

**GRANDVIEW CITY COUNCIL
REGULAR MEETING AGENDA
TUESDAY, APRIL 10, 2018**



REGULAR MEETING – 7:00 PM

PAGE

1. **CALL TO ORDER & ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **PRESENTATIONS**
 - A. Retirement Award – Christine Boast, Dispatcher, Grandview Police Department
 - B. 2018 Arbor Day Proclamation 1
4. **PUBLIC COMMENT** – At this time, the public may address the Council on any topic whether on the agenda or not, except those scheduled for public hearing.
5. **CONSENT AGENDA** – Items on the Consent Agenda will be voted on together by the Council, unless a Councilmember requests that items be removed from the Consent Agenda and discussed and voted upon separately. An item removed from the Consent Agenda will be placed under Unfinished and New Business.
 - A. Minutes of the March 27, 2018 Committee-of-the-Whole meeting 2-4
 - B. Minutes of the March 27, 2018 Council meeting 5-8
 - C. Payroll Electronic Fund Transfers (EFT) Nos. 5924-5929 in the amount of \$87,364.92
 - D. Payroll Check Nos. 10181-10212 in the amount of \$28,083.96
 - E. Payroll Direct Deposit 3/16/18-3/31/18 in the amount of \$102,718.03
 - F. Claim Check Nos. 114964-115049 in the amount of \$140,568.17
6. **ACTIVE AGENDA** – Notice: Items discussed at the 6:00 pm Committee-of-the-Whole meeting of an urgent or time sensitive nature may be added to the active agenda pursuant to City Council Procedures Manual Section 3.18(c).
 - A. Closed Record Public Hearing – Rezone Application submitted by Fermin & Carmen Alcaraz for 705 Wolfe Lane, Grandview 9-22
 - B. Ordinance No. 2018-3 amending the 2018 Annual Budget 23-24
7. **UNFINISHED AND NEW BUSINESS**
8. **CITY ADMINISTRATOR AND/OR STAFF REPORTS**
9. **MAYOR & COUNCILMEMBER REPORTS**
10. **EXECUTIVE SESSION – Union Negotiations (20 minutes)**
11. **ADJOURNMENT**



2018 ARBOR DAY PROCLAMATION

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal, and

NOW, THEREFORE, I, Norm Childress, Mayor of the City of Grandview, Washington, do hereby proclaim **APRIL 11, 2018** as **ARBOR DAY** in the City of Grandview, Washington, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this 10th day of April, 2018

Mayor Norm Childress

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
MARCH 27, 2018**

1. CALL TO ORDER

Mayor Norm Childress called the Committee-of-the-Whole meeting to order at 6:00 p.m., in the Council Chambers at City Hall.

2. ROLL CALL

Present were: Mayor Childress and Councilmembers Gay Brewer, Mike Everett, Dennis McDonald, Gloria Mendoza, Bill Moore and Joan Souders.

Absent was: Councilmember Javier Rodriguez.

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Treasurer Matt Cordray, Assistant Public Works Director Marty Groom and City Clerk Anita Palacios.

Also present were City Engineers Mike Battle and Justin Bellamy with HLA Engineering and Land Surveying, Inc.

3. PUBLIC COMMENT – None

4. NEW BUSINESS

A. Sewer Trunk Main Replacement – Community Development Block Grant – City Engineer Justin Bellamy

City Administrator Arteaga explained a grant funding opportunity through the 2018 General Purpose Grant from the State Community Development Block Grant (CDBG) program for the sewer trunk main replacement project. He advised that staff attended a grant application workshop on March 20th wherein application materials were made available.

City Engineer Bellamy provided an update on the sewer trunk main replacement project. He explained that \$601,000 of the \$5.2 million replacement project was currently funded through the Department of Ecology SFY19 Water Quality Financial Assistance Clean Water State Revolving Fund (CWSRF) program. 50% of this amount was a grant in the form of loan principal forgiveness, and 50% was a low-interest loan (2%, 20-yr term). The City would have to reapply in October 2018 for construction loan funding in the amount of \$4.6 million for the balance of the project costs. The City would not be eligible for construction hardship grant funding through the Ecology CWSRF program as sewer rates would have to almost double. The CDBG program was a state administered federal grant program that funds community improvement projects principally benefitting low- and moderate-income (LMI) persons. Projects could include water/sewer infrastructure, housing, community facilities, streets/transportation, economic development, and planning-only. Primary eligibility was to demonstrate the project benefits at least 51% LMI persons. CDBG program staff has already listed Grandview as having a LMI population of 67% and the sewer trunk main project serves the entire community. CDBG was a competitive grant program. The maximum grant available would be \$750,000 for a construction project. The estimated CDBG application preparation cost was \$5,000. Typical CDBG application costs would be higher, but a majority of background information was already

prepared from Ecology CWSRF application. CDBG application costs were not reimbursable through the program, but the available grant amount would significantly reduce the total loan amount required to complete the project. If the City were awarded a \$750,000 CDBG, the construction loan amount could be reduced to \$3.85 million, thus reducing the annual loan payment by approximately \$40,000. Applications were due by June 1, 2018. There were significant application preparation tasks to complete, including holding a public hearing, so work needed to begin right away. If selected for funding, award would be made in early September 2018. Spending of funds could begin late fall after contract execution.

City Administrator Arteaga recommended that the City submit an application for grant funding to the CDBG General Purpose Grant program for the sewer trunk main replacement project and requested that staff be authorized to schedule a public hearing to receive comments on the selected project.

Discussion took place.

On motion by Councilmember Everett, second by Councilmember Moore, the C.O.W. moved the authorization of staff to proceed with the CDBG General Purpose Grant application to tonight's regular Council meeting for consideration.

B. Resolution accepting the bid for the Wine Country Road Resurfacing and authorizing the Mayor to sign all contract documents with Central Washington Asphalt, Inc.

City Administrator Arteaga explained that bids for the Wine Country Road Resurfacing from the SVID canal crossing to east City limits were opened on March 22, 2018. A total of three (3) bids were received with Central Washington Asphalt, Inc., of Moses Lake, Washington, submitting the low bid in the amount of \$180,000.00. The low bid was approximately 33 percent below the City Engineer's estimate of \$271,125.00.

Discussion took place.

On motion by Councilmember Mendoza, second by Councilmember Souders, the C.O.W. moved a resolution accepting the bid for the Wine Country Road Resurfacing and authorizing the Mayor to sign all contract documents with Central Washington Asphalt, Inc., to tonight's regular Council meeting for consideration.

Councilmember Everett voted in opposition.

C. Ordinance amending the 2018 Annual Budget

City Treasurer Cordray explained that staff monitoring and review of fund and department budgets identified budget accounts to be amended. An ordinance was prepared to provide for the amending of the 2018 Annual Budget to accommodate the changes in sources and uses. By fund the highlights of the budget changes were as follows:

Current Expense Fund: Increased revenues for USDA loan on fire truck. Increased appropriations for fire truck. Net effect was no change in estimated ending fund balance.

Yakima Co. Law & Justice Tax Fund: Increased appropriations for the replacement officer. Net effect was a decrease in estimated ending fund balance.

Capital Improvement Fund: Increased revenues for donations from private organizations. Increased appropriations for pool amenities. Net effect was a decrease in estimated ending fund balance.

Water/Sewer Fund: Increased appropriations for engineering services on sewer trunk main. Net effect was a decrease in estimated ending fund balance.

Discussion took place.

On motion by Councilmember Souders, second by Councilmember McDonald, the C.O.W. moved an ordinance amending the 2018 Annual Budget to the April 10, 2018 regular Council meeting for consideration.

5. **OTHER BUSINESS** – None

6. **ADJOURNMENT**

The C.O.W. meeting adjourned at 6:55 p.m.

Mayor Norm Childress

Anita Palacios, City Clerk

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
MARCH 27, 2018**

1. CALL TO ORDER

Mayor Norm Childress called the regular meeting to order at 7:00 p.m. in the Council Chambers at City Hall.

Present were: Mayor Childress and Councilmembers Gay Brewer, Mike Everett, Dennis McDonald, Bill Moore, Gloria Mendoza and Joan Souders.

Absent was: Councilmember Javier Rodriguez.

On motion by Councilmember Moore, second by Councilmember McDonald, Council excused Councilmember Rodriguez from the meeting.

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Treasurer Matt Cordray, Assistant Public Works Director Marty Groom and City Clerk Anita Palacios.

2. PLEDGE OF ALLEGIANCE

Mayor Childress led the pledge of allegiance.

3. PRESENTATIONS – None

4. PUBLIC COMMENT – None

5. CONSENT AGENDA

On motion by Councilmember Everett, second by Councilmember Mendoza, Council approved the Consent Agenda consisting of the following:

- A. Minutes of the March 13, 2018 Committee-of-the-Whole special meeting**
- B. Minutes of the March 13, 2018 Council meeting**
- C. Payroll Electronic Fund Transfers (EFT) Nos. 5918-5922 in the amount of \$79,368.08**
- D. Payroll Check Nos. 10164-10180 in the amount of \$83,962.54**
- E. Payroll Direct Deposit 3/1/18-3/15/18 in the amount of \$98,501.21**
- F. Claim Check Nos. 114792-114963 in the amount of \$773,654.08**

6. ACTIVE AGENDA

- A. Resolution No. 2018-17 authorizing application for funding to the Washington State Department of Transportation 2018 City Safety Grant Program for the West Second/Hillcrest Improvements**

This item was previously discussed at the March 13, 2018 C.O.W. special meeting.

On motion by Councilmember Moore, second by Councilmember Everett Council approved Resolution No. 2018-17 authorizing application for funding to the Washington State Department of Transportation 2018 City Safety Grant Program for the West Second/Hillcrest Improvements.

B. Resolution No. 2018-18 authorizing the Mayor to enter into a Supplemental Agreement No. 1 to Agreement for Professional Services with HLA Engineering and Land Surveying, Inc., Sewer Trunk Main Replacement

This item was previously discussed at the March 13, 2018 C.O.W. special meeting.

On motion by Councilmember Everett, second by Councilmember Souders, Council approved Resolution No. 2018-18 authorizing the Mayor to enter into a Supplemental Agreement No. 1 to Agreement for Professional Services with HLA Engineering and Land Surveying, Inc., Sewer Trunk Main Replacement.

C. Resolution No. 2018-19 authorizing the Mayor to sign Task Order No. 2018-02 with HLA Engineering and Land Surveying, Inc., for the Sanitary Sewer Truck Main Replacement Environmental Review, Condition Assessment, Engineering Design and Final Plans, Specifications and Estimate

This item was previously discussed at the March 13, 2018 C.O.W. special meeting.

On motion by Councilmember Souders, second by Councilmember Moore, Council approved Resolution No. 2018-19 authorizing the Mayor to sign Task Order No. 2018-02 with HLA Engineering and Land Surveying, Inc., for the Sanitary Sewer Truck Main Replacement Environmental Review, Condition Assessment, Engineering Design and Final Plans, Specifications and Estimate.

D. Resolution No. 2018-20 authorizing the Mayor to sign the Washington State Transportation Improvement Board Consultant Agreement with HLA Engineering and Land Surveying, Inc., for the construction phase of the Wine Country Road Resurfacing

This item was previously discussed at the March 13, 2018 C.O.W. special meeting.

On motion by Councilmember Everett, second by Councilmember Mendoza, Council approved Resolution No. 2018-20 authorizing the Mayor to sign the Washington State Transportation Improvement Board Consultant Agreement with HLA Engineering and Land Surveying, Inc., for the construction phase of the Wine Country Road Resurfacing.

E. 2018 Fuel Bid Award – Bleyhl Farm Service

This item was previously discussed at the March 13, 2018 C.O.W. special meeting.

On motion by Councilmember Mendoza, second by Councilmember Everett, Council accepted the lowest responsible fuel bid submitted by Bleyhl Farm Service in the amount of \$1.9305 per gallon for regular/unleaded fuel and \$2.1271 per gallon for diesel fuel.

F. Economic Development Liaison Appointment – Councilmember Gloria Mendoza

This item was previously discussed at the March 13, 2018 C.O.W. special meeting.

On motion by Councilmember Everett, second by Councilmember Souders, Council confirmed the appointment of Councilmember Gloria Mendoza as the Economic Development Liaison for the City Council.

G. Lower Yakima Valley REACH Visitor and Newcomer Magazine Expenditure

This item was previously discussed at the March 13, 2018 C.O.W. special meeting.

On motion by Councilmember Brewer, second by Councilmember Everett, Council approved an expenditure of up to \$2,000 for an ad in the Lower Yakima Valley REACH Visitor and Newcomer Magazine.

H. Sewer Trunk Main Replacement – Community Development Block Grant

This item was previously discussed at the March 27, 2018 C.O.W. meeting.

On motion by Councilmember Everett, second by Councilmember Souders, Council authorized staff to proceed with the CDBG General Purpose Grant application and directed staff to schedule a public hearing for April 24, 2018.

I. Resolution No. 2018-21 accepting the bid for the Wine Country Road Resurfacing and authorizing the Mayor to sign all contract documents with Central Washington Asphalt, Inc.

This item was previously discussed at the March 27, 2018 C.O.W. meeting.

On motion by Councilmember Moore, second by Councilmember McDonald, Council approved Resolution No. 2018-21 accepting the bid for the Wine Country Road Resurfacing and authorizing the Mayor to sign all contract documents with Central Washington Asphalt, Inc.

- 7. UNFINISHED AND NEW BUSINESS – None**
- 8. CITY ADMINISTRATOR AND/OR STAFF REPORTS – None**
- 9. MAYOR & COUNCILMEMBER REPORTS**

People For People March for Meals – Councilmember Souders reported that Mayor Childress, City Administrator Arteaga, City Treasurer Cordray and herself helped serve meals to senior citizens at the Community Center in celebration of the People For People’s March for Meals campaign.

YCDA Annual Meeting Luncheon – Mayor Childress reported that the Yakima County Development Association (YCDA) 33rd Annual Meeting Luncheon was held on March 14th.

Grandview Chamber of Commerce Dinner & Auction – Councilmember Brewer reported that the Grandview Chamber of Commerce annual dinner and auction was held on March 23rd.

Intergenerational Table Games – Councilmember Brewer reported that a local group of youth from the Bethany Community Church joined some of the senior citizens at the Community Center on March 9th to play table games.

Community Rose Garden Work Party – Mayor Childress reported that the community rose garden work party was held on March 24th.

10. **ADJOURNMENT**

On motion by Councilmember Moore, second by Councilmember McDonald, Council adjourned the meeting at 7:35 p.m.

Mayor Norm Childress

Anita Palacios, City Clerk

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COUNCIL MEETING**

ITEM TITLE: Closed Record Public Hearing – Rezone Application submitted by Fermin & Carmen Alcaraz for 705 Wolfe Lane, Grandview	AGENDA NO. Active 6 (A) AGENDA DATE: April 10, 2018
DEPARTMENT: Planning	FUNDING CERTIFICATION (City Treasurer) (If applicable)

DEPARTMENT DIRECTOR REVIEW
Anita Palacios, City Clerk/Planning 

CITY ADMINISTRATOR  **MAYOR** 

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

Fermin & Carmen Alcaraz submitted a rezone application for Parcel No. 230923-42440 consisting of 0.27 acres located at 705 Wolfe Lane, Grandview, WA. Currently, the parcel is a vacant lot. The applicant requested a rezone from R-1 Low Density Residential to R-2 Medium Density Residential. The applicant proposes to construct a duplex.

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.

On March 6, 2018, a public hearing was held before the Hearing Examiner to receive comments on the proposed rezone. A copy of the Hearing Examiner’s Recommendation RZ #2018-01 dated March 20, 2018 is attached.

ACTION PROPOSED

Recommend Council accept the Hearing Examiner’s Recommendation RZ#2018-01 to approve the requested rezone from R-1 Low Density Residential to R-2 Medium Density Residential for Parcel No. 230923-42440 which is located at 705 Wolfe Lane, Grandview, WA.

At the April 24, 2018 regular meeting, staff will present an ordinance changing the zoning classification of certain lands and amending the zoning map of the City of Grandview as requested for Parcel No. 230923-42440 to R-2 Medium Density Residential for Council consideration.



**CITY OF GRANDVIEW
NOTICE OF CLOSED RECORD PUBLIC HEARING
REZONE APPLICATION**

NOTICE IS HEREBY GIVEN that the City Council of the City of Grandview will hold a closed record public hearing on **Tuesday, April 10, 2018 at 7:00 p.m.**, in the Council Chamber at City Hall, 207 West Second Street, Grandview, Washington.

The purpose of the closed record public hearing is for Council to consider the Hearing Examiner's recommendation that the City Council approve the requested rezone for the following:

Applicant(s): Fermin & Carmen Alcaraz
Proposed Project: Rezone
General Location: 705 Wolfe Lane, Grandview, WA
Parcel No.: 230923-42440
Acres: 0.27
Current Zoning: R-1 Low Density Residential
Proposed Zoning: R-2 Medium Density Residential

A copy of the Hearing Examiner's recommendation is available at no charge from the City Clerk's Office, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9208.

CITY OF GRANDVIEW
Anita G. Palacios, MMC, City Clerk

Publish: Grandview Herald – March 28, 2018

**CITY OF GRANDVIEW
CITY COUNCIL**

CLOSED RECORD PUBLIC HEARING PROCEDURE

THE FOLLOWING PROCEDURE IS USED BY THE GRANDVIEW CITY COUNCIL TO MEET APPEARANCE OF FAIRNESS REQUIREMENTS AND TO CREATE OR SUPPLEMENT THE HEARING RECORD:

MAYOR

Tonight's closed record public hearing will include the following land use proposal:

- **Rezone application signed by Fermin & Carmen Alcaraz to rezone Parcel No. 230923-42440 located at 705 Wolfe Lane, Grandview, Washington, from R-1 Low Density Residential to R-2 Medium Density Residential.**

The closed record public hearing will now begin:

1. This hearing must be fair in form and substance as well as appearance, therefore:
 - a. Is there anyone in the audience who objects to my participation as Mayor or any Councilmember's participation in these proceedings? (If objections, the objector must state his/her name, address, and the reason for the objection.)
 - b. Do any of the Councilmembers have an interest in this property or issue? Do any of you stand to gain or lose any financial benefit as a result of the outcome of this hearing? Can you hear and consider this in a fair and objective manner?
 - c. Has any member of the Council engaged in communication outside this hearing with opponents or proponents on these issues to be heard? If so, that member must place on the record the substance of any such communication so that other interested parties may have the right at this hearing to rebut the substance of the communication.
 - d. Thank you, the hearing will continue.
(or)
At this point, Councilmember ***** will be excusing him/herself from the meeting. [Ask Councilmember to state his/her reasons for being excused.]
2. The purpose of this hearing is for the Council to review the record and consider the pertinent facts relating to this issue.

3. No new testimony will be allowed. Any clarification of the record being requested by the Councilmembers will first be authorized by the Mayor after consulting with the City Attorney.
4. The record generated will be provided by staff. Staff will now provide a review of the record.
5. Councilmembers will now consider the record and discuss among themselves the facts and testimony from the open record hearing. (Discussion and any requests for clarification of the record are made).

(Requests for clarification are directed to the Mayor and must be specific to the record. The Mayor after consulting with the City Attorney will authorize the clarification or deny it based on the opinion of the City Attorney.

6. If clarification of the record is authorized:
 - a. When you address the Council, begin by stating your name and address for the record.
 - b. Speak slowly and clearly.
 - c. You will be allowed to only provide the clarification of the record as authorized. No new testimony will be allowed.
7. Now that we have reviewed the record concerning this issue, this subject is open for decision. Council may:
 - a. Approve as recommended.
 - b. Approve with conditions.
 - c. Modify, with or without the applicant's concurrence, provided that the modifications do not:
 - i. Enlarge the area or scope of the project.
 - ii. Increase the density or proposed building size.
 - iii. Significantly increase adverse environmental impacts as determined by the responsible official.
 - iv. Deny (re-application or re-submittal is permitted).
 - v. Deny with prejudice (re-application or re-submittal is not allowed for one year).
 - vi. Remand for further proceedings and/or evidentiary hearing in accordance with Section 14.09.070.

**City of Grandview, Washington
Hearing Examiner's Recommendation**

March 20, 2018

In the Matter of an Application)	
For a Rezone Submitted by:)	
)	
Fermin & Carmen Alcaraz)	RZ#2018-01
)	Parcel No. 230923-42440
)	
To Rezone a Parcel at 705 Wolfe)	
Lane from the R-1 to the R-2 Zone)	

A. Introductory Findings. The introductory findings relative to the public hearing process for this application may be summarized as follows:

(1) The Hearing Examiner conducted an open record public hearing for this application on March 6, 2018.

(2) Mike Shuttleworth, Planning Manager of the Yakima Valley Conference of Governments serving as Planner for the City of Grandview, presented his staff report recommending approval of this application for a Rezone.

(3) The applicants, Fermin and Carmen Alcaraz, testified that they are requesting the rezone from the Low-Density Residential District (R-1 District) to the Medium-Density Residential District (R-2 District) because they would like to build a duplex on the lot.

(4) City Clerk Anita Palacios testified that no written comments were received relative to this application prior to the hearing.

(5) This recommendation has been issued within 14 days after the hearing of March 6, 2018, as required by Subsection 14.09.030(A)(4) of the Grandview Municipal Code.

B. Summary of Recommendation. The Hearing Examiner recommends that the Grandview City Council approve the requested rezone from Low-Density Residential District (R-1 District) to the Medium-Density Residential District (R-2 District).

C. Basis for Recommendation. Based upon a view of the site without anyone else present on March 6, 2018; the information contained in the staff report, exhibits, testimony and other evidence presented at an open record public hearing on March 6, 2018; and a consideration of the standards and criteria for approval of rezones; the Hearing Examiner makes the following:

FINDINGS

I. Applicants/Property Owners. The applicants and property owners are Fermin and Carmen Alcaraz, 175602 West McCreadie Road, Grandview, Washington 98930.

II. Location. The location of the property is 705 Wolfe Lane on the east side of the street. It is Yakima County Assessor's parcel number 230923-42440.

III. Proposal. The application requests approval of a rezone from the Low-Density Residential District (R-1 District) to the Medium-Density Residential District (R-2 District) to allow a duplex to be constructed on the lot.

IV. Public Notice. Notice of the open record public hearing of March 6, 2018, was given in the following ways pursuant to Subsection 14.07.030(B) of the Grandview Municipal Code:

Notice mailed to owners of property within 300 feet:	February 1, 2018
Notice posted on the property:	February 1, 2018
Notice published in the Grandview Herald:	February 7, 2018

V. Environmental Review. On February 1, 2018, the City issued a Preliminary Determination of Nonsignificance (DNS) for this application. The comment period ended February 21, 2018. No comments were submitted. The DNS became final without any appeal.

VI. Zoning and Land Uses. The subject parcel is zoned Low-Density Residential and is vacant. All adjacent properties have the Residential Comprehensive Plan designation. Adjacent properties to the south, east and west are zoned R-1 Low-Density Residential and have single-family residential uses on them. The applicants also own property on the east side of the subject parcel. The adjacent property to the north is zoned MR Manufactured Home and has a mobile home park on it. The characteristics of the three zones involved in this request as explained in the 2016 Comprehensive Plan are as follows:

(a) The R-1 Low-Density Residential District is established to provide a low-density residential environment. Lands within this district generally should contain single-family conventional dwellings with smaller lots and useful yard spaces. Minimum lot area is 7,500 square feet with one dwelling unit per lot permitted.

(b) The R-2 Medium-Density Residential District is established to provide a medium-density residential environment. Lands within this

district generally should contain multiple-unit residential structures of a scale compatible with structures in lower-density districts with useful yard spaces. The R-2 district is intended to allow for a gradual increase in density from low-density residential districts and, where compatible, can provide a transition between different use areas. Minimum area of the lot is 7,500 square feet for single-family structures and 8,000 square feet for two-family structures, with two dwelling units per lot allowed.

(c) The MR Manufactured Home Park District is established to provide a procedure to accommodate the placement of manufactured homes in designated park developments where individual spaces are leased or rented and not sold to the occupants. Up to 12 manufactured homes are permitted per park, except that up to 18 may be allowed with the addition of site amenities such as sidewalks and walking paths.

(d) Permitted uses in the R-1 Low-Density Residential District include (i) Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in GMC 17.30.050; and (ii) Churches and similar places of worship; and (iii) Nothing contained in this section shall be deemed to prohibit uses of vacant property for gardening or fruit raising.

(e) Permitted uses in the R-2 Medium-Density Residential District include (i) Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in GMC 17.34.050; and (ii) Two-family dwelling (duplex) consisting of two attached residential homes built to current building codes or two new attached manufactured or modular homes conforming to the general aesthetics of the neighborhood in which they are sited and the development standards in GMC 17.34.050; and (iii) Churches and similar places of worship; and (iv) Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising.

VII. Floodway and Shoreline. The subject parcel does not lie within or near a

floodplain or within a designated Shoreline Environment as regulated by the Yakima County Regional Shoreline Master Program.

VIII. Concurrency. Since the proposed duplex is projected to create less than 50 vehicle trips per day, this application is not required to be reviewed under the transportation concurrency requirements.

IX. Standards and Criteria for Rezones. Section 14.03.035 of the Grandview Municipal Code (GMC) provides that a Hearing Examiner may make land use decisions as determined by the City Council at the request of the Planning Commission or City Administrator. Subsection 14.07.030(B) of the GMC requires at least 10 days notice of public hearings by publication, mailing and posting. Subsection 14.03.040(A)(4), Subsection 14.09.030(A)(4), Subsection 17.88.020(A)(2) and Section 17.88.040 of the GMC provide that a recommendation is to be made to the City Council regarding rezones in accordance with Subsections 14.09.030(A)(3) and (A)(4) of the GMC. Subsection 14.01.040(H) of the GMC defines a development as any land use permit or action regulated by GMC Titles 14 through 18 including but not limited to subdivisions, binding site plans, rezones, conditional use permits or variances. Subsection 14.09.030(A)(3)(c) of the GMC provides that the Hearing Examiner is not to recommend approval of a proposed development such as a rezone without first making the following findings and conclusions:

(1) The development (proposed rezone) is consistent with the Comprehensive Plan and meets the intent of the Grandview Municipal Code. The requested rezone to R-2 Medium-Density Residential is consistent with the

“Residential” Comprehensive Plan designation. Since the Comprehensive Plan provides that the “Residential” designation is for “areas appropriate for rural, single-family and multifamily residential living,” both the R-1 and R-2 zoning would be consistent with the Comprehensive Plan. The proposed rezone would meet the intent of zoning ordinance so long as it satisfies all of the criteria for approval of a rezone.

(2) The development (proposed rezone) makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes. The duplex will be able to utilize the existing streets and utilities which are available in the area and which are adequate for a duplex.

(3) The development (proposed rezone) adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18. The proposed rezone adequately mitigates impacts identified particularly in GMC Title 18 because the City determined that the requested rezone would not result in any probable significant adverse environmental impacts under GMC Title 18 and said SEPA Determination of Nonsignificance became final without an appeal.

(4) The development (proposed rezone) is beneficial to the public health, safety and welfare and is in the public interest. The requested rezone is beneficial to the public health, safety and welfare and is in the public interest because it will be an infill project that will be compatible with surrounding residential uses and will constitute a buffer between the denser mobile home park development to the north and the single-family residences to the south, east and west of the subject parcel.

(5) The development (proposed rezone) does not lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan. If the development results in a level of service lower than those shown in the Comprehensive Plan, the development may be approved if improvements or strategies to raise the level of service are made concurrent with the development. For the purpose of this section, “concurrent with the development” is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development. Here the duplex will not lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan.

(6) The area, location and features of any land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development, and are proportional to the impacts created by the development. Here there is no land proposed for dedication.

In addition, Section 17.88.060 of the Grandview Municipal Code provides that the Hearing Examiner shall enter findings for a rezone indicating whether the following additional criteria are satisfied:

(1) Whether the proposal is in accord with the goals and policies of the comprehensive plan. The rezone is in accord with the following goal and the following policies of the comprehensive plan:

(i) Goal 1: Create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values.

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

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

(iv) Policy 4.2: Provide residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet future demand.

(2) Whether the effect of the proposal on the immediate vicinity will be materially detrimental. The effect of the requested rezone to the R-2 Medium-Density Residential District to allow for a duplex will not be materially detrimental to the immediate vicinity because it will be a residential use surrounded by residential uses. The applicants' 0.27-acre lot is larger than the surrounding lots and is larger than the minimum lot size required for a duplex. Insofar as the duplex will be a less dense use than the mobile home park to the north, the duplex will act as a buffer between that use and the R-1 uses.

(3) Whether there is merit and value in the proposal for the community as a whole. There is merit and value in R-2 Medium-Density Residential District zoning of the subject lot for the community as a whole because it will help the City meet its growth projections without impacting critical areas and because it promotes infill growth without requiring the extension of utilities.

(4) Whether conditions should be imposed in order to mitigate any significant adverse impacts from the proposal. There is no need for conditions to be imposed in order to mitigate significant adverse impacts from the requested rezone to the R-2 Medium-Density Residential District. The City's SEPA Determination of Nonsignificance which determined that no likely significant adverse environmental impacts will result from the requested rezone became final without any appeals.

(5) Whether a development agreement should be entered into between the City and the petitioner and, if so, the terms and conditions of such an agreement. There is no need for a development agreement between the City and the applicants for the proposed construction of a duplex on the subject parcel.

CONCLUSIONS

Based upon the foregoing Findings, the Hearing Examiner reaches the following Conclusions:

(1) The Hearing Examiner has authority to recommend that the Grandview City Council approve the requested rezone.

(2) The public notice requirements of the Grandview Municipal Code have been satisfied.

(3) SEPA environmental review completed pursuant to RCW 43.21C resulted in the issuance of a Determination of Nonsignificance which became final without an appeal.

(4) The City of Grandview has sufficient water, sewer and street capacity for the requested rezone to allow for construction of a duplex.

(5) The requested rezone would be compatible with the surrounding residential land uses.

(6) The public use and interest in promoting infill growth within the City that does not require the extension of utilities would be served by the requested rezone.

(7) The requested rezone would satisfy all of the City's ordinance criteria for approval of rezones.

(8) The Hearing Examiner's recommendation regarding the requested rezone will be considered by the Grandview City Council in order to render a final decision which it deems appropriate relative to the request.

RECOMMENDATION

The Hearing Examiner recommends that the Grandview City Council approve the requested rezone from the R-1 Low-Density Residential District to the R-2 Medium-Density Residential District for the applicants' 0.27-acre lot which is located at 705 Wolfe Lane and which is assigned Yakima County Assessor's parcel number 230923-42440.

DATED this 20th day of March, 2018.



Gary M. Cuillier, Hearing Examiner

Yakima County GIS - Washington Land Information Portal	Yakima County Assessor Yakima County GIS Yakima County		First American Title www.firstam.com 509.248.7550
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Assessor Planning Real Estate FAQ Help Legend Search Tools Overview	Search By: Parcel Number <input type="text"/> <input type="button" value="Search"/> Parcel #: <input type="text"/> Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 6 characters. Click the Search button to continue.
	MapScale: 1 inch = 400 ft. Overlays: Aerial Photography: <input type="checkbox"/> FEMA <input type="checkbox"/> Critical Areas <input type="checkbox"/> Contours <input type="checkbox"/> Utilities MapSize: Small (800x600)
Easting(N) : Northing(N) Longitude(W) : Latitude(N)	Maps brought to you by: Title Insurance & Escrow Service www.vtgc.com (509) 248-4442
One Inch = 400 Feet Feet 200 400 600	<input type="button" value="Map"/> <input type="button" value="Report"/>

PROPERTY PHOTOS 1	PROPERTY INFORMATION AS OF 3/20/2018 11:02:11 PM	PRINTING																			
	Parcel Address: 705 WOLF LN, GRANDVIEW ,WA 98930 Parcel Owner(s): FERMIN & CARMEN T ALCARAZ Parcel Number: 23092342440 Parcel Size: 0.27 Acre(s) Property Use: 91 Undeveloped Land	<input type="button" value="Printer-Friendly Page"/>																			
	TAX AND ASSESSMENT INFORMATION	<input type="button" value="Detailed Report"/>																			
	Tax Code Area (TCA): 440 Tax Year: 2018 Improvement Value: \$0 Land Value: \$18300 Current Use Value: \$0 Current Use Improvement: \$0 New Construction: \$0 Total Assessed Value: \$18300	<input type="button" value="Print Detailed MAP"/>																			
	RESIDENTIAL INFORMATION	SECTION MAPS																			
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Quality</th> <th>Year Built</th> <th>Stories</th> <th>Main SqFt</th> <th>Upper SqFt</th> <th>Bsmt SqFt</th> <th>Bedrooms</th> <th>Bathrooms (full/3/4, 1/2)</th> <th>Garage (bsmt/att/btin)</th> <th>Carport</th> </tr> </thead> <tbody> <tr> <td colspan="10" style="text-align: center;">No Residence Information Found.</td> </tr> </tbody> </table>	Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/btin)	Carport	No Residence Information Found.										<input type="button" value="Section Map 1in=400ft"/>
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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: Grandview Urban Growth Area: Grandview FEMA 100 Year: FEMA Map	Jurisdiction: Grandview Future Landuse Designation: Urban (City Limits) (Yakima County Plan 2016) FIRM Panel Number: 63077C2282D	<input type="button" value="Download Map"/>	
LOCATION INFORMATION			
* Latitude: 48° 14' 66.365" * Longitude: -119° 54' 13.445"		Range: 23 Township: 09 Section: 23	
Narrative Description: GRANDVIEW GARDEN TRS; BEG SE COR TR 3TH N 62.7 FT, TH W 125 FT, TH N 300 FT TH W 160.2 FT TO TRUE POB, TH W 160 FT TH S 110 FT, TH E 100 FT, TH N 110 FT -> TO BEG EX W ST TW			
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			

ORDINANCE NO. 2018-3

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,
AMENDING THE 2018 ANNUAL BUDGET**

WHEREAS, the original 2018 estimated beginning fund balances and revenues do not reflect available budget sources; and

WHEREAS, there are necessary and desired changes in uses and expenditure levels in the funds; and

WHEREAS, there are sufficient sources within the funds to meet the anticipated expenditures.

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

Section 1. That the 2018 annual budget be amended to reflect the changes presented in Exhibit A.

Section 2. That the City Administrator is authorized and directed to adjust estimated revenues, expenditures and fund balances reflecting the determined changes.

Section 3. This Ordinance shall be in full force and effect five (5) day after its passage and publication as required by law.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on April 10, 2018.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLICATION: 4/11/18
EFFECTIVE: 4/16/18

Exhibit A

	Beginning Balance	Estimated Revenues	Appropriated Expenditures	Ending Balance	Budget Total
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Current Expense Fund

Original 2018 Budget	1,417,850	5,314,435	6,034,360	697,925	6,732,285
Amendment Amount		550,000	550,000	-	550,000
Amended Total	1,417,850	5,864,435	6,584,360	697,925	7,282,285

Yakima Co. Law & Justice Tax

Original 2018 Budget	164,110	286,000	320,700	129,410	450,110
Amendment Amount			16,000	(16,000)	-
Amended Total	164,110	286,000	336,700	113,410	450,110

Capital Improvement Fund

Original 2018 Budget	45,415	80,500	59,000	66,915	125,915
Amendment Amount		1,500	6,000	(4,500)	1,500
Amended Total	45,415	82,000	65,000	62,415	127,415

Water/Sewer Fund

Original 2018 Budget	7,937,785	5,929,905	5,090,090	8,777,600	13,867,690
Amendment Amount			601,000	(601,000)	-
Amended Total	7,937,785	5,929,905	5,691,090	8,176,600	13,867,690