

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
NOVEMBER 13, 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, Gloria Mendoza, Bill Moore, Javier Rodriguez and Joan Souders.

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Treasurer Matt Cordray, Building Official Cory Taylor and City Clerk Anita Palacios.

2. PLEDGE OF ALLEGIANCE

Councilmember Everett led the pledge of allegiance.

3. PRESENTATIONS

A. 2018 Proclamation – Grandview High School DECA

Mayor Childress proclaimed the month of November 2018 as Grandview High School (GHS) DECA month.

B. Grandview Mobilization Group Project Proposal

Councilmember Mendoza, Carmen Anders and Sara Herrera presented the project proposal for the Grandview Mobilization Group dated November 2018 through November 2019.

4. PUBLIC COMMENT – None

5. CONSENT AGENDA

On motion by Councilmember Moore, second by Councilmember McDonald, Council approved the Consent Agenda consisting of the following:

- A. Minutes of the October 22, 2018 Committee-of-the-Whole special meeting
- B. Minutes of the October 22, 2018 Council special meeting
- C. Minutes of the October 29, 2018 Budget special meeting
- D. Minutes of the November 5, 2018 Budget special meeting
- E. Payroll Check Nos. 10596-10626 in the amount of \$27,667.53
- F. Payroll Electronic Fund Transfers (EFT) Nos. 59998-60003 in the amount of \$90,803.65
- G. Payroll Direct Deposit 10/16/18-10/31/18 in the amount of \$109,554.31
- H. Claim Check Nos. 116320-116435 in the amount of \$288,996.75

6. ACTIVE AGENDA

A. Closed Record Public Hearing – Rezone and Subdivision submitted by Noe Gonzalez for 628 East Fourth Street, Grandview

Mayor Childress opened the closed record public hearing to consider a rezone and subdivision application submitted by Noe Gonzalez for Parcel No. 230924-23513 located at 628 East Fourth Street, Grandview, Washington, to change the zoning from R-1 Low Density Residential to R-2 Medium Density Residential and preliminary plat approval for the plat of Villa de Gonzalez by reading the public hearing procedure.

There was no one in the audience who objected to his participation as Mayor or any of the Councilmembers' participation in these proceedings. None of the Councilmembers had an interest in this issue nor did any stand to gain or lose any financial benefit as a result of the outcome of this hearing and all indicated they could hear and consider the issue in a fair and objective manner.

The purpose of the hearing was for the Council to review the record and consider the pertinent facts relating to this issue. No new public testimony was allowed.

City Clerk Palacios provided the following review of the record:

- Noe Gonzalez submitted a rezone and subdivision application for Parcel No. 230924-23513 consisting of 2.69 acres located at 628 East Fourth Street, Grandview, WA. The applicant requested a rezone from R-1 Low Density Residential to R-2 Medium Density Residential. The applicant also requested a preliminary plat to subdivide the property into 10 lots to construction single family residences and duplexes.
- On October 3, 2018, a public hearing was held before the Hearing Examiner to receive comments on the proposed rezone and preliminary plat. Copies of the Hearing Examiner's Recommendation RZ #2018-03 and Pre-Plat #2018-01 dated October 17, 2018 were presented.
- The Hearing Examiner recommended that the City Council rezone the 2.69 acre Parcel No. 230924-23513 from R-1 Low Density Residential to R-2 Medium Density Residential and approve the proposed 10-lot preliminary plat of Villa de Gonzalez subject to the following eight conditions:
 1. That the final plat complies with the design standards of GMC Chapter 16.24, including the construction of the south half of East Fourth Street along the frontage of the plat in accordance with those standards.
 2. That five (5) feet of street right-of-way be dedicated along the north boundary of the parcel in order to provide twenty five (25) feet of street right-of-way for the south half of East Fourth Street along the frontage of the plat in compliance with GMC Section 16.24.040(A)(3).
 3. That the proposed Lot 7 be modified to provide a minimum of fifty (50) feet of frontage on East Fourth Street in accordance with GMC Section 16.24.020(A).
 4. That a 10-foot-wide utility easement be provided and shown across the front of each lot as required by GMC Section 16.24.050(B).
 5. That a 10-foot-wide irrigation easement be provided and shown along the rear lot lines of the lots and from the rear lot line of proposed Lot 7 to the rear lot line of the proposed Lot 8 in a location to be approved by the City.

6. That curb, gutters and sidewalks be provided and shown along the frontage on East Fourth Street and that provisions for handling storm drainage for the plat be provided.

7. That a development contract be completed prior to final project approval as required by GMC Section 16.12.030.

8. That any future construction on the subject property be subject to use approval, plan review, building permits and compliance with all other applicable requirements of the Grandview Municipal Code, including without limitation Title 12 (Streets, Sidewalks and Public Places), Title 15 (Buildings and Construction), Title 16 (Subdivisions) and Title 17 (Zoning).

- Upon Council's approval, staff would present and ordinance changing the zoning classification of certain lands and amending the zoning map of the City of Grandview as requested for Parcel No. 230924-23513 to R-2 Medium Density Residential.

Council requested clarification of the record as follows (*transcribed verbatim*):

Mayor Childress – Do we have any questions or comments. Gay.

Councilmember Brewer – Well this is kind of new to me. I know where the area is. I don't know how far we can go with our comments or questions. I guess the City Attorney will stop me. My concern is that these are awful small lots and I do have a concern about the one lot or the double lot that there's one in front and part of one in the back area behind it. I kind of glanced through the Hearing Examiner's recommendation. Maybe I overlooked something. Is there anything that he said that was negative about the plat?

City Clerk Palacios – Nope.

Councilmember Moore – No.

Councilmember Brewer – It didn't go through our local Planning Commission either right?

City Attorney Plant – I think that he said that the lots meet the requirements of the Grandview Municipal Code in terms of size.

Councilmember Brewer – Just looking at the little picture of the little house and I don't know, I guess. Are those pre-fab houses? Is that what that is?

City Clerk Palacios – What picture are you talking about?

Mayor Childress – On page 47.

City Administrator Arteaga – That's the existing house that's there.

City Clerk Palacios – That's the existing house that's there.

Councilmember Brewer – What's that?

City Clerk Palacios – That's the existing house that's there.

Councilmember Brewer – So it will be about that size?

Councilmember Moore – No.

City Clerk Palacios – I have no. No.

Councilmember Brewer – What size will it be? Bigger or littler?

Applicant Noe Gonzalez – Anywhere from 1100 square feet to 1600 square feet.

Councilmember Brewer – 1600 square feet.

Applicant Noe Gonzalez – So they'll be parallel with the lot.

Councilmember Brewer – With the lot?

Applicant Noe Gonzalez – Yeah, with the lot.

Councilmember Brewer – So the front of the house will be on the side, correct?

Applicant Noe Gonzalez – Facing the road.

Councilmember Brewer – Oh, it will be facing the road?

Applicant Noe Gonzalez – Yeah with a two car garage.

Councilmember Brewer – They're 53 feet wide?

Applicant Noe Gonzalez – Um, 40 feet wide. The lots are 53 feet wide.

Councilmember Brewer – The lots are 53 feet wide?

Mayor Childress – Quinn, can we take this testimony in the closed public hearing? Is this new or clarification?

City Attorney Plant – I think this is testimony that is in the, that was before the Hearing Examiner and that's in the report, but I think that is information that is in the Hearing Examiner's recommendation.

Mayor Childress – So, we're okay? I was just making sure we were okay.

City Attorney Plant – Yeah.

Mayor Childress – Alright.

Councilmember Brewer – Not too many questions?

Mayor Childress – No, I just.

Councilmember Brewer – Good.

Mayor Childress – I know in a closed record, you can only talk about so many things.

Councilmember Brewer – Yeah, I know that.

Mayor Childress – We're doing fine.

Councilmember McDonald – 203 feet is a big lot. Mine is.

Councilmember Brewer – I guess I'm looking at it wrong. It doesn't look like it's that wide.

Councilmember McDonald – Yeah, 53 wide by 203 deep that's a big, that's a pretty good sized lot.

Councilmember Brewer – 53 feet wide?

Councilmember McDonald – 53 feet wide by 203 deep that's a, that's a good sized.

Councilmember Brewer – It's keep, but it's not very wide.

Councilmember McDonald – But at, yeah, well.

Councilmember Brewer – A 1500 square foot house, you know, on average would probably be 50 feet wide and 50 feet deep.

Councilmember McDonald – And eight feet on either side for, but a.

Councilmember Moore – You know, it meets the, it still meets the requirements that we have in our existing code and it really is quite big. It's bigger than my lot or bigger than my house.

Councilmember Brewer – Is it?

Councilmember Moore – Oh yeah, I mean almost by 100 square feet. 10,000 to 11,000 square feet for the lot and it meets all the criteria and I don't see a problem.

Councilmember Brewer – The depth is deep.

Councilmember Moore – Well, I understand that.

Mayor Childress – Well, I'm just making sure we have. Okay, we've had clarification and now that we've reviewed the record concerning this issue, this subject is open for a decision . . .

Mayor Childress declared the public hearing closed.

On motion by Councilmember Moore, second by Councilmember Souders, Council accepted the Hearing Examiner's conclusions and recommendation RZ#2018-03 to rezone the 2.69 acre Parcel No. 230924-23513 from R-1 Low Density Residential to R-2 Medium Density Residential and approve the proposed 10-lot preliminary plat of Villa de

Gonzalez Pre-Plat #2018-01 subject to the eight conditions outlined in the Hearing Examiner's Recommendation; and directed staff to 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. 230924-23513 to R-2 Medium Density Residential for consideration at the November 27, 2018 regular Council meeting.

B. Ordinance No. 2018-15 levying the 2019 ad valorem property taxes and excess levy taxes

This item was previously discussed at the October 22, 2018 special C.O.W. meeting and during the public hearing at the October 22, 2018 special Council meeting.

On motion by Councilmember Everett, second by Councilmember Mendoza, Council approved Ordinance No. 2018-15 levying the 2019 ad valorem property taxes and excess levy taxes.

C. Resolution No. 2018-46 authorizing the Mayor to sign the Interlocal Agreement between the City of Sunnyside, Washington and the City of Grandview, Washington for the housing of inmates Addendum 1

This item was previously discussed at the October 22, 2018 special C.O.W. meeting.

On motion by Councilmember Moore, second by Councilmember Rodriguez, Council approved Resolution No. 2018-46 authorizing the Mayor to sign the Interlocal Agreement between the City of Sunnyside, Washington and the City of Grandview, Washington for the housing of inmates Addendum 1.

D. Ordinance No. 2018-16 amending Grandview Municipal Code Section 13.28.050 setting domestic sewer rates – 3% increase

This item was previously discussed at the November 5, 2018 special Council budget meeting.

On motion by Councilmember Souders, second by Councilmember Moore, Council approved Ordinance No. 2018-16 amending Grandview Municipal Code Section 13.28.050 setting domestic sewer rates.

E. Ordinance No. 2018-17 amending Grandview Municipal Code Section 13.28.085 setting garbage rates – 1% increase

This item was previously discussed at the November 5, 2018 special Council budget meeting.

On motion by Councilmember Everett, second by Councilmember Rodriguez, Council approved Ordinance No. 2018-17 amending Grandview Municipal Code Section 13.28.085 setting garbage rates.

F. Ordinance No. 2018-18 amending Grandview Municipal Code Section 13.28.060(B) setting irrigation water rates – 2% increase

This item was previously discussed at the November 5, 2018 special Council budget meeting.

On motion by Councilmember Mendoza, second by Councilmember Moore, Council approved Ordinance No. 2018-18 amending Grandview Municipal Code Section 13.28.060(B) setting irrigation water rates.

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

On motion by Councilmember Moore, second by Councilmember Rodriguez, Council adjourned the regular meeting at 8:00 p.m.

Mayor Norm Childress

Anita Palacios, City Clerk