOT 3		Range:	23 Township: 09 Section: 22
DISCLAIMER			
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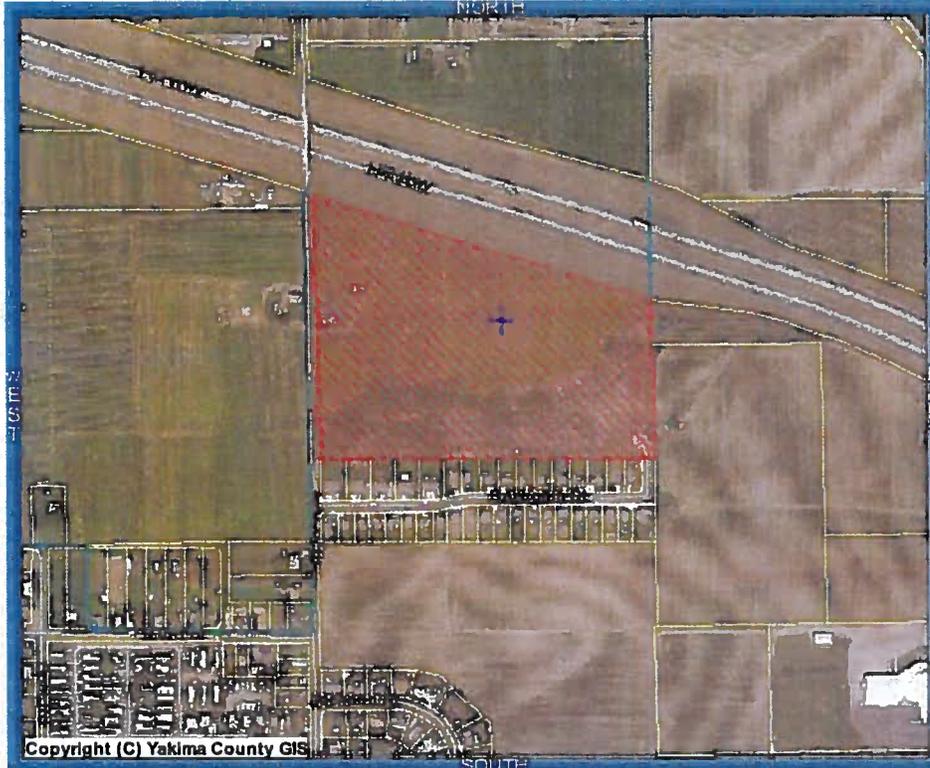
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MapScale: 1 inch = 600 ft

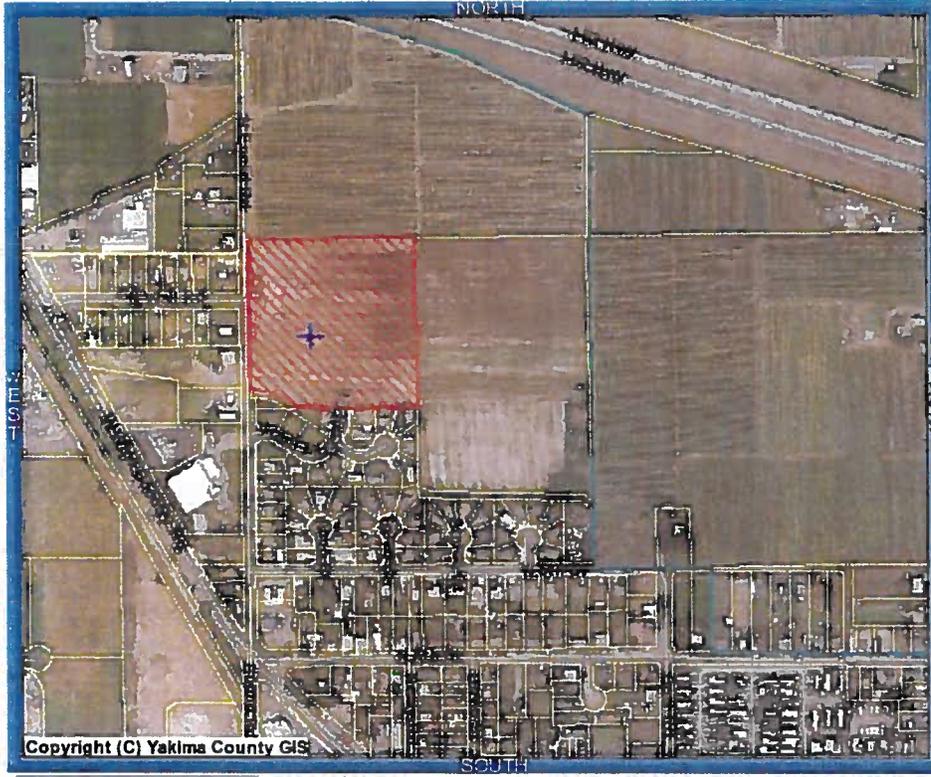
Overlays: 2013 Photography FEMA Critical Areas
 Contours Utilities
MapSize: Small (800x600)

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Map Report

1792283 E | 339087 N
119 53 58.7 W | 46 15 41.8 N
Click Map to: **Get Information**
One Inch = 600 Feet
Feet 250 500 750 1000

PROPERTY PHOTOS 1 2 3 4 5		PROPERTY INFORMATION AS OF 9/13/2016 11:00:42 PM				PRINTING	
		Parcel Address: 621 WILSON HWY, GRANDVIEW, WA 989308818		Parcel Owner(s): CUSTODIO & MARIA OLIVERA		Printer Friendly Page	
		Parcel Number: 23091442005		Parcel Size: 24.34 Acre(s)		Detailed Report	
		Property Use: 11 Single Unit		TAX AND ASSESSMENT INFORMATION		Print Detailed MAP	
		Tax Code Area (TCA): 440		Tax Year: 2016		SECTION MAPS	
Improvement Value: \$0		Land Value: \$143700		Section Map 1in=400ft			
Current Use Value: \$0		Current Use Improvement: \$0		Qtr SECTION MAPS			
New Construction: \$0		Total Assessed Value: \$143700					
RESIDENTIAL INFORMATION							
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)
AVERAGE	1915	2.00	1092	560	0/850	3	1/0/0
Garage (bsmt/att/bllin)							
0/0/0							
Carport							
SALE INFORMATION							
Excise	Sale Date	Sale Price	Grantor			Portion	
E004271	3/17/2014	\$149500	US BANK NA SUCCESSOR TRUSTEE TO BANK OF AMERICA NA			N	
437641	10/7/2014	\$100000	OLIVERA, GUILLERMO			N	
433082	10/15/2013	\$179762	BOGART, WARREN G			N	
371589	3/16/2005	\$208950	HAMES, HARLAN & BETTY			N	
DISCLAIMER							
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OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	City Limits (Yakima County Plan 2015)
FEMA 100 Year:	Not in floodplain (X) ?	FIRM Panel Number:	53077C1925D <input type="button" value="Download Map"/>
LOCATION INFORMATION			
+ Latitude: 46° 15' 52.196"	+ Longitude: -119° 54' 07.655"	Range: 23	Township: 09 Section: 14



Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 Inch = 600 ft

Overlays: 2013 Photography

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x600)

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Map Report

1788460 E | 340173 N
 119 54 52.7 W | 46 15 52.8 N

Click Map to: **Get Information**

One Inch = 600 Feet
 Feet 250 500 750 1000

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 9/13/2016 11:00:42 PM				PRINTING				
		Parcel Address:	UNASSIGNED, ,WA			Printer-Friendly Page				
		Parcel Owner(s):	RANDY & LORRIE FLEM							
		Parcel Number:	23091432004	Parcel Size:	9.54 Acre(s)					
		Property Use:	91 Undeveloped Land			Detailed Report				
TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):		440	Tax Year:		2016	Print Detailed MAP				
Improvement Value:		\$0	Land Value:		\$25250					
Current Use Value:		\$0	Current Use Improvement:		\$0					
New Construction:		\$0	Total Assessed Value:		\$25250					
RESIDENTIAL INFORMATION						SECTION MAPS				
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bilin)	Carport	Section Map 1in=400ft
No Residence Information Found.										
SALE INFORMATION						Qtr SECTION MAPS				
Excise	Sale Date	Sale Price	Grantor	Portion		NW Qtr 1"=200ft		NE Qtr 1"=200ft		
419814	2/3/2011	\$216280	FLEM, LORRIE ANNETTE & RANDY	Y		SW Qtr 1"=200ft		SE Qtr 1"=200ft		
DISCLAIMER										
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OVERLAY INFORMATION				
Zoning:	Grandview		Jurisdiction:	Grandview
Urban Growth Area:	Grandview		Future Landuse Designation:	City Limits (Yakima County Plan 2015)
FEMA 100 Year:	Not in floodplain (X)		FIRM Panel Number:	53077C1925D
Download Map				
LOCATION INFORMATION				
+ Latitude: 46° 15' 52.801"		+ Longitude: -119° 54' 52.754"		Range: 23 Township: 09 Section: 14
Narrative Description: N 10 AC OF W1/2 NW1/4 SW1/4 EX W 20FT CO. RD. & EX RW OF D.D.NO.9				
DISCLAIMER				
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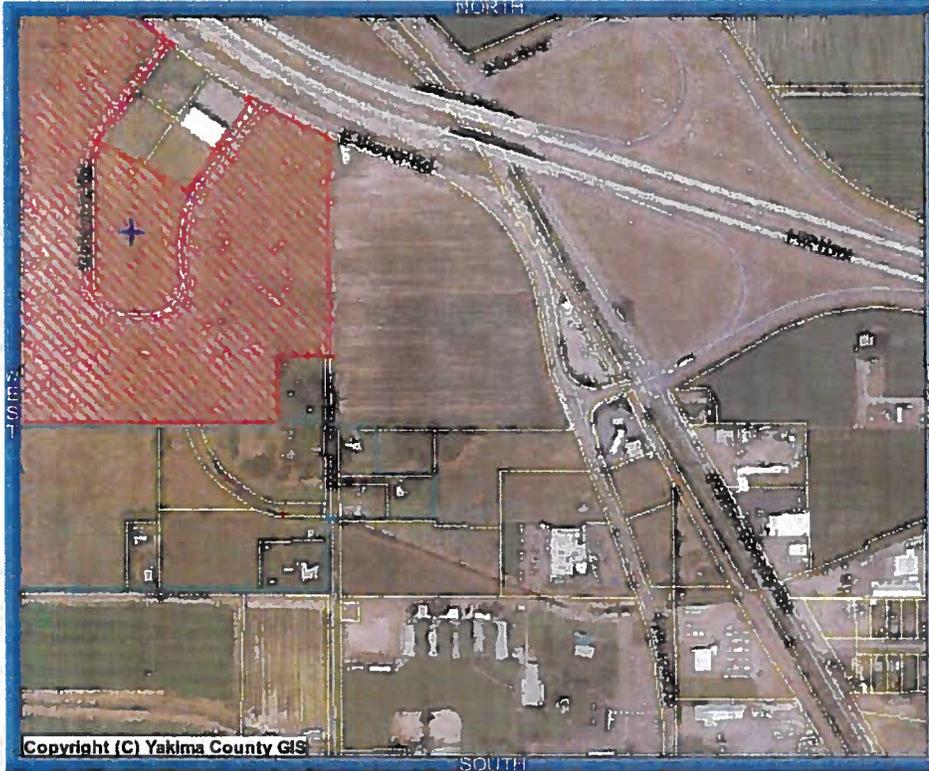
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1784783 E | 341929 N
119 55 44.9 W | 46 16 10.4 N

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One Inch = 600 Feet
Feet 250 500 750 1000

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Parcel #:

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Search

MapScale: 1 Inch = 600 ft



Overlays: 2013 Photography

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- Contours
- Utilities

MapSize: Small (800x600)

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Map Report

PROPERTY PHOTOS:		PROPERTY INFORMATION AS OF 9/13/2016 11:00 42 PM		PRINTING							
		Parcel Address: 320 STOVER RD, GRANDVIEW, WA 98930		Printer-Friendly Page							
		Parcel Owner(s): GRANDVIEW PORT DISTRICT									
		Parcel Number: 23091521405	Parcel Size: 38.65 Acre(s)	Detailed Report							
		Property Use: 91 Undeveloped Land									
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA): 440		Tax Year: 2016		Print Detailed MAP							
Improvement Value: \$0		Land Value: \$841700									
Current Use Value: \$0		Current Use Improvement: \$0									
New Construction: \$0		Total Assessed Value: \$841700									
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport	SECTION MAPS	
No Residence Information Found.										Section Map 1in=400ft	
SALE INFORMATION						Qtr SECTION MAPS					
Excise	Sale Date	Sale Price	Grantor	Portion		No Sales Information Found.					
DISCLAIMER											
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OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	City Limits (Yakima County Plan 2015)
FEMA 100 Year:	Not in floodplain (X)	FIRM Panel Number:	53077C1925D
Download Map			
LOCATION INFORMATION			
+ Latitude: 46° 16' 10.408"		+ Longitude: -119° 55' 44.911"	
Range: 23		Township: 09	
Section: 15			
Narrative Description: Section 15 Township 09 Range 23 Quarter NW: B5P 7485014 EX LOTS 1 THRU 4			
DISCLAIMER			
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Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 600 ft.

Overlays: 2013 Photography

- FEMA
- Critical Areas
- Contours
- Utilities

MapSize: Small (800x800)

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www.vtgc.com
(509) 248-4442

Map Report

1785944 E | 340824 N
119 55 28.5 W | 46 15 57.4 N
One Inch = 600 Feet
Feet 250 500 750 1000
Click Map to: **Get Information**

PROPERTY PHOTOS: 1 2 3 4		PROPERTY INFORMATION AS OF 9/13/2016 11:00 42 PM		PRINTING							
		Parcel Address: UNASSIGNED, WA		Printer-Friendly Page							
		Parcel Owner(s): YAKIMA VALLEY FAIR & RODEO									
		Parcel Number: 23091513408	Parcel Size: 4.06 Acre(s)	Detailed Report							
		Property Use: 91 Undeveloped Land									
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA): 440		Tax Year: 2016		Print Detailed MAP							
Improvement Value: \$0		Land Value: \$176800									
Current Use Value: \$0		Current Use Improvement: \$0									
New Construction: \$0		Total Assessed Value: \$176800									
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/at/btln)	Carport	SECTION MAPS	
No Residence Information Found.										Section Map 8in-400ft	
SALE INFORMATION						Qtr SECTION MAPS					
Excise	Sale Date	Sale Price	Grantor	Portion		SW Qtr 1 = 200ft		NE Qtr 1 = 200ft		SE Qtr 1 = 200ft	
E006236	2/20/2015	\$350000	H DAVID CARLSON AS PR OF THE ESTATE OF HUGH A CARL	N		SW Qtr 1 = 200ft		NE Qtr 1 = 200ft		SE Qtr 1 = 200ft	
DISCLAIMER						While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us .					

OVERLAY INFORMATION					
Zoning:			Jurisdiction: Grandview		
Urban Growth Area:	Grandview		Future Landuse Designation: City Limits (Yakima County Plan 2015)		
FEMA 100 Year:	Not in floodplain (X)		FIRM Panel Number:	53077C1925D	
Download Map					
LOCATION INFORMATION					
+ Latitude: 46° 15' 57.435"		+ Longitude: -119° 55' 28.520"		Range: 23 Township: 09 Section: 15	
Narrative Description: SP 9490: LOT 3 EX N 20.59 FT LY E'LY OF W LN OF LOT 2 EX TH PT LY E'LY OF EXTENDED W LN OF LOT 4					
DISCLAIMER					
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Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 Inch = 600 ft.

Overlays: 2013 Photography

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x600)

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Map Report

1786170 E | 340787 N
119 55 25 2 W | 46 15 59.0 N

One Inch = 600 Feet
Feet 250 500 750 1000

Click Map to: **Get Information**

PROPERTY PHOTOS <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		PROPERTY INFORMATION AS OF 9/13/2016 11:00:42 PM		PRINTING							
		Parcel Address: WALLACE WAY, GRANDVIEW, WA 98930		<input type="button" value="Printer Friendly Page"/> <input type="button" value="Detailed Report"/>							
		Parcel Owner(s): SHONAN INC									
		Parcel Number: 23091542412		Parcel Size: 4.79 Acre(s)							
		Property Use: 21 Manufacturing Food									
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA): 440		Tax Year: 2016		<input type="button" value="Print Detailed MAP"/>							
Improvement Value: \$142100		Land Value: \$125200									
Current Use Value: \$0		Current Use Improvement: \$0									
New Construction: \$0		Total Assessed Value: \$267300									
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmnt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/at/ub/lt/n)	Carport	SECTION MAPS	
No Residence Information Found.										<input type="button" value="Section Map 1in=400ft"/>	
SALE INFORMATION						Qtr SECTION MAPS					
Excise	Sale Date	Sale Price	Grantor	Portion		No Sales Information Found.					
DISCLAIMER						NW-Qtr 1"-200ft		NE-Qtr 1"-200ft			
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OVERLAY INFORMATION					
Zoning:			Jurisdiction:	Grandview	
Urban Growth Area:	Grandview		Future Landuse Designation:	City Limits (Yakima County Plan 2015)	
FEMA 100 Year:	Not in floodplain (X)		FIRM Panel Number:	53077C1925D	
LOCATION INFORMATION					
Latitude: 46° 15' 46.837"		Longitude: -119° 55' 25.417"		Range: 23 Township: 09 Section: 15	
Narrative Description: SP 86216: LOT 2					
DISCLAIMER					
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION					

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MapScale: 1 Inch = 600 ft.

Overlays: 2013 Photography

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x800)

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Map Report

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1787588 E | 338389 N
119 55 5.3 W | 48 15 35.3 N

Click Map to: **Get Information**

One Inch = 600 Feet
Feet 250 500 750 1000

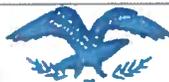
PROPERTY PHOTOS <input type="checkbox"/>		PROPERTY INFORMATION AS OF 9/13/2016 11:00:42 PM				PRINTING					
		Parcel Address:	UNASSIGNED, WA			Printer Friendly Page					
		Parcel Owner(s):	OLSEN BROTHERS LLC								
		Parcel Number:	23091541433	Parcel Size:	3.7 Acre(s)						
		Property Use:	91 Undeveloped Land			Detailed Report					
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):	440	Tax Year:	2017		Print Detailed MAP						
Improvement Value:	\$0	Land Value:	\$120900								
Current Use Value:	\$0	Current Use Improvement:	\$0								
New Construction:	\$0	Total Assessed Value:	\$120900								
RESIDENTIAL INFORMATION						SECTION MAPS					
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/btln)	Carport	Section Map 1in=400ft	
No Residence Information Found.											
SALE INFORMATION						Qtr SECTION MAPS					
Excise	Sale Date	Sale Price	Grantor	Portion		NW-Qtr 1"=200ft		NE-Qtr 1"=200ft			
E010547	7/11/2016	\$144300	GRANDVIEW PORT OF	N		SW-Qtr 1"=200ft		SE-Qtr 1"=200ft			
DISCLAIMER											
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OVERLAY INFORMATION			
Zoning:	Grandview	Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	City Limits (Yakima County Plan 2015)
FEMA 100 Year:	Not in floodplain (X)	FIRM Panel Number:	53077C1925D Download Map
LOCATION INFORMATION			
+ Latitude:	46° 15' 35.255"	+ Longitude:	-119° 55' 05.350"
Narrative Description:		Section 15 Township 09 Range 23 Quarter SE: BSP AF 7909283 Lot 7 AMENDING ORIGINAL BSP 7882450	
DISCLAIMER			
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Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 Inch = 600 ft.

Overlays: 2013 Photography

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x600)

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1787576 E | 338740 N
119 55 5.4 W | 46 15 38.7 N

Click Map to: **Get Information**

One Inch = 600 Feet
Feet 250 500 750 1000

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 9/13/2016 11:00:42 PM				PRINTING				
	Parcel Address:	UNASSIGNED, ,WA								
	Parcel Owner(s):	PORT OF GRANDVIEW								
	Parcel Number:	23091541432	Parcel Size:	3.04 Acre(s)						
	Property Use:	91 Undeveloped Land								
TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):	440	Tax Year:	2017							
Improvement Value:	\$0	Land Value:	\$99300							
Current Use Value:	\$0	Current Use Improvement:	\$0							
New Construction:	\$0	Total Assessed Value:	\$99300							
RESIDENTIAL INFORMATION						SECTION MAPS				
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/btlin)	Carport	
No Residence Information Found.										
SALE INFORMATION						Qtr SECTION MAPS				
Excise	Sale Date	Sale Price	Grantor		Portion					
No Sales Information Found.										
DISCLAIMER										
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OVERLAY INFORMATION				
Zoning:	Grandview		Jurisdiction:	Grandview
Urban Growth Area:	Grandview		Future Landuse Designation:	City Limits (Yakima County Plan 2015)
FEMA 100 Year:	Not in floodplain (X)		FIRM Panel Number:	53077C1925D
LOCATION INFORMATION				
+ Latitude: 46° 15' 38.726"		+ Longitude: -119° 55' 05.492"		Range: 23 Township: 09 Section: 15
Narrative Description: Section 15 Township 09 Range 23 Quarter SE: BSP AF 7909283 Lot 13 AMENDING ORIGINAL BSP 7682450				
DISCLAIMER				
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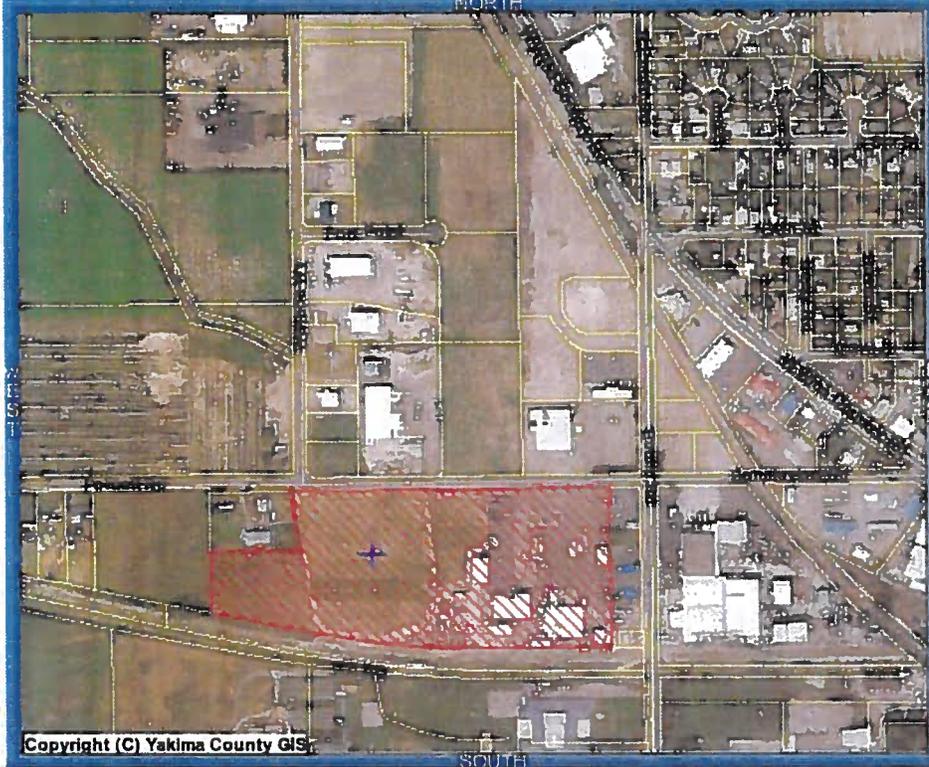
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Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 Inch = 600 ft.

Overlays: 2013 Photography

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x800)

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Map Report

1798755 E | 337981 N

119 54 48 7 W | 46 15 31.1 N

Click Map to: **Get Information**

One Inch = 600 Feet
Feet 250 500 750 1000

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 9/13/2016 11:00 42 PM				PRINTING			
		Parcel Address: 100 FORSELL RD, GRANDVIEW, WA 98930		Parcel Owner(s): SMUCKER FRUIT PROCESSING CO		Printer Friendly Page			
		Parcel Number: 23092211001		Parcel Size: 19.21 Acre(s)		Detailed Report			
		Property Use: 21 Manufacturing Food		TAX AND ASSESSMENT INFORMATION		Print Detailed MAP			
		Tax Code Area (TCA): 440		Tax Year: 2016		SECTION MAPS			
Improvement Value: \$1129100		Land Value: \$334700		Section Map 1in=400ft		Qtr SECTION MAPS			
Current Use Value: \$0		Current Use Improvement: \$0		No Residence Information Found.		SW Qtr 1=200ft NE Qtr 1=200ft			
New Construction: \$0		Total Assessed Value: \$1463800		RESIDENTIAL INFORMATION		SW Qtr 1=200ft SE Qtr 1=200ft			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport
No Sales Information Found.									
DISCLAIMER									
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OVERLAY INFORMATION			
Zoning:	Grandview	Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	City Limits (Yakima County Plan 2015)
FEMA 100 Year:	Not in floodplain (X)	FIRM Panel Number:	53077C1925D Download Map
LOCATION INFORMATION			
+ Latitude: 46° 15' 28.037"		+ Longitude: -119° 55' 11.591"	
Narrative Description: TH PT OF E 1711 FT OF NE 1/4 LY N OF UPTRY R/W, EX E 158 FT, EX BEG 1711 FTW OF NE COR OF SEC, TH E 311 FT, TH S 7° 47' E 257 FT, TH W 346.3 FT, TH N 255.4 FT TO POB, EX RD R/W		Range: 23 Township: 09 Section: 22	
DISCLAIMER			
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Parcel #:

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Search

MapScale: 1 inch = 600 ft

Overlays: 2013 Photography ▾

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x600) ▾

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1786302 E | 337699 N
119 55 23 7 W | 46 15 28 5 N

Click Map to: **Get Information**

One Inch = 600 Feet
Feet 250 500 750 1000

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 9/13/2016 11:00:42 PM				PRINTING				
		Parcel Address:	UNASSIGNED, ,WA				<input type="button" value="Printer-Friendly Page"/>			
		Parcel Owner(s):	HECTOR & RAMONA MEJIA							
		Parcel Number:	23092212002	Parcel Size:	4.52 Acre(s)		<input type="button" value="Detailed Report"/>			
		Property Use:	91 Undeveloped Land							
TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):		440	Tax Year:		2016		<input type="button" value="Print Detailed MAP"/>			
Improvement Value:		\$0		Land Value:		\$23000				
Current Use Value:		\$0		Current Use Improvement:		\$0				
New Construction:		\$0		Total Assessed Value:		\$23000				
RESIDENTIAL INFORMATION										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/at/b/lin)	Carport	<input type="button" value="Section Map 1in=400ft"/>
No Residence Information Found.										
SALE INFORMATION								Qtr SECTION MAPS		
Excise	Sale Date	Sale Price	Grantor		Portion			SW Qtr 1 - 200ft		NE Qtr 1 - 200ft
No Sales Information Found.										
DISCLAIMER										
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OVERLAY INFORMATION										
Zoning:					Jurisdiction:	Grandview				
Urban Growth Area:	Grandview				Future Landuse Designation:	City Limits (Yakima County Plan 2015)				
FEMA 100 Year:	Not in floodplain (X)				FIRM Panel Number:	53077C1925D		<input type="button" value="Download Map"/>		
LOCATION INFORMATION										
+ Latitude: 46° 15' 28.533"			+ Longitude: -119° 55' 23.736"			Range: 23		Township: 09		Section: 22
Narrative Description: E 450.5 FT OF W 954 FT OF NW1/4 NE1/4LY N'LY OF R.R. RW EX N 25 FT TO CO.FOR RW										
DISCLAIMER										
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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.

The 20~~1512~~ 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.

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.

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.

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.

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.

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.

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 Old Inland Empire Highway DWSRF Water System Improvements Project Acceptance	AGENDA NO.: New Business 4 (C) AGENDA DATE: September 27, 2016
ORIGINATING SOURCE Public Works Department	FUNDING CERTIFICATION (City Treasurer) (If applicable) N/A

DEPARTMENT HEAD 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.

Culbert Construction, Inc., has completed the construction of the Old Inland Empire Highway DWSRF water system improvements. Staff recommends Council accept the project as complete once the requirements in the September 20, 2016 letter from HLA Engineering and Land Surveying, Inc., have been satisfied.

ACTION PROPOSED

Move the Old Inland Empire Highway DWSRF water system improvements project acceptance to a regular Council meeting agenda for consideration.



September 20, 2016

City of Grandview
207 West Second Street
Grandview, WA 98930

Attn: Mr. Cus Arteaga
City Administrator/Director Public Works

Re: City of Grandview
OLD INLAND EMPIRE HIGHWAY DWSRF WATER SYSTEM IMPROVEMENTS
DWSRF Project No.: DM13-952-158
HLA Project No.: 14061C
Final Progress Estimate and Project Acceptance

Dear Cus:

Enclosed is Progress Estimate No. 4 designated as the Final for work performed by Culbert Construction, Inc., through July 5, 2016, in connection with their contract on the above referenced project. The amount due the Contractor of \$0.00 is net, as per the contract documents. Culbert Construction, Inc. has provided a bond in lieu of retainage. We recommend this Final Progress Estimate be considered and accepted by the Grandview City Council.

This letter also serves as our recommendation for acceptance of this project by the City of Grandview. We have reviewed the work performed by Culbert Construction, Inc. on this project and believe it has been completed satisfactorily. Please provide us a copy of the Council resolution authorizing project acceptance.

Enclosed for your action is the "Notice of Completion of Public Works Contract" to be completed and sent to the Department of Revenue, Department of Labor and Industries, and Employment Security Department in Olympia. Forward one (1) copy each of the Notice of Completion to the Department of Revenue, Department of Labor and Industries and the Employment Security Department as soon as the Grandview City Council has accepted the project.

The retainage bond on this project should be released to Culbert Construction, Inc., after acceptance of the project and when the following conditions have been satisfied:

1. There are no liens or claims for labor and materials furnished on this project filed against the retainage.
2. A full sixty (60) days have elapsed since the official acceptance of this project by the City of Grandview.
3. The City has received Notice of Completion clearance from the Department of Revenue, Department of Labor and Industries and the Employment Security Department relative to this contract. Please provide a copy of each to our office.

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4. The City has received the following from HLA Engineering and Land Surveying, Inc. (HLA):
 - a. HLA has confirmed that all punch list items identified during the final walk-through inspection have been completed.
 - b. HLA has delivered two (2) neatly marked 11"x17" sets, and one Email scan of record drawings to the City of Grandview on August 23, 2016.
 - c. A notarized certificate from the Contractor which states that all labor and materials furnished on this project have been paid for is attached.
 - d. The required project labor and equal employment opportunity documents will be sent to the City of Grandview upon receipt, including:
 1. The Statement of Intent to pay prevailing wages approved by the State Department of Labor and Industries.
 2. The certified payroll(s) of the Contractor and Subcontractors.
 3. The Affidavits of Wages Paid completed by the Contractor and Subcontractors, and approved by the State Department of Labor and Industries.
 4. Verification that the Contractor and Subcontractors are current in payment of all industrial insurance premiums.

We would appreciate receiving a copy of your Council Resolution authorizing release of the retainage bond.

Please contact this office if you have questions or if we may furnish additional information.

Very truly yours,



Terry D. Alapeteri, PE

TDA/crf

Enclosures

Copy: Culbert Construction, Inc. (Hard Copy)
Steve Sziebert, HLA (Hard Copy)

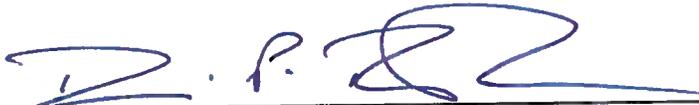
NOTARIZED STATEMENT

TO THE

City of Grandview

I hereby certify that

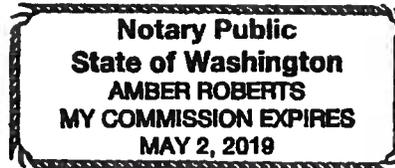
- a) all materials and labor used and performed in the construction of the OLD INLAND EMPIRE HIGHWAY DWSRF WATER SYSTEM IMPROVEMENTS - Project Number 14061C, for the City of Grandview, have been paid in full and there are no liens or other legal actions pending;
- b) Culbert Construction, Inc., has complied with the provisions of Section 1-07.19 (Gratuities) of the Standard Specifications; and
- c) All industrial insurance premiums, as required under RCW 51.12.050 (Public Works) and RCW 51.12.070 (work done by contract) have been paid.

by 

DAN DEROUSIE, PROJECT LEADER
Name and Title (Please print or type)

Culbert Construction, Inc.
Contractor

STATE OF Washington)
) SS
COUNTY OF Franklin)



SIGNED AND SWORN TO (OR AFFIRMED) BEFORE ME ON July 24th, 2016

BY 
(Signature)

Notary Public Printed Name: Amber Roberts

My Appointment Expires: May 2, 2019

(Please return completed CERTIFICATION form to HLA)

City of Grandview
207 West Second Street
Grandview, WA 98930

OLD INLAND EMPIRE HIGHWAY DWSRF WATER SYSTEM IMPROVEMENTS
DWSRF Project No.: DM13-952-158
HLA Project No.: 14061C

TO: Culbert Construction, Inc.
3905 E "A" Street
Pasco, WA 99301

Progress Estimate No.: 4 AND FINAL
Date: July 5, 2016

Item No.	Description	Payment Specification	Unit	Contract Quantity	Unit Price	Estimate 4 Quantity	Quantity to Date	Amount	Contract Quantity
SCHEDULE A - WATER SYSTEM IMPROVEMENTS									
1	Minor Change	1-04.4(1)	FA	EST	\$15,000.00	0.00	47,172.97	\$47,172.97	314%
2	Mobilization	1-09.7	LS	1	\$57,188.28	0%	100%	\$57,188.28	100%
3	Project Temporary Traffic Control	1-10.5	LS	1	\$17,129.81	0%	100%	\$17,129.81	100%
4	Removal of Structure and Obstruction	2-02.5	LS	1	\$7,999.33	0%	100%	\$7,999.33	100%
5	Shoring or Extra Excavation	2-09.5	LF	5,200	\$0.43	0	5,067	\$2,178.81	97%
6	Crushed Surfacing Base Course	4-04.5	TON	1,200	\$26.14	0.00	1,169.32	\$30,566.02	97%
7	HMA Cl 1/2-Inch PG 64-28	5-04.5	TON	450	\$102.82	0.00	373.45	\$38,398.13	83%
8	Select Backfill, as Directed	7-08.5	CY	500	\$32.78	0.00	310.41	\$10,175.24	62%
9	PVC Pipe for Water Main 12 In. Diam.	7-09.5	LF	4,620	\$36.50	0.0	4,599.5	\$167,881.75	100%
10	PVC Restrained Joint Pipe for Water Main 12 In. Diam.	7-09.5	LF	150	\$33.27	0	150	\$4,990.50	100%
11	PVC Pipe for Water Main 8 In. Diam.	7-09.5	LF	10	\$114.70	0	3	\$344.10	30%
12	D.I. Pipe for Water Main 6 In. Diam.	7-09.5	LF	230	\$63.16	0.0	204.5	\$12,916.22	89%
13	Blowoff Assembly	7-09.5	EA	1	\$2,263.86	0	1	\$2,263.86	100%
14	Comb. Air Release/Air Vacuum Valve Assembly 2 In.	7-12.5	EA	1	\$2,030.21	0	1	\$2,030.21	100%
15	Butterfly Valve 12 In.	7-12.5	EA	18	\$1,679.60	0	18	\$30,232.80	100%
16	Gate Valve 6 In.	7-12.5	EA	1	\$1,142.29	0	1	\$1,142.29	100%
17	Hydrant Assembly	7-14.5	EA	9	\$3,624.73	0	9	\$32,622.57	100%
18	Bollard	7-14.5	EA	16	\$320.77	0	16	\$5,132.32	100%
19	Service Connection 2 In. Diam.	7-15.5	EA	2	\$2,594.07	0	1	\$2,594.07	50%
20	Service Connection 1 In. Diam.	7-15.5	EA	12	\$1,393.15	0	13	\$18,110.95	108%
21	Casing Pipe, in Place 18 In. Diam.	7-20.5	LF	40	\$89.36	0	40	\$3,574.40	100%
22	Jack/Bore Steel Casing Pipe 20 In. Diam.	7-21.5	LF	80	\$447.61	0	80	\$35,808.80	100%
23	Casing Pipe 20 In. Diam.	7-22.5	LF	70	\$154.16	0	70	\$10,791.20	100%
24	Cement Concrete Traffic Curb and Gutter	8-04.5	LF	50	\$50.66	0.0	35.2	\$1,783.23	70%
25	Cement Concrete Sidewalk 4-Inch Thick	8-06.5	SY	10	\$253.30	0.00	9.45	\$2,393.69	95%
SCHEDULE A SUBTOTAL								\$545,421.55	
SCHEDULE B - ROADWAY IMPROVEMENTS									
26	Minor Change	1-04.4(1)	FA	EST	\$5,000.00	0.00	1,380.98	\$1,380.98	28%
27	Mobilization	1-09.7	LS	1	\$3,801.38	0%	100%	\$3,801.38	100%
28	Project Temporary Traffic Control	1-10.5	LS	1	\$1,125.22	0%	100%	\$1,125.22	100%
29	Crushed Surfacing Top Course	4-04.5	TON	270	\$30.63	0.00	252.30	\$7,727.95	93%
30	HMA Cl. 1/2-Inch PG 64-28	5-04.5	TON	2,050	\$71.09	0.00	2,086.23	\$148,310.09	102%
31	Planing Bituminous Pavement	5-04.5	SY	3,630	\$2.67	0	3,583	\$9,566.61	99%
32	Adjust Manhole	7-05.5	EA	11	\$936.17	0	15	\$14,042.55	136%
33	Monument Case and Cover	8-13.5	EA	1	\$827.48	0	1	\$827.48	100%
34	Pavement Markings	8-22.5	LS	1	\$4,663.20	0%	100%	\$4,663.20	100%
SCHEDULE B SUBTOTAL								\$191,445.46	

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OLD INLAND EMPIRE HIGHWAY DWSRF WATER SYSTEM IMPROVEMENTS
DWSRF Project No.: DM13-952-158
HLA Project No.: 14061C

City of Grandview
 207 West Second Street
 Grandview, WA 98930

TO: Culbert Construction, Inc.
 3905 E "A" Street
 Pasco, WA 99301

Progress Estimate No.: 4 AND FINAL
 Date: July 5, 2016

MINOR CHANGES

DATE	DESCRIPTION	PAID AS	SUB AMOUNT	GC AMOUNT	TOTAL AMOUNT	SUB NAME	TIME EXTENSION
SCHEDULE A - WATER SYSTEM IMPROVEMENTS							
7/5/2016	SEE FORCE ACCOUNT SUMMARY FOR DETAILS	1		\$46,000.47	\$46,000.47		
5/6/2016	CHANGE PVC TO POLY PIPE	1		\$171.45	\$171.45		
4/13/2016	BLUE TRACER WIRE TO THE 12" WATER MAIN	1		\$1,001.05	\$1,001.05		
				Subtotal	\$47,172.97		
SCHEDULE B - ROADWAY IMPROVEMENTS							
7/5/2016	SEE FORCE ACCOUNT SUMMARY FOR DETAILS	26		\$1,380.98	\$1,380.98		
				Subtotal	\$1,380.98		

cc: Culbert Construction, Inc.
 Terry Alapeteri, PE, HLA
 Steve Sziebert, HLA
 Archie McPherson, HLA

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MENKE JACKSON BEYER, LLP

Attorneys at Law

807 NORTH 39TH AVENUE • YAKIMA, WASHINGTON 98902
(509) 575-0313 • FAX: (509) 575-0351

ANTHONY F. MENKE
ROCKY L. JACKSON
KIRK A. EHLIS
KENNETH W. HARPER
QUINN N. PLANT

G. SCOTT BEYER, *Of Counsel*

SEANN M. MUMFORD

September 22, 2016

Mr. Cus Arteaga, City Administrator
City of Grandview
207 W. 2nd Street
Grandview, WA 98930

Re: Agreement for Services

Dear Cus:

It has been a pleasure to represent the City of Grandview for almost six years. My law firm's fee agreement with the City of will expire at the end of 2016.

Under the existing contract, my firm is paid a flat fee of \$4,000 per month for general counsel services, including assistance with public records act issues. This number originated with an estimate of 20 hours per month at \$200/hour. The amount paid by the City does not change regardless of whether my office expends more or less than 20 hours in a given month. I do not charge for travel time to and from the City for Council meetings. Non-general counsel services are charged at an hourly rate. Over the years, I have strived to minimize the number of non-general counsel services. To the best of my recollection, there have been only two matters which were billed as other than general counsel services.

I am attaching several documents that show the amount of time expended under the existing fee agreement thus far in 2016. These documents are intended to provide the City with information to assess a reasonable cost of legal counsel, regardless of who represents the City. The information provided indicates that the estimate of 20 hours per month is a reasonable average.

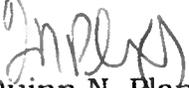
It has been my experience that the largest factor influencing the monthly fluctuation in hours is the number and complexity of public records requests received by the City and referred to my office for review. So far in 2016, we have helped the City respond to 49 public records requests. I think the system my office has in place for efficiently processing public records requests is unique and in some cases takes a considerable burden off of staff.

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Mr. Cus Arteaga, City Administrator
City of Grandview
September 22, 2016
Page 2

Going forward, I would like to propose a new contract under substantially the same terms as the existing contract. I would be happy to address any concerns or questions Council may have about my firm's representation of the City.

Yours truly,



Quinn N. Plant

MENKE JACKSON BEYER, LLP

City Attorneys for City of Grandview

QNP:jmk

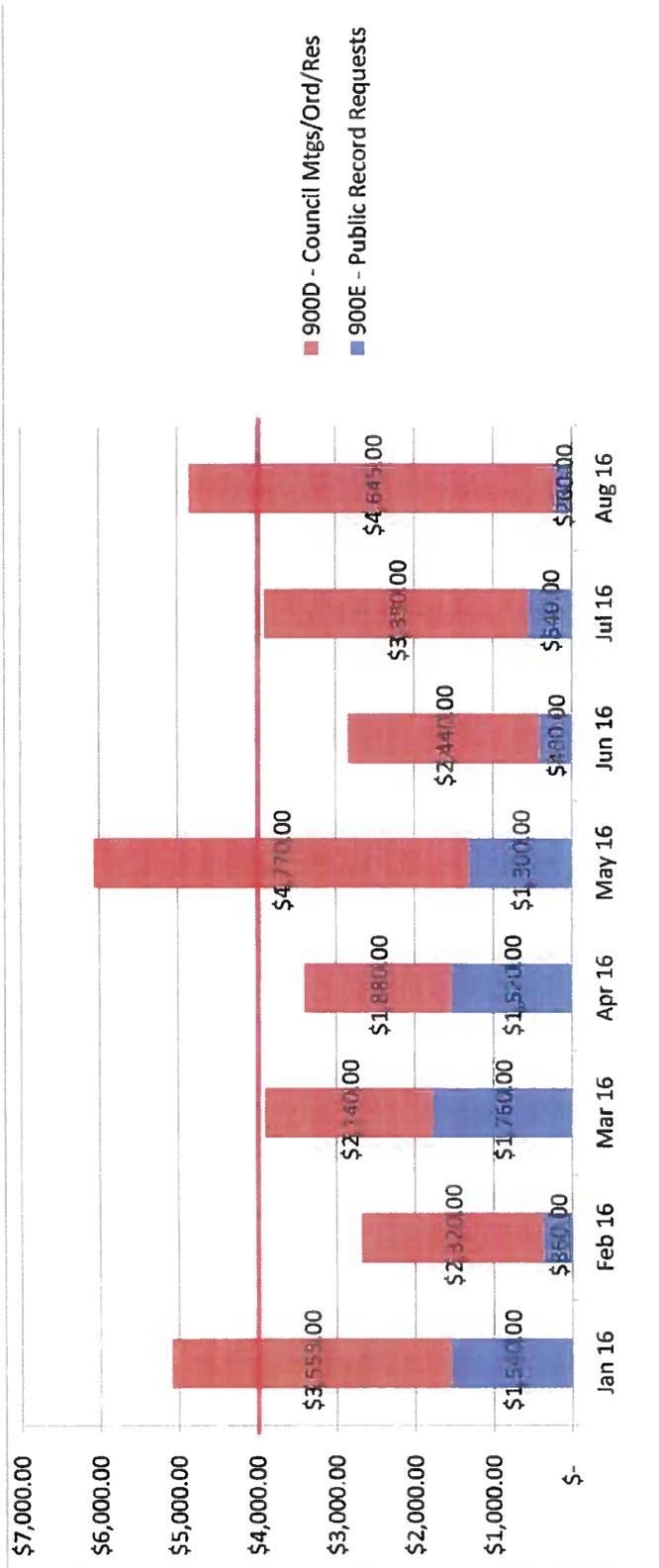
Enclosures

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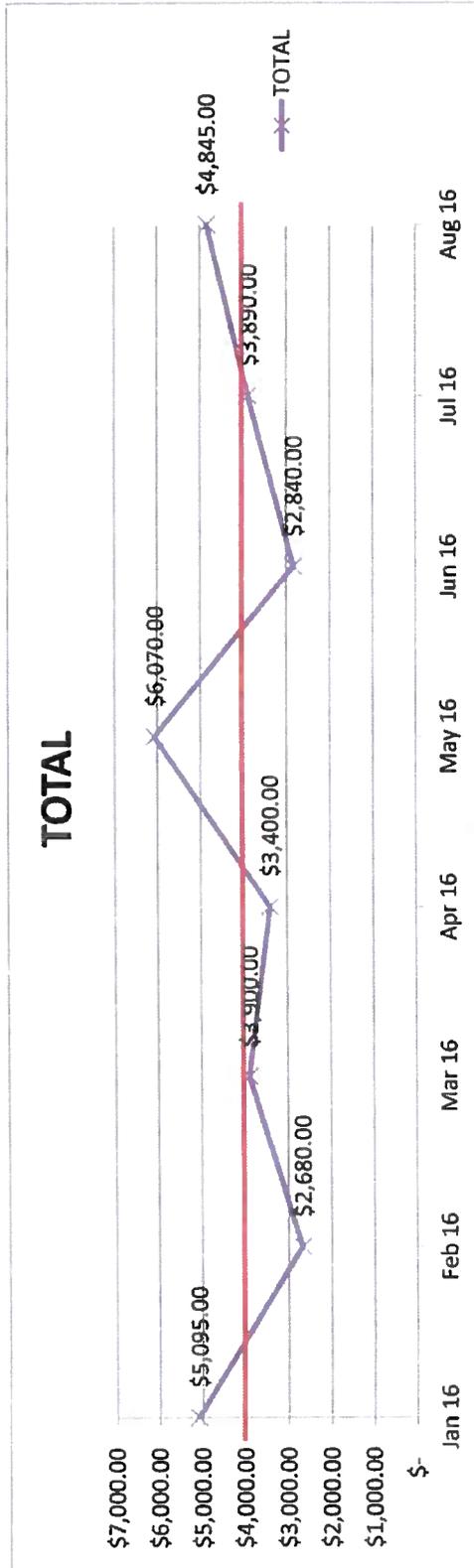
Menke Jackson Beyer, LLP
Grandview General Counsel Services
 January through August 2016

	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	TOTAL
900E - Public Record Requests	\$ 1,540.00	\$ 360.00	\$ 1,760.00	\$ 1,520.00	\$ 1,300.00	\$ 400.00	\$ 540.00	\$ 200.00	\$ 7,620.00
900D - Council Mtgs/Ord/Res	\$ 3,555.00	\$ 2,320.00	\$ 2,140.00	\$ 1,880.00	\$ 4,770.00	\$ 2,440.00	\$ 3,350.00	\$ 4,645.00	\$ 25,100.00
TOTAL	\$ 5,095.00	\$ 2,680.00	\$ 3,900.00	\$ 3,400.00	\$ 6,070.00	\$ 2,840.00	\$ 3,890.00	\$ 4,845.00	\$ 32,720.00

Menke Jackson Beyer, LLP
Grandview General Counsel Services
 January through August 2016



Menke Jackson Beyer, LLP
 Grandview General Counsel Services
 January through August 2016



HL

RESOLUTION NO. 2014-52

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE MAYOR TO ENTER INTO A REPRESENTATION
AND FEE AGREEMENT FOR ATTORNEY SERVICES WITH THE
LAW FIRM OF MENKE JACKSON BEYER, LLP**

WHEREAS, the City has contracted with Menke Jackson Beyer, LLP, for attorney services since December 2010; and

WHEREAS, Menke Jackson Beyer, LLP, has prepared a new Fee Agreement commencing January 1, 2015, reflecting a rate increase; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The Mayor is hereby authorized to sign a Representation and Fee Agreement for City Attorney services with the law firm of Menke Jackson Beyer, LLP, in the form attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on September 23, 2014.

MAYOR



ATTEST:



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

REPRESENTATION AND FEE AGREEMENT

The parties to this Agreement are the law firm of Menke Jackson Beyer, LLP, located at 807 North 39th Avenue, Yakima, Washington, hereinafter referred to as "FIRM," and CITY OF GRANDVIEW, located at 207 West Second Street, Grandview, Washington, hereinafter referred to as "CITY." Whereas, the CITY is desirous of retaining the FIRM for the purposes of advice, counseling, and representation pertaining to municipal law matters specified below.

THE PARTIES agree to the following terms and conditions:

ARTICLE I – STATEMENT OF WORK

The FIRM shall represent the CITY in municipal law matters (excluding criminal matters, bond matters, levy lid and related matters) involving the CITY as directed by the Mayor, City Administrator and City Clerk. Work will be coordinated by the City Administrator through the City Attorney/General Counsel (as designated below) and will be performed and administered as follows:

- A. City Attorney/General Counsel Services: City Attorney/General Counsel Services will include: drafting, preparation and review of ordinances and resolutions, contracts, public record requests, deeds and legal documents and instruments, attendance at City Council meetings, attendance at meetings in preparation for City Council meetings and rendering of legal opinions, and attendance at Council retreats. City Attorney/General Counsel Services shall also include monitoring litigation in which the CITY's insurance pool is providing legal counsel for claims against the CITY, but shall not include other litigation, whether currently pending, threatened, asserted or unasserted. The FIRM will issue a series of billing numbers that relate to City Attorney/General Counsel Services and will keep track of time associated with such matters.
 - 1. The CITY has designated Anthony Menke, a Partner with the FIRM, as City Attorney/General Counsel. Although the firm and the CITY have designated Anthony Menke as City Attorney/General Counsel, other Partners and Associates of the FIRM may be contacted, depending on the particular inquiry, to provide more specific assistance based on their experiences (see "C" below).
 - 2. The Mayor, City Administrator and City Clerk may contact the City Attorney/General Counsel as well as members of the FIRM regarding City Attorney/General Counsel services and Other Legal Services addressed below.

- B. Other Legal Services: Other Legal Services shall include but not be limited to: land use, personnel matters, labor law and labor negotiations matters, claims against the CITY, litigation against the CITY, enforcement of ordinance and

violations and Other Legal Services outside the City Attorney/General Counsel services described above. When Other Legal Services issues arise, the FIRM will issue a separate billing number and will allocate its billings based on the separate billing number.

- C. The following types of City Attorney/General Counsel Services issues may be referred by the CITY representatives to the attorneys referenced below based on the focus of each attorney, so long as coordinated with the City Attorney/General Counsel (e.g. copying correspondence on inquiries to the City Attorney/General Counsel):
1. Ken Harper for planning, planning commission, land use, condemnation and environmental matters.
 2. Tony Menke, Scott Beyer and Quinn Plant for Council, ordinance and resolution matters and contract reviews.
 3. Quinn Plant for Public Records Request matters.
 4. Tony Menke, Rocky Jackson, Kirk Ehlis or Seann Mumford for discrimination defense, employee/employment matters, as well as providing representation before various administrative agencies such as EEOC, Public Employment Relations Commission, etc.
 5. Tony Menke will serve as the primary attorney and chief negotiator for labor negotiations, mediations and interest arbitrations.

ARTICLE II – FEES AND COSTS

The CITY agrees to pay the FIRM on the following basis:

- A. The CITY agrees to pay the FIRM the sum of four thousand dollars (\$4,000.00) per month for General Counsel Services. This amount is a flat fee and not a fee advancement. This flat fee is predicated on the basis of an average hourly rate of two hundred dollars (\$200.00) per hour for a minimum of twenty (20) hours per month. Although neither party shall be entitled to reimbursement if the amount of hours exceeds or is less than this number of hours indicated, the parties shall evaluate and reassess this flat fee at least quarterly and adjust the flat fee periodically by mutual agreement between the City Administrator and General Counsel. The FIRM will track the number of hours spent on General Counsel Services so that the parties have a reference point from which to discuss and negotiate the reassessment of the flat fee.

- B. For Other Legal Services the CITY agrees to pay the FIRM the sum of two hundred dollars (\$200.00) per hour for services of Partners, one hundred seventy five dollars (\$175.00) per hour for services of Associate Attorneys, ninety-five dollars (\$95.00) per hour for the services of Legal Interns, and fifty-five dollars (\$55.00) per hour for support staff. Time is calculated on the basis of a one quarter-hour increment or greater. In regards to labor negotiations for collective bargaining agreements, Anthony Menke will prepare for, coordinate with management and, so long as he serves as the chief labor negotiator at the bargaining table with the unions, will charge one hundred seventy five dollars (\$175.00) per hour for such preparations and negotiations, mediations and interest arbitrations. If the CITY chooses to have someone other than Anthony Menke at the bargaining table then all time spent in preparation for, coordination of negotiations, mediations and interest arbitrations shall be at the rate of two hundred dollars (\$200.00) per hour for services. In addition, the CITY shall consult with Anthony Menke regarding preparations for and before making proposals and counter proposals for mediations. The CITY shall utilize only the services of Anthony Menke for preparations for and presentation of the CITY's positions in the Interest Arbitration process.
- C. The CITY agrees to pay the FIRM for work by legal assistants on public record request matters at the rate identified in paragraph B above. If and when fees incurred under this section in any given month reach the sum of five hundred fifty dollars (\$550), the FIRM shall notify the CITY. Thereafter, the FIRM will not undertake additional work on public records request matters absent direction from the City Administrator.
- D. In addition to the fees payable for General Counsel Services and Other Legal Services, the CITY shall reimburse the FIRM for any and all costs incurred by the FIRM associated with providing representation to the CITY, including but not limited to meals, lodging, mileage, long distance telephone charges, photocopying charges, facsimile charges, filing fees, deposition transcription charges, on-line research, arbitrator costs, and similar costs. The FIRM shall not be reimbursed for mileage or travel time when such mileage and travel time are in connection with the FIRM providing General Counsel Services. The CITY agrees to pay one-half the hourly rate for travel time and mileage when such travel time is in connection with the FIRM providing Other Legal Services. Mileage will be charged at the current Internal Revenue Service rate per mile.

ARTICLE III – TERMS OF PAYMENT

The CITY shall pay the FIRM at its 1st regularly scheduled Council meeting of each month (2nd Tuesday of the month) provided the billing for the previous month is received by the Thursday prior to the 2nd Tuesday of the month, for voucher/warrant processing. If billing is not received as indicated above, it will be paid on the next regularly scheduled meeting.

ARTICLE IV - TERM OF AGREEMENT

The term of this Agreement shall be two years subject to the reassessments and renegotiations set forth in Article II, Section A. This Agreement shall become effective January 1, 2015. This Agreement shall be subject to termination by either party upon six (6) months written notification.

Dated this 23RD day of SEPTEMBER, 2014, the parties confirm their agreement to the above terms and conditions through their representative signatures below:

CITY OF GRANDVIEW
(CITY)

MENKE JACKSON BEYER, LLP
(FIRM)



NORM CHILDRESS
Mayor



ANTHONY F. MENKE
Senior Partner

ATTEST:



ANITA PALACIOS
City Clerk