

**GRANDVIEW CITY COUNCIL
REGULAR MEETING AGENDA
TUESDAY, JUNE 12, 2018**



REGULAR MEETING – 7:00 PM

PAGE

- 1. CALL TO ORDER & ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PRESENTATIONS**
- 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 May 8, 2018 Committee-of-the-Whole meeting 1-2
 - B. Minutes of the May 8, 2018 Council meeting 3-6
 - C. Payroll Electronic Fund Transfers (EFT) Nos. 5946-5950 in the amount of \$81,368.65
 - D. Payroll Electronic Fund Transfers (EFT) Nos. 5954-5959 in the amount of \$94,719.35
 - E. Payroll Check Nos. 10263-10313 in the amount of \$113,984.40
 - F. Payroll Direct Deposit 5/1/18-5/15/18 in the amount of \$102,300.32
 - G. Payroll Direct Deposit 5/16/18-5/31/18 in the amount of \$114,233.19
 - H. Claim Check Nos. 115254-115482 in the amount of \$491,335.49
- 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 LPI Holdings, LLC, and Ramandeep Malhi & Sukhjinder Kaur for 912 Hillcrest, Grandview 7-24
 - B. Ordinance No. 2018-7 amending the 2018 Annual Budget 25-28
- 7. UNFINISHED AND NEW BUSINESS**
- 8. CITY ADMINISTRATOR AND/OR STAFF REPORTS**
- 9. MAYOR & COUNCILMEMBER REPORTS**
- 10. EXECUTIVE SESSION** – Potential Litigation (10 minutes) & Union Negotiations (20 minutes)
- 11. ADJOURNMENT**

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
MAY 8, 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, Gloria Mendoza, Bill Moore and Javier Rodriguez.

Councilmember Joan Souders arrived at 6:05 p.m.

Councilmember Mike Everett arrived at 6:10 p.m.

Absent was: Councilmember Dennis McDonald.

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, City Treasurer Matt Cordray, Fire Chief Pat Mason, Library Director Elizabeth Jahnke, Assistant Public Works Director Marty Groom and City Clerk Anita Palacios.

4. NEW BUSINESS

A. Library Additional Staffing Request

Library Director Jahnke presented her request for additional funding to hire a part-time Library Page at 20 hours per week for the months of June to September through Elwood Staffing for a total cost of \$5,200 annually.

Discussion took place.

On motion by Councilmember Souders, second by Councilmember Mendoza, the C.O.W. directed staff to prepare a budget amendment for additional funding to hire a part-time Library Page through Elwood Staffing in the amount of \$5,200 for consideration at the June 12, 2018 regular Council meeting.

Councilmember Everett voted in opposition.

B. Fire Department Additional Staffing Request

Due to time constraints, this item would be rescheduled for the June 26, 2018 C.O.W. meeting.

5. OTHER BUSINESS

Police Department & Fire Department Additional Staffing Requests – Councilmember Everett requested that additional staffing requests from the Police Department and Fire Department be added as an agenda item for discussion at the June 12, 2018 Committee-of-the-Whole meeting.

Wolfe Lane No Parking – Councilmember Brewer requested that no parking on Wolfe Lane be added as an agenda item for discussion at the June 12, 2018 Committee-of-the-Whole meeting.

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
MAY 8, 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, Bill Moore, Gloria Mendoza, Javier Rodriguez and Joan Souders.

Absent was: Councilmember Dennis McDonald.

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

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, City Treasurer Matt Cordray, Police Chief Kal Fuller, Assistant Public Works Director Marty Groom and City Clerk Anita Palacios.

2. PLEDGE OF ALLEGIANCE

Mayor Childress led the pledge of allegiance.

3. PRESENTATIONS

A. Retirement Award – Christine Boast, Dispatcher, Grandview Police Department

Mayor Childress presented Dispatcher Christine Boast with the Grandview Police Department Retirement Award in honor of her retirement and in grateful appreciation for her 21 years of loyal and dedicated service to the citizens of the City of Grandview.

B. Dog Park Presentation – Becky Cantu

Becky Cantu, the remaining member of the Friends of the Dog Park Committee, requested that the Council consider providing the insurance coverage for the operation of the dog park and maintenance of the facility. The Committee would provide signage and equipment through their fundraising efforts.

City Administrator Arteaga advised that in 2014, the Council approved an Agreement between the City and the Friends of the Dog Park for an off-leash area program. The agreement outlined the roles and responsibilities of the City and Dog Park Committee.

Discussion took place.

On motion by Councilmember Everett, second by Councilmember Brewer, Council directed staff to prepare a proposal with costs for operation of the dog park for consideration at a future Committee-of-the-Whole meeting.

C. 2017 Benton County Mosquito Control District Annual Review – Rudy Cortez

Benton County Mosquito Control Trustee Rudy Cortez, representative for the City of Grandview, presented the 2017 Benton County Mosquito Control District Annual Review.

D. Grandview Rolls Community Event

Councilmember Mendoza and Tim Morris, co-founders of Lower Valley Business Connections along with Sara Herrera, Officer Coordinator with the Chamber of Commerce, proposed a community event entitled “Grandview Rolls . . . Wheels, Deals & Thrills” to promote the City and boost the business economy. Responsible parties would include the Grandview Business Community, Lower Valley Business Connections and the Grandview Chamber of Commerce. The event would take place in the downtown business core on Division and Second Street. The event would be scheduled in 2019. She requested the support of the Mayor, Council and staff.

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 April 24, 2018 Committee-of-the-Whole special meeting**
- B. Minutes of the April 24, 2018 Council meeting**
- C. Payroll Electronic Fund Transfers (EFT) Nos. 5937-5942 in the amount of \$88,628.22**
- D. Payroll Check Nos. 10230-10262 in the amount of \$28,832.70**
- E. Payroll Direct Deposit 4/16/18-4/30/18 in the amount of \$105,718.66**
- F. Claim Check Nos. 115169-115253 in the amount of \$367,910.78**

6. ACTIVE AGENDA

- A. Resolution No. 2018-23 authorizing application submittal to the State of Washington Department of Commerce for funding assistance and authorizing the Mayor to sign the Title VI Certification and Grievance Procedure for the sewer main replacement project**

This item was previously discussed at the April 24, 2018 public hearing.

On motion by Councilmember Everett, second by Councilmember Mendoza, Council approved Resolution No. 2018-23 authorizing application submittal to the State of Washington Department of Commerce for funding assistance and authorizing the Mayor to sign the Title VI Certification and Grievance Procedure for the sewer main replacement project.

B. Ordinance No. 2018-5 amending the 2018 Annual Budget

This item was previously discussed at the April 24, 2018 C.O.W. meeting.

On motion by Councilmember Mendoza, second by Councilmember Moore, Council approved Ordinance No. 2018-5 amending the 2018 Annual Budget.

Councilmember Brewer voted in opposition.

C. Ordinance No. 2018-6 amending Grandview Municipal Code Section 10.20.070(A) parking prohibited – West Fourth Street from Grandridge Road west to Avenue C

This item was previously discussed at the April 24, 2018 C.O.W. meeting.

On motion by Councilmember Moore, second by Councilmember Souders, Council approved Ordinance No. 2018-6 amending Grandview Municipal Code Section 10.20.070(A) parking prohibited – West Fourth Street from Grandridge Road west to Avenue C.

D. Resolution No. 2018-24 approving an Interagency Agreement between the City of Grandview and Washington State Department of Enterprise Services

This item was previously discussed at the April 24, 2018 C.O.W. meeting.

On motion by Councilmember Mendoza, second by Councilmember Moore, Council approved Resolution No. 2018-24 approving an Interagency Agreement between the City of Grandview and Washington State Department of Enterprise Services.

It was noted for the record that there was no financial obligation for the City at this step for using the Department of Enterprise Services.

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

Chamber of Commerce Community Awards – Councilmember Souders reported that the Chamber of Commerce Community Awards banquet was held on April 26th. Parks & Recreation Director Mike Carpenter received the President’s Award and Janet White received the Person of the Year Award.

Dykstra Park Commendation – Councilmember Souders commended the Public Works Department for the grounds maintenance at Dykstra Park.

YVCOG General Membership Meeting – Mayor Childress reported that the YVCOG General Membership meeting was scheduled for May 16th in Union Gap.

10. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Mendoza, Council adjourned the meeting at 8:05 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 LPI Holdings, LLC, and Ramandeep Malhi & Sukhjinder Kaur for 912 Hillcrest, Grandview

AGENDA NO. Active 6 (A)

AGENDA DATE: June 12, 2018

DEPARTMENT:

Planning – Hearing Examiner Recommendation

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)

LPI Holdings, LLC, and Ramandeep Malhi & Sukhjinder Kaur submitted a rezone application for Parcel No. 230922-43470 consisting of 1.97 acres located at 912 Hillcrest, Grandview, WA. The building was formerly utilized as a nursing home. The applicants requested a rezone from C-1 Neighborhood Business District to R-3 High Density Residential. The applicants propose to operate the building as an assisted living facility.

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 May 8, 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 #2018-02 dated May 17, 2018 is attached.

ACTION PROPOSED

Recommend Council accept the Hearing Examiner’s Recommendation RZ#2018-02 to approve the requested rezone from C-1 Neighborhood Business District to R-3 High Density Residential for Parcel No. 230922-43470 located at 912 Hillcrest, Grandview, WA.

At the June 26, 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. 230922-43470 to R-3 High 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, June 12, 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: LPI Holdings, L.L.C. – Ramandeep Malhi & Sukhjinder Kaur
Proposed Project: Rezone
General Location: 912 Hillcrest, Grandview, WA
Parcel No(s): 230922-43470
Acres: 1.97
Current Zoning: C-1 Neighborhood Business
Proposed Zoning: R-3 High 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 – May 16, 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 submitted by LPI Holdings, LLC, and Ramandeep Malhi & Sukhjinder Kaur for Parcel No. 230922-43470 located at 912 Hillcrest, Grandview. The applicants request a rezone of the property from C-1 Neighborhood Business to R-3 High 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**

May 17, 2018

In the Matter of an Application)	
For a Rezone Submitted by:)	
)	RZ#2018-02
Owner: LPI Holdings, LLC)	Parcel No. 230922-43470
Applicants: Ramandeep)	
Malhi & Sukhjinder Kaur)	
)	
To Rezone a 1.97-Acre Parcel at)	
912 Hillcrest Avenue from the C-1)	
Neighborhood Business to the R-3)	
High Density Residential District)	

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 May 8, 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 of a parcel where an existing building is located from the C-1 Neighborhood Business District to the R-3 High Density Residential District.

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Applicant: Ramandeep Malhi
Applicant: Sukhjinder Kaur
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(3) Nick Parodi, the Managing Member of the owner of the subject parcel at 912 Hillcrest Avenue, LPI Holdings, LLC, testified that the existing building on the property has only been used as a nursing home in the past and that the applicants who are potential purchasers of the property, Ramandeep Malhi and Sukhjinder Kaur, wish to use the building and grounds for an assisted living facility. Applicant Ramandeep Malhi testified that his partner Sukhjinder Kaur is a registered nurse with training and experience that qualifies her to operate an assisted living facility. They were advised at the hearing that the City would have to issue an interpretation as to whether an assisted living facility is permitted in the R-3 district without the need for a text amendment to the zoning ordinance.

(4) City Clerk Anita Palacios testified that no written comments were received relative to this application prior to the hearing other than a comment from the Sunnyside Valley Irrigation District to the effect that there are no SVID facilities on the subject parcel.

(5) No public testimony nor written public comments were submitted in opposition to the requested rezone.

(6) This recommendation has been issued within 14 days after the hearing of May 8, 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 the Neighborhood Business District (C-1 District) to the High Density Residential District (R-3 District).

C. Basis for Recommendation. Based upon a view of the site without anyone

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else present on May 8, 2018; the information contained in the staff report, exhibits, testimony and other evidence presented at an open record public hearing on May 8, 2018; and a consideration of the standards and criteria for approval of rezones; the Hearing Examiner makes the following:

FINDINGS

I. Property Owner/Applicants. The property owner is LPI Holdings, LLC, whose Managing Member is Nick Parodi, and the applicants who are potential purchasers of the property are Ramandeep Malhi and Sukhjinder Kaur, 8804 West 5th Avenue, Kennewick, Washington 99336.

II. Location. The location of the 1.97-acre parcel is 912 Hillcrest Avenue on the west side of the street. It is Yakima County Assessor's parcel no. 230922-43470 and is Lot 2 of Short Plat 83-60 in Section 22, Township 9, Range 23 E.W.M.

III. Proposal. The application requests approval of a rezone from the Neighborhood Business District (C-1 District) to the High Density Residential District (R-3 District). Even though the applicants wish to operate an assisted living facility in the existing building on the parcel that was built in 1962, the effect of approval of the rezone by the City Council would be to allow the subject parcel to be used for any of the uses that are allowed in the R-3 zoning district.

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Applicant: Ramandeep Malhi
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IV. Public Notice. Notice of the open record public hearing of May 8, 2018, was given in the following ways that are required by Subsection 14.07.030(B) of the Grandview Municipal Code:

Notice mailed to owners of property within 300 feet:	April 6, 2018
Notice posted on the property and at City Hall:	April 6, 2018
Notice published in the Grandview Herald:	April 11, 2018

V. Environmental Review. On April 6, 2018, the City issued a Preliminary Determination of Non-Significance (DNS) for this application. The comment period ended on April 25, 2018. The only comment submitted was a letter from the Sunnyside Valley Irrigation District indicating that it does not have any facilities within the subject parcel. The City’s DNS therefore remained unchanged and was not subject to any administrative appeal.

VI. Comprehensive Plan, Zoning and Land Uses. The Comprehensive Plan designates the subject parcel and all adjacent parcels as “Residential.” The subject parcel is currently zoned Neighborhood Business (C-1). An existing 17,280-square-foot building is located on the parcel which has previously been used as a nursing home and which has been out of use for many years. All adjacent properties also have the “Residential” Comprehensive Plan designation. Adjacent properties to the east, northeast and southeast are zoned Low Density Residential (R-1) and have single-family residential uses on them. Adjacent properties to the west, northwest, southwest and south are zoned High Density Residential (R-3)

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and also have single-family residential uses on them, as well as two-family residential uses and multifamily residential uses to the south. The adjacent property to the north is zoned Manufactured Home (MR) and has a mobile home park on it. The characteristics of the three zoning districts located in this area are explained in the 2016 Comprehensive Plan as follows:

(a) The existing C-1 Neighborhood Business District is established to provide for the location of commercial activities outside the central business district that meet the retail shopping and service needs of the community. There are no lot area requirements except for nonconforming residential uses.

(b) The adjacent and recommended R-3 High Density Residential District is established to provide a high density residential environment. Lands within this district generally should contain multiple-unit residential structures of a scale compatible with structures in low density districts with useful yard spaces. The R-3 district is intended to allow for a gradual increase in density from lower-density residential districts and, where compatible, can provide a transition between different use areas. Minimum area of a lot is 7,500 square feet for single-family structures and 8,000 square feet for two-family structures governed by the standards in R-1 and R-2 districts. Minimum area of a lot for multifamily dwellings is 3,000 square feet for the first four dwelling units and 6,000 square feet for each additional dwelling unit.

(c) The adjacent 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.

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(d) Permitted uses in the existing C-1 Neighborhood Business District include any uses permitted outright in the Office District, Chapter 17.41 GMC; artist and office supplies; bakeries, retail for distribution from the premises; banks and financial institutions; barber and beauty shops; bookstores, except adult bookstores; churches and similar places of worship; clothing, shoes and accessories, and costume rentals; crafts, stationery and gift shops; day care centers; fresh and frozen meats, including seafood; florists; galleries for art and restored or refinished antiques; gift shops; jewelry and gem shops, including custom work; landscaping and nursery products shops; clubs; massage parlors; parking lots within 500 feet of a C-2 district boundary (provided such lots are paved and half of the required landscape is live vegetation and provided further, that any such property adjacent [to] a residential zoned parcel shall provide a site obscuring fence along the common lot line(s) in accordance with residential fence height requirements); police and fire stations; printing shops; private nursery schools, preschools, child mini-day care and child day care centers; public libraries, and municipal office buildings; public and private schools, public parks and playgrounds; restaurants, sandwich shops, cafes, catering establishments, and delicatessens; sign shops, commercial (no outdoor storage of materials); single-family residential uses within the business structures (such residential uses shall not exceed 40 percent of the business structure, the residence's entrance must not front on the same street as the business entrance and, in addition, said residence must be occupied only by the owner or the manager of the business in which the residence is located); stores and shops for repair and similar services such as locksmith shops, photo shops and shoe repair shops; tailoring and seamstress shops; upholstery shops; and veterinarian clinics for household pets (no boarding or outdoor treatment facilities).

(e) Permitted uses in the requested R-3 High Density Residential District include 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 17.35.050; two-family dwellings (duplexes) consisting of two attached

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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 17.35.050; multifamily dwellings; churches and similar places of worship; and 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 subject parcel could possibly be used for a number of different uses, from 11 single-family residences generating an estimated 110 vehicle trips each day to a multifamily facility with 16 units generating an estimated 105 vehicle trips each day to other possible uses, the final determination as to concurrency will need to be based on the type of development that is proposed at the time a permit application is submitted for the use.

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) and Subsection

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17.88.020(A)(2) provide that a recommendation is to be made to the City Council regarding rezones in accordance with Title 14 of the GMC. Subsections 14.09.030(A)(3) and (A)(4) of the GMC provide procedures that are involved. 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. The Grandview Municipal Code provides in Subsection 14.09.030(A)(3)(c) 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 requirements and intent of the Grandview Municipal Code. The requested rezone to the R-3 High Density Residential District is consistent with the “Residential” Comprehensive Plan designation. The need for 565 additional residential housing units by 2035 is projected by the Housing Element of the Comprehensive Plan to accommodate the 2035 medium population projection of 13,137. The Housing Element also indicates that 211.6 additional acres of new housing will be needed for that purpose based upon the following assumptions: (i) an average lot size of 18,730 square feet (0.43 of an acre) per single-family unit which approximates the current average lot size of single-family homes in the City of Grandview; (ii) 4,000 square feet (0.1 of an acre) per unit for all other housing types which is currently the minimum lot size per unit per the City’s zoning code; and (iii) an average household size of 3.6 persons. The Comprehensive Plan further provides that “Residential” areas are appropriate for rural, single-family and multifamily living which are types of uses allowed in the requested R-3 zone. No changes to the City’s Comprehensive Plan would be required in order to approve the requested rezone to the R-3 District. The requested rezone to the R-3 District would also

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meet the requirements and intent of the City's 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 existing building is connected to City services. Future uses on the property will be able to utilize the existing streets and utilities which are available in the area and which are adequate for R-3 uses.

(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 by way of its SEPA Determination of Non-Significance (DNS).

(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 more compatible with surrounding residential uses than the commercial uses allowed in the existing C-1 Neighborhood Business District.

(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 there is no indication in the record that R-3 uses would lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan or would generate more traffic than uses allowed in the existing C-1 Neighborhood Business District. As noted in

Owner: LPI Holdings, LLC
Applicant: Ramandeep Malhi
Applicant: Sukhjinder Kaur
Rezone from C-1 to R-3 Zone
912 Hillcrest Avenue
RZ#2018-02; #230922-43470

the text of the required finding above, 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. The term “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.

(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 2.3: Encourage new developments to locate in areas that are relatively free of environmental problems relating to soil, slope, bedrock, and the water table. Proposed developments should be reviewed by appropriate City staff or consultants to identify site-specific environmental problems.

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

(vi) Policy 4.3: Ensure that new residential development makes efficient use of the existing transportation network and provides adequate access to all lots.

(2) Whether the effect of the proposal on the immediate vicinity will be materially detrimental. The effect of the requested rezone to the R-3 High Density Residential District will not be materially detrimental to the immediate vicinity because it will be a residential use surrounded by residential uses, including two-family and multifamily residential uses to the south, and it is adjacent to existing R-3 High Density Residential zoning to the northwest, west, southwest and south of the subject parcel.

(3) Whether there is merit and value in the proposal for the community as a whole. There is merit and value in R-3 High 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-3 High Density Residential District. The City's SEPA Determination of Non-Significance determined that no likely significant adverse environmental impacts will result from the requested rezone.

Owner: LPI Holdings, LLC
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Applicant: Sukhjinder Kaur
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(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 owner or applicants for the proposed rezone.

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 in accordance with authority set forth in Section 14.03.035 of the Grandview Municipal Code.

(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 Non-Significance (DNS) following a comment period which ended on April 25, 2018.

(4) The City of Grandview has sufficient water, sewer and street capacity for the requested rezone to the R-3 High Density Residential District.

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

Owner: LPI Holdings, LLC
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(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 C-1 Neighborhood Business District to the R-3 High Density Residential District for the 1.97-acre lot which is located at 912 Hillcrest Avenue and which is assigned Yakima County Assessor's parcel number 230922-43470 and is described as Lot 2 of Plat 83-60 in Section 22, Township 9, Range 23 E.W.M.

DATED this 17th day of May, 2018.



Gary M. Cuillier, Hearing Examiner

Owner: LPI Holdings, LLC
Applicant: Ramandeep Malhi
Applicant: Sukhjinder Kaur
Rezone from C-1 to R-3 Zone
912 Hillcrest Avenue
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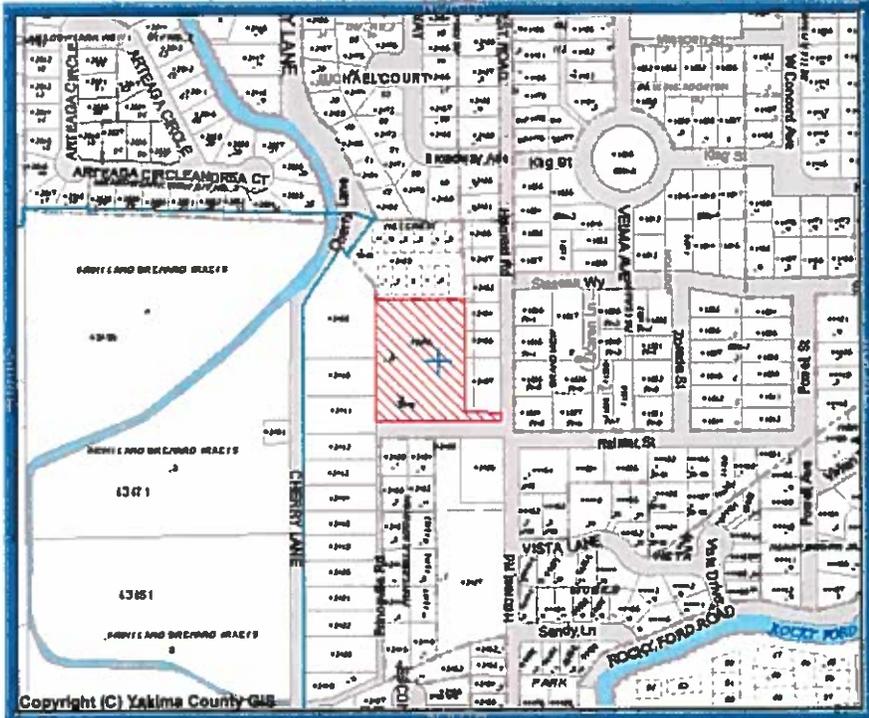
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One Inch = 400 Feet
 Feet 200 400 600

PROPERTY PHOTOS: 1 3 3 4		PROPERTY INFORMATION AS OF 5/16/2018 11:01:18 PM				PRINTING			
		Parcel Address: 912 HILLCREST AVE, GRANDVIEW, WA 98930		Parcel Owner(s): LPI HOLDINGS LLC		Printer-Friendly Page			
		Parcel Number: 23092243470		Parcel Size: 1.97 Acre(s)		Detailed Report			
		Property Use: 65 Service - Professional		TAX AND ASSESSMENT INFORMATION		Print Detailed MAP			
		Tax Code Area (TCA): 440		Tax Year: 2018		SECTION MAPS			
		Improvement Value: \$15900		Land Value: \$86800		Section Map 1in=400ft			
		Current Use Value: \$0		Current Use Improvement: \$0		Qtr SECTION MAPS			
		New Construction: \$0		Total Assessed Value: \$101500		NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft			
		RESIDENTIAL INFORMATION							
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/at/btin)	Carport
No Residence Information Found.									
SALE INFORMATION									
Excise	Sale Date	Sale Price	Grantor	Portion					
E010331	6/24/2018	\$101101	KB NORTHWEST ASSOCIATES LLC	N					
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: Urban (City Limits) (Yakima County Plan 2015)	
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	63077C2281D Download Map

LOCATION INFORMATION			
+ Latitude: 46° 14' 49.076"		+ Longitude: -119° 55' 17.762"	
Narrative Description: SP 83-60: LOT 2		Range: 23 Township: 09 Section: 22	

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

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

ITEM TITLE

AGENDA NO.: Active 6 (B)

Ordinance No. 2018-7 amending the 2018 Annual Budget

AGENDA DATE: June 12, 2018

DEPARTMENT

FUNDING CERTIFICATION (City Treasurer)
(If applicable)

City Treasurer

DEPARTMENT DIRECTOR REVIEW

Matthew Cordray, City Treasurer



CITY ADMINISTRATOR

MAYOR




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

Staff monitoring and review of fund and department budgets has identified a budget account to be amended.

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.

By Fund the highlights of the budget changes are:

CURRENT EXPENSE FUND: Increase appropriations for Professional Services within Library Department. Net effect is a decrease in estimated ending fund balance.

ACTION PROPOSED

Adoption of Ordinance No. 2018-7 amending the 2018 Annual Budget.

Ordinance No. 2018-7

to Sue 6/13/2018 - mc

Account	Description Fund/Account	Original Estimate	Amendment Amount	New Estimate	Treasurer's notes
001 000 000 308 80 00 00	Current Expense Fund Beginning Fund Balance	1,417,850		1,417,850	
	Revenues/Sources	5,864,435		5,864,435	
	Current Exp. Fund Total	7,282,285	-	7,282,285	
<input type="checkbox"/> 001 075 000 572 20 41 00	Professional Services Expenditures/Uses	6,586,860	5,200	6,592,060	Part-time summer help at the library
<input type="checkbox"/> 001 099 000 508 80 00 00	Ending Fund Balance Current Exp. Fund Total	695,425	(5,200)	690,225	
		7,282,285	-	7,282,285	
105 000 000 308 80 00 00	Emergency Medical Svcs Fund Beginning Fund Balance	228,190		228,190	
	Revenues/Sources	138,270		138,270	
	E.M.S. Fund Total	366,460	-	366,460	
	Expenditures/Uses	154,450		154,450	
105 000 099 508 80 00 00	Ending Fund Balance E.M.S. Fund Total	212,010	-	212,010	
		366,460	-	366,460	

ORDINANCE NO. 2018-7

**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 June 12, 2018.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLICATION: 6/13/18

EFFECTIVE: 6/18/18

Exhibit A

Beginning Balance	Estimated Revenues	Appropriated Expenditures	Ending Balance	Budget Total
--------------------------	---------------------------	----------------------------------	-----------------------	---------------------

Current Expense Fund					
Original 2018 Budget	1,417,850	5,864,435	6,586,860	695,425	7,282,285
Amendment Amount			5,200	(5,200)	-
Amended Total	1,417,850	5,864,435	6,592,060	690,225	7,282,285