

**GRANDVIEW CITY COUNCIL  
REGULAR MEETING AGENDA  
TUESDAY, NOVEMBER 13, 2018**



<b>REGULAR MEETING – 7:00 PM</b>		<b><u>PAGE</u></b>
<b>1.</b>	<b>CALL TO ORDER &amp; ROLL CALL</b>	
<b>2.</b>	<b>PLEDGE OF ALLEGIANCE</b>	
<b>3.</b>	<b>PRESENTATIONS</b>	
	A. 2018 Proclamation – Grandview High School DECA	1
	B. Grandview Mobilization Group Project Proposal	2-7
<b>4.</b>	<b>PUBLIC COMMENT</b> – At this time the public may address the Council on any topic whether on the agenda or not, except those scheduled for public hearing.	
<b>5.</b>	<b>CONSENT AGENDA</b> – 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 October 22, 2018 Committee-of-the-Whole special meeting	8-10
	B. Minutes of the October 22, 2018 Council special meeting	11-13
	C. Minutes of the October 29, 2018 Budget special meeting	14-16
	D. Minutes of the November 5, 2018 Budget special meeting	17-24
	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	
<b>6.</b>	<b>ACTIVE AGENDA</b> – 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 and Subdivision submitted by Noe Gonzalez for 628 East Fourth Street, Grandview	25-48
	B. Ordinance No. 2018-15 levying the 2019 ad valorem property taxes and excess levy taxes	49
	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	50-51
	D. Ordinance No. 2018-16 amending Grandview Municipal Code Section 13.28.050 setting domestic sewer rates – 3% increase	52-59
	E. Ordinance No. 2018-17 amending Grandview Municipal Code Section 13.28.085 setting garbage rates – 1% increase	60-62
	F. Ordinance No. 2018-18 amending Grandview Municipal Code Section 13.28.060(B) setting irrigation water rates – 2% increase	63-64
<b>7.</b>	<b>UNFINISHED AND NEW BUSINESS</b>	
<b>8.</b>	<b>CITY ADMINISTRATOR AND/OR STAFF REPORTS</b>	
<b>9.</b>	<b>MAYOR &amp; COUNCILMEMBER REPORTS</b>	
<b>10.</b>	<b>ADJOURNMENT</b>	



## **2018 PROCLAMATION GRANDVIEW HIGH SCHOOL DECA**

**WHEREAS**, the Grandview City Council recognizes the hard work and services provided by the Grandview High School DECA Chapter; and,

**WHEREAS**, the GHS DECA Chapter performs and participates in many community service activities; and,

**WHEREAS**, the Grandview City Council supports the GHS DECA Chapter within the school and community,

**NOW, THEREFORE**, I, Mayor Norm Childress of the City of Grandview, Washington, and on behalf of the City Council, do hereby proclaim the month of November as

### **GRANDVIEW HIGH SCHOOL DECA MONTH**

and urge all citizens to support efforts and activities of the GHS DECA Chapter.

Dated this 13<sup>th</sup> day of November, 2018

Mayor Norm Childress

## Anita Palacios

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**From:** chg298 <chg298@gmail.com>  
**Sent:** Wednesday, November 07, 2018 6:59 AM  
**To:** Anita Palacios; Gloria Mendoza; Sara Herrera  
**Subject:** Nov 13 Council Meeting  
**Attachments:** Proposal 11072018.doc

Hi Anita,

Gloria Mendoza has asked for me and Sara Herrera to present information at the November 13 council meeting. Attached is the Word document that we will be discussing. I wanted to provide it to the council so that they have time to review.

Thanks,  
Carmen Anders

**PROJECT PROPOSAL  
GRANDVIEW MOBILIZATION GROUP  
GRANDVIEW, WASHINGTON**

**DATE: NOVEMBER 2018 THROUGH NOVEMBER 2019**

***GUIDING PRINCIPLES***  
***.....IS OUR WORK GOOD FOR THE COMMUNITY?***  
***...IS OUR WORK GOOD FOR OUR LOCAL ECONOMY?***  
***.....DOES OUR WORK SUPPORT FUTURE GROWTH?***

## **PROJECT DESCRIPTION**

The Grandview Mobilization Group was imagined during a community event. Three community members discussed how much more successful community events would be if there was a community calendar and a coordinated effort between service clubs and the city. As community service events were executed, the city can provide support, involvement and expertise in reaching more people as well as considering the needs of local business and economic development. For example, a family friendly event, held in the downtown, retail area may provide foot traffic to local businesses. That detail may prompt a group to plan an activity in a retail area as opposed to a remote location. Coordination with the city can help to remove obstacles and streamline as well as celebrate success. We believe that the answers for Grandview are already in Grandview, we want to connect our existing organizations in a way which creates energy and coordinated efforts. The ultimate goal is that our work becomes obsolete and existing organizations take over the leadership effort. Community mobilization is key to our success.

## **PROJECT REQUIREMENTS**

- A volunteer committee who is willing to propose and execute this effort.
- A clear charter including guiding principles and description of scope of work.
- A community calendar program that is promoted to all local community clubs, schools and government.
- Access to community organizations (including the school district and government) to promote coordination
- An evaluation plan to evaluate and react to community response
- Access to city council for guidance and advice and decisions about acceptable guidelines and requirements (risk management)
- Support of the Grandview City Council
- An introduction and an opportunity to meet with the retail recruiter to understand his perception of Grandview. Does he have any suggestions or requirements?
- An introduction and an opportunity to meet with the retail recruiter to understand his requirements.
- Posting of community calendar on Grandview City website, once organized and requirements of city council are met. The same calendar will be posted on other organizations websites. Administration of the calendar will be limited to the Grandview Mobilization Group with the city having complete access via passwords.

## PROJECT DELIVERABLES

- Volunteer committee will visit and meet with community (service clubs and churches), local businesses, school and government officials and committees to promote a community wide calendar (with details of events.)
- Volunteer committee will encourage participants to make details of their events available to the community at least one month before event. We hope that creating this discipline and structure will allow us to move toward further development of willingness to discuss assets (both physical and human) and coordinate efforts. An example of this might be a group needing volunteers to execute their event and our platform supporting this through connecting a group of volunteers willing to participate. Another example might be a group needing a piece of cooking equipment once and coordinating with another group to borrow that piece of equipment.
- As community groups become more comfortable with the platform, the groups become the drivers of future potential. Periodic evaluations will be presented to the city council with a comprehensive evaluation being presented within a year. What works for the participants? By working together, we have the opportunity to be the part of something bigger, something great!
- By November of 2019, we plan on not only evaluating this process, our goal is to present a list of short term, mid term and long term planning goals that are supported in the community and that can best be accomplished with the coordination of many community groups, businesses and local government. Under the direction and vision of the city, our dream is to provide a forum that represents many interests and goals. We believe that our work can help streamline and support many efforts. This is a one year timeline. If the work can be completed sooner, it will.
- As we identify community leaders we will host periodic meetings (town hall style) to introduce and identify those leaders and gather input. What are the obstacles and the needs of our already existing organizations? What are their goals and how can a mobilization effort help?
- A study analyzing a Historic Downtown Association that aligns with the State of Washington Main Street Program, a program that allows any business (local and statewide) to pledge a portion of their B&O taxes back to Grandview for preservation and development. In exchange for their donation, the business receives a 75% B&O tax credit as well as 100% IRS deduction. We will look to the cities of Prosser, Chelan, Wenatchee, Tieton, Yakima, Entiat and Kennewick for research and success. This study needs to be completed no later than August 15, 2019.
- **GUIDING PRINCIPLES**
  - 1) Is our work and direction good for the community?
  - 2) Is our work good for our local economy?
  - 3) Does our work support future growth?

These guiding principles will direct all of our working group's decisions. We hope to expose and instill these same guiding principles in our community as we move forward to coordinate community events.

## **PROJECT ASSUMPTIONS**

- Building credibility and trust with community organizations will require time and performance. Exposing groups to our purpose (simply to grow and support the residents of Grandview and the surrounding community) to strengthen our community with coordinated volunteer efforts backed with city support, may be met with some resistance. We believe that the backing of the city (rather than one community organization) will be a start in the right direction.
- Some community members may not have access to technology. We will need to consider alternatives for those people. For the moment, our volunteer working group will help those groups by inputting information into the calendar system and providing printed calendars as posters in consistent places around town. Our goal would be to encourage the use of technology which may mean helping recruit a volunteer with that skillset.
- Our ultimate assumption is that the entire Grandview Community is invested in long term, sustainable growth while maintaining our unique culture.
- Reports will be presented to the Grandview City Council on a bimonthly basis unless requested more frequently. Questions and discussion will be answered as quickly as possible by the working group. Gloria Mendoza (Economic Development Liaison) will be updated frequently and included in all pertinent communications. Additional city council members can request to be a part of same communication distribution.

## **PROJECT MILESTONES**

- |  |                |
|--|----------------|
| • Formation meeting  | Oct 12, 2018   |
| • City Council Presentation  | Nov 13, 2018   |
| • Report to City Council   | January 2019   |
| • Report to City Council   | March 2019     |
| • Report to City Council   | May 2019       |
| • Report to City Council   | July 2019      |
| • Present Report (B&O + Main Street)   | August 2019    |
| • Report to City Council   | September 2019 |
| • Final Report to City Council, evaluate efforts<br>Recommendations for group moving forward | November 2019  |

## PROJECT PARTICIPANTS

**Stakeholders** City of Grandview  
Grandview School District  
All service organizations and churches

**Project Managers**  
Gloria Mendoza - Council Member, Grandview City Council  
(509)830-4935, [gmcmandoza@gmail.com](mailto:gmcmandoza@gmail.com)  
Sara Herrera, (509)831-0598, [gviewchamber@gmail.com](mailto:gviewchamber@gmail.com)  
Carmen Anders, (360)265-3532, [chg298@gmail.com](mailto:chg298@gmail.com)

**Project Sponsors**  
City of Grandview

**Project Team**  
TBD

## ACTUAL TIMELINE

Initial Meeting	10/12/2018
Draft proposal for project, distribute for input	
Gather contact information for service groups, key business leaders, librarians, community members	
Group Meeting	10/29/2018
Washington Nonprofit Training	
Sara and Carmen attended Boards in Gear training	11/02/2018
City Council Presentation	11/13/2018

**GRANDVIEW CITY COUNCIL  
COMMITTEE-OF-THE-WHOLE SPECIAL MEETING MINUTES  
OCTOBER 22, 2018**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Present were: Mayor Childress and Councilmembers Mike Everett, Gloria Mendoza, Bill Moore, Javier Rodriguez and Joan Souders.

Absent was Councilmember Dennis McDonald.

Councilmember Gay Brewer arrived at 6:05 p.m.

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

**3. PUBLIC COMMENT – None**

**4. NEW BUSINESS**

**A. Ordinance levying the 2019 ad valorem property taxes and excess levy taxes**

City Treasurer Cordray explained that pursuant to legislation RCW 84.52.020, the City's certification for the purpose of levying 2019 property taxes was to be filed with the Board of Yakima County Commissioners on or before November 30, 2018 or the City would receive no funding from this source. As a result of Referendum 47, the City would need to pass an ordinance for the levy amount up to the full 101%. The regular levy request in the amount of \$1,654,700 was a \$121,000 increase from the 2018 levy amount and a 7.9% increase of that same 2018 levy amount, plus any amount allowed for new construction and increase in state assessed value. He presented an ordinance levying the 2019 ad valorem property taxes and excess levy taxes.

Discussion took place.

**On motion by Councilmember Everett, second by Councilmember Mendoza, the C.O.W. moved an ordinance levying the 2019 ad valorem property taxes and excess levy taxes for consideration at the November 13, 2018 regular Council meeting.**

**B. Resolution 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**

Police Chief Fuller explained that on November 14, 2017, Council approved Resolution No. 2017-48 authorizing the Mayor to sign the Interlocal Agreement between the City of Sunnyside and the City of Grandview for the housing of inmates. Addendum 1 to the 2018 Interlocal Agreement between the City of Sunnyside and the City of Grandview for the housing of inmates

would change the per day rates from \$47.00 to \$49.00. This agreement allows prisoners to be routinely housed in Sunnyside. Grandview jail continues to only be a temporary holding facility.

Discussion took place.

**On motion by Councilmember Mendoza, second by Councilmember Everett, the C.O.W. moved a resolution 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 for consideration at the November 13, 2018 regular Council meeting.**

## **7. OTHER BUSINESS**

Hallett Sewer Lift Station on Euclid – City Administrator Arteaga reported that Ray Hallett and Astria Community Hospital have agreed to upgrade their private sewer lift station on their property adjacent to Euclid Road in order to deed the lift station to the City for future maintenance.

Elm and Fir Street Sidewalk Improvements – City Administrator Arteaga reported that the Elm and Fir Street Sidewalk Improvement project should be completed by October 26, 2018.

Irrigation System Winterization – City Administrator Arteaga reported that the City's irrigation water was shut off on October 15<sup>th</sup> and the Public Works crew was in the process of winterizing irrigation pumps and lines.

LED Streetlight Conversion – City Administrator Arteaga reported that Pacific Power hired a contractor for the LED streetlight conversion and the project has started.

SVID Drain and City Stormwater–West Fifth Street Area – City Administrator Arteaga reported that he was working with the new property owner of the assisted living facility on West Fifth Street regarding an easement to install a new drain field on their property.

New High School Construction Project Water Service Lines – City Administrator Arteaga reported that the project engineer for the new high school construction project recommended the installation of a new 12-inch water service line that would connect to the 8-inch fire loop around the building to meet the required fire flow, allow for future growth, and provide a means to transition between phases without the loss of fire protection.

IACC Conference – City Administrator Arteaga reported that he and Mayor Childress would be attending the IACC Conference in Wenatchee on October 23-25, 2018. At the conference, he would be participating on a pre-planning panel.

Complete Streets Application – City Administrator Arteaga would be presenting the City's Complete Streets Application to the Community Transportation Association of the Northwest (CTAWN) Board on October 25, 2018.

Economic Development Workshop – City Administrator Arteaga reported that he was working with NaviRetail on scheduling a community workshop with local developers, real estate agents, landowners, local business owners, City Council and staff regarding economic development marketing.

Rotary Trunk or Treat Food Drive – Councilmember Mendoza reported that the Grandview Rotary Club would be holding a “Trunk or Treat Food Drive” on October 26, 2018 from 5 to 8 p.m., in the 100 block of Division Street in the Downtown Business District.

Extra Mile Student Center Fall Fundraiser Dessert Banquet – Councilmember Brewer reported that the Extra Mile Student Center would be holding their Fall Fundraiser Dessert Banquet on November 17, 2018 from 7 to 8:30 p.m.

Clean City (Nuisance) Ordinance – Councilmember Brewer requested that the “Clean City” (nuisance) ordinance be placed on the next Council agenda for discussion.

**8. ADJOURNMENT**

The C.O.W. meeting adjourned at 6:35 p.m.

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Mayor Norm Childress

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Anita Palacios, City Clerk

**GRANDVIEW CITY COUNCIL  
SPECIAL MEETING MINUTES  
OCTOBER 22, 2018**

**1. CALL TO ORDER**

Mayor Norm Childress called the special 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, Gloria Mendoza, Bill Moore, 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 Treasurer Matt Cordray, Police Chief Kal Fuller, Fire Chief Pat Mason and City Clerk Anita Palacios.

**2. PLEDGE OF ALLEGIANCE**

Councilmember Moore led the pledge of allegiance.

**3. PRESENTATIONS – None**

**4. PUBLIC COMMENT – None**

**5. CONSENT AGENDA**

**On motion by Councilmember Rodriguez, second by Councilmember Souders, Council approved the Consent Agenda consisting of the following:**

- A. Minutes of the October 8, 2018 Budget special meeting**
- B. Minutes of the October 9, 2018 Committee-of-the-Whole meeting**
- C. Minutes of the October 9, 2018 Council meeting**
- D. Minutes of the October 15, 2018 Budget special meeting**
- E. Payroll Check Nos. 10580-10595 in the amount of \$82,607.51**
- F. Payroll Electronic Fund Transfers (EFT) Nos. 59992-59997 in the amount of \$78,671.56**
- G. Payroll Direct Deposit 10/1/18-10/15/18 in the amount of \$105,354.85**
- H. Claim Check Nos. 116218-116319 in the amount of \$315,876.28**

**6. ACTIVE AGENDA**

**A. Public Hearing – 2019 Current Expense Fund Revenue Sources**

Mayor Childress opened the public hearing for the purpose of receiving comments on the 2019 Current Expense Fund Revenue Sources.

City Treasurer Cordray indicated that the 2019 Current Expense Fund Revenue Sources were previously discussed at the October 8, 2018 and October 15, 2018 special budget meetings. He

explained that the operating revenue for the Current Expense Fund in 2019 was estimated to be \$5,555,325.00. He provided a detail of the Current Expense Fund revenue estimates as follows:

<u>Revenue Type</u>	<u>Amount</u>
Property Taxes	\$1,650,000
Sales Tax	\$ 654,750
Criminal Justice Tax	\$ 170,000
City Utility Taxes	\$1,041,000
Private Utility Taxes	\$1,045,000
Other Taxes	\$ 2,500
Licenses & Permits	\$ 141,500
Intergovernmental Revenues	\$ 351,100
Charges for Service	\$ 158,600
Fines & Forfeits	\$ 170,410
Misc. & Other Revenues	\$ 170,465
Total Revenue	\$5,555,325

Mayor Childress requested public comments. There were no public comments received during the hearing or by mail.

The public testimony portion of the hearing was declared closed and no further comments were received.

**B. Resolution No. 2018-43 declaring certain City property from the Public Works Department as surplus and authorizing disposal by public auction, sale or trade**

This item was previously discussed at the October 9, 2018 C.O.W. meeting.

**On motion by Councilmember Moore, second by Councilmember Rodriguez, Council approved Resolution No. 2018-43 declaring certain City property from the Public Works Department as surplus and authorizing disposal by public auction, sale or trade.**

**C. Resolution No. 2018-44 declaring Police firearms/parts as surplus and authorizing destruction of the firearms/parts**

This item was previously discussed at the October 9, 2018 C.O.W. meeting.

**On motion by Councilmember Everett, second by Councilmember Mendoza, Council approved Resolution No. 2018-44 declaring Police firearms/parts as surplus and authorizing destruction of the firearms/parts.**

**D. Resolution No. 2018-45 declaring Police firearms as surplus and authorizing the trade of the firearms to a federal firearms licensed dealer**

This item was previously discussed at the October 9, 2018 C.O.W. meeting.

**On motion by Councilmember Mendoza, second by Councilmember Moore, Council approved Resolution No. 2018-45 declaring Police firearms as surplus and authorizing the trade of the firearms to a federal firearms licensed dealer.**

Councilmember Brewer voted in opposition.

**E. Sunnyside Fire Department Ambulance Service Proposal**

This item was previously discussed at the October 9, 2018 C.O.W. meeting.

**On motion by Councilmember Everett, second by Councilmember Souders, Council directed staff to move forward with the Sunnyside Fire Department ambulance service proposal and to prepare an interlocal agreement with the City of Sunnyside for consideration at a future C.O.W. meeting.**

Councilmember Brewer abstained from the vote as his spouse was currently the Chair of the Astria Sunnyside Hospital Board of Directors.

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 Mendoza, Council adjourned the regular meeting at 7:20 p.m.**

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Mayor Norm Childress

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Anita Palacios, City Clerk

**GRANDVIEW CITY COUNCIL  
SPECIAL MEETING MINUTES – BUDGET  
OCTOBER 29, 2018**

**1. CALL TO ORDER**

Mayor Norm Childress called the special meeting to order at 6:00 p.m. in the Council Chambers at City Hall.

Present were: Mayor Childress and Councilmembers Mike Everett, Gloria Mendoza, Bill Moore and Javier Rodriguez.

Councilmember Joan Souders arrived at 7:10 p.m.

Absent from the meeting were Councilmembers Gay Brewer and Dennis McDonald.

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Treasurer Matt Cordray, Police Chief Kal Fuller, Assistant Police Chief Mike Hopp and City Clerk Anita Palacios.

A moment of silence was observed in remembrance of the victims of the tragedy in Pittsburgh, Pennsylvania.

**2. 2019 PRELIMINARY BUDGET**

**2019 Expenditure Estimates – Current Expense Fund**

City Treasurer Cordray continued the presentation of the 2019 preliminary budget, as follows:

**Police Administration**

2018 Budget \$292,650

2019 Estimate \$325,340

Notable Changes in 2019 – Lexipol Policy Program (\$10,000 yearly/\$7,500 setup) \$17,500. WCIA would reimburse \$1,000 per year for participation.

**Police Investigations**

2018 Budget \$285,500

2019 Estimate \$289,315

Notable Changes in 2019 – Evidence room outfitting/supplies \$7,000. The second detective position would be filled in 2019 after new hires were back from academy.

**Police Patrol**

2018 Budget \$1,740,050

2019 Estimate \$1,960,380

Notable Changes in 2019 –

- Separation pay for Officer Ripplinger retirement \$37,500
- Capital replacement items: 13 rifle replacements \$33,800; 8-subject to bid-mobile data terminal replacement \$18,000; SWAT equipment (headgear, tires, light) \$7,500; 2 bullet resistant vests \$2,000; 1 taser \$1,500
- Repairs/maintenance increased \$3,000 (vehicle decommission, fire suppression)
- Office/operating supplies \$2,000 (NARCAN, computer access)

- Use of force training \$3,000

Police Community Programs

2018 Budget \$17,175

2019 Estimate \$20,715

Notable Changes in 2019 – Increased overtime \$2,000.

Police Corrections

2018 Budget \$110,950

2019 Estimate \$132,000

Notable Changes in 2019 – Continue to contract out for most jail services. Grandview jail would continue to be a short term holding facility. Increased professional services from \$96,000 to \$120,000.

Police Communications

2018 Budget \$637,600

2019 Estimate \$649,575

Notable Changes in 2019 – Increased repairs/maintenance (pest control/HVAC) \$5,000; increased provisional wages \$2,000; computer replacements (3 computers) \$3,500; call transfer equipment (2018 carryover) \$7,000; wiring/cable update \$3,500.

Animal Control

2018 Budget \$33,600

2019 Estimate \$34,100

Notable Changes in 2019 – Continue contracting for services with the Yakima Humane Society for animal control (15 hours a week) coverage. Current contract was good through 2020. 2019 rate was \$32,220.

Criminal Justice Fund – Yakima County Law & Justice Tax Fund

2018 Budget \$450,110

2019 Estimate \$490,710

Notable Changes in 2019 – Capital Replacement items:

- 1 portable radio (Benton County Sheriff's Office) \$4,000
- 1 pistol (possible new hire) \$1,000
- LEAD Task Force (continuation of service) carry-over, not used in 2018 \$26,500
- Lower Valley Repeater Project carry-over, not used in 2018 \$6,000
- Crime scene investigations equipment \$3,000
- UAV platform (drone) \$9,500

Following discussion, Council concurred to the following budget changes:

- Police Administration: Move the Lexipol Policy Program (\$10,000 yearly/\$7,500 setup) \$17,500 from Police Administration to Criminal Justice Fund
- Criminal Justice Fund: Appropriate \$25,000 for new police officer hire in October 2019
- Street Fund: Appropriate \$1,000 for the purchase of street trees
- Library Services: Appropriate \$2,500 for the purchase of books

The next preliminary budget meeting would be held on Monday, November 5, 2018 at 6:00 p.m.

3. **ADJOURNMENT**

The special meeting adjourned at 7:45 p.m.

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Mayor Norm Childress

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Anita Palacios, City Clerk

**GRANDVIEW CITY COUNCIL  
SPECIAL MEETING MINUTES – BUDGET  
NOVEMBER 5, 2018**

**1. CALL TO ORDER**

Mayor Norm Childress called the special meeting to order at 6:00 p.m. in the Council Chambers at City Hall.

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

Absent from the meeting were Councilmembers Dennis McDonald Javier Rodriguez.

**On motion by Councilmember Souders, second by Councilmember Moore, Council excused Councilmembers McDonald and Rodriguez from the meeting.**

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Treasurer Matt Cordray, Wastewater Treatment Plant Superintendent Dave Lorenz and City Clerk Anita Palacios.

**2. 2019 PRELIMINARY BUDGET**

**2019 Water and Sewer Rate Analysis**

Ted Pooler, City Engineer with HLA Engineering and Land Surveying, Inc., presented the 2019 Water and Sewer Rate Analysis, as follows:

**Project Background**

Revenues and expenditures for Grandview's water and sewer fund were reviewed annually as part of the budget planning process. Though revenues and expenditures were combined into a single Water/Sewer Fund, each department was tracked separately to ensure revenues collected for each system were enough to offset expenses. Furthermore, a long-term plan was developed to assess future needs, so revenues could be reasonably adjusted to meet capital improvement costs.

This method of analysis has served Grandview well. Modest rate increases were executed in 2015, and no water or sewer rate increases were required in 2016 and 2017. In 2018, no increase in water rates was necessary. However, sewer rates were increased 4% in 2018 in anticipation of a major project to replace the sewer trunk main between the City and the Yakima River, and treatment plant improvements to address Department of Ecology requirements.

Both water and sewer revenues have benefitted from increased industrial demand and the associated increase in user charges. While increased revenues were noteworthy, the City's control of expenditures was also an important factor. In 2018 alone, year-end water department operating expenses were projected to be \$184,000 below budget, and sewer department operating expenses were projected to be \$290,000 below budget. This control of expenses, and the conservative approach to budgeting, placed the City Water/Sewer Fund in a good financial position.

### October 2018 Analysis

The recent analysis included the following major work items:

- A review of 2018 revenues and expenses;
- Projection of 2018 year-end revenues and expenses using historical seasonal distribution of water consumption, sewer discharges, and expenditures;
- Examination of current and proposed capital improvements; and
- Preparation of a cash flow analysis to review projected revenue needs.

The cash flow analysis relied on reasonable revenue projections. Year-end 2016 revenues were lower than past revenue projections. The downturn was probably due to decreased water consumption and decreased industrial wastewater discharges, but in 2017 the downturn was reversed. This reversal was continuing in 2018 with a projected increase in both year-end water and sewer revenues. Though there was a two-year upward trend in water use and sewage discharges, it was assumed the projected increases in water and sewer revenues due to increased industrial demand would not continue. The cash flow analysis was then updated to reflect the revised revenue projections and to account for adjustments in planned capital improvements. A few key items in the analysis were worth noting:

- The Department of Ecology requested an analysis and report to address groundwater concerns at the wastewater treatment plant. The report was submitted to Ecology and the City was awaiting final approval. Based on the report findings, improvements to the facility were planned in 2020 and 2021. The estimated cost of those improvements (\$14 million and the associated debt service) was included in the cash flow analysis.
- In late 2017, a major sewer system capital improvement project was identified: replacement of the trunk sewer line between the City and the Euclid Road Pump Station. Failures of the pipeline highlighted the poor condition of the sewer, and the City received a Department of Ecology SRF (State Revolving Fund) loan with 50% principal forgiveness (i.e., 50% grant) for funding of the \$600,000 field investigation and design of the replacement pipeline. Actual costs were expected to be lower and debt service to repay the loan was included in the analysis.
- A Department of Ecology SRF funding application for \$4 million was submitted for installation of the trunk sewer line. For financial planning purposes, it was assumed this application would also include 50% principal forgiveness, and debt service to repay the loan was included in the analysis. The financing package for the improvements was completed with a successful \$750,000 Community Development Block Grant application.
- Another proposed sewer system capital improvement project was construction of additional paved sludge drying beds. Timing of this \$1.2 million project was flexible, and the amount budgeted in the “Large Equipment Replacement” line item was proposed to pay for the improvements.
- The sewer department paid off the PWTF (Public Works Trust Fund) portion of the sewer debt in 2016, reducing annual expenses by about \$240,000. The revenue bond portion of the sewer debt would be paid off in 2019, further reducing sewer expenses by \$420,000 per year.

- Future improvements outlined in the Water System Plan were considered in the cash flow analysis, but the dates were adjusted to reflect updated project schedules. Major improvements in 2020 (\$3,284,500) and 2021 (\$6,200,000) were proposed to be funded from reserves and through DWSRF (Drinking Water State Revolving Fund) loans, with associated debt service in the following years.
- Other smaller water system O&M improvements as recommended in the Water System Plan, funded using City money, were also included in the financial plan.
- Ending fund balances were adequate to provide a typical minimum balance of at least 50% of annual expenditures, which provided more than six months of reserve.

## Results

### Water Department

- Future water system capital improvements were consistent with the recommendations found in the City's Water System Plan. Capital improvements should be re-examined each year as part of the budget process, and the long-term financial plan should be updated accordingly.
- Since projected water revenues and expenditures continue to show a positive Water Department fund balance, no water rate increase was recommended for 2019. Based on the current timing of future capital improvements, rate increases may not be needed for several years.

### Sewer Department

- The rate analysis included future improvements to the wastewater treatment plant needed to address potential groundwater contamination. The report, required by the City's NPDES permit and outlining recommended improvements, has not been approved by the Department of Ecology, so timing of the future improvements may change. The current plan was to construct the future improvements in 2020 and 2021, after the existing debt was retired, to minimize the impact to customers. The financing plan included building reserves to pay for a portion of the project cost to reduce future debt.
- The analysis also included replacement of the City's trunk sewer. The first step in the project was a detailed video inspection of the pipeline in 2018 to determine the condition and verify the length of pipe that needs to be replaced. For the 2018 Department of Ecology SRF funding application, cost estimates were prepared based on inspection results, and construction plans would be completed before the end of 2018. Construction could then begin later in 2019 and extend into 2020. The financial plan assumed a 50% forgivable principal (50% grant) on a \$4 million loan application, so the City debt was based on an equivalent \$2 million loan.
- Sewer revenues were projected to increase by \$290,000 from 2017 to 2018, which was about \$165,000 more than estimated based on the 4% rate increase implemented by the City. Industrial revenues have fluctuated in the past, so future revenue increases caused by increased sewer discharges were not considered. Discharges were held at 2018 levels and increases in revenue were due rate increases. Using this conservative

revenue projection, and the need to fund anticipated capital improvements, a 3% increase in sewer rates was recommended for 2019.

- Additional sewer rate increases would be needed in the future, but the timing and amount of the increase would depend on when capital improvements were completed, as well as the type of financing. Therefore, the City should continue to monitor sewer revenues and update the rate analysis as more information concerning capital improvements was available. Gradual adjustments to rates could then be made to pay for the proposed year 2020 treatment plant upgrades.

Discussion took place.

Following discussion, City Administrator Arteaga proposed the following utility rate increases for 2019:

- Sewer – 3% based on sewer rate analysis
- Garbage – 1% to account for tipping fee increase from Yakima County Solid Waste Department
- Irrigation – 2% to account for rate increase from Sunnyside Valley Irrigation District

Copies of the proposed ordinances increasing utility rates were distributed.

**On motion by Councilmember Everett, second by Councilmember Moore, Council moved Ordinance No. 2018-16 amending Grandview Municipal Code Section 13.28.050 setting domestic sewer rates; Ordinance No. 2018-17 amending Grandview Municipal Code Section 13.28.085 setting garbage rates; and Ordinance No. 2018-18 amending Grandview Municipal Code Section 13.28.060(B) setting irrigation water rates to the November 13, 2018 Council meeting for consideration.**

#### **2019 Expenditure Estimates**

City Treasurer Cordray continued the presentation of the 2019 preliminary budget, as follows:

##### **Graffiti Removal**

2018 Budget \$4,720

2019 Estimate \$4,665

Notable Changes in 2019 – None

##### **Code Enforcement**

2018 Budget \$70,970

2019 Estimate \$88,590

Notable Changes in 2019 – Increase in salaries and benefits to train additional staff to assist with construction of new high school and other major projects.

**On motion by Councilmember Brewer, second by Councilmember Everett, Council added \$4,000 to Miscellaneous–Abatement.**

Councilmembers Everett and Souders voted in opposition.

##### **Inspections & Permits**

2018 Budget \$54,090

2019 Estimate \$59,950

Notable Changes in 2019 – Increase in salaries and benefits to train additional staff to assist with construction of new high school and other major projects.

Parks Maintenance

2018 Budget \$237,630

2019 Estimate \$269,995

Notable Changes in 2019 –

- Dykstra Park irrigation Phase 5 \$5,000
- Playground chips \$5,000
- Arbor Day Tree Planting \$1,000
- Tree pruning for Eastside Park \$15,000

**On motion by Councilmember Brewer, second by Councilmember Moore, Council added \$10,000 to Office and Operating Supplies for Stassen Way/Dykstra Park landscaping.**

Transfers Out and Ending Fund Balance

2018 Budget \$643,515

2019 Estimate \$504,845

Notable Changes in 2019 – A \$50,000 transfer to the Street Fund was anticipated in 2019.

Streets

2018 Revenue Budget \$1,819,935

2019 Revenue Estimate \$890,200

2018 Expenditure Budget \$1,819,935

2019 Expenditure Estimate \$899,585

Notable Changes in 2019 –

- Street tree pruning (Higgins Way) \$60,000
- Paint machine \$10,000
- Sidewalk repairs \$15,000

Transportation Benefit District

2018 Revenue Budget \$442,870

2019 Revenue Estimate \$435,160

2018 Budget \$442,870

2019 Estimate \$435,160

Notable Changes in 2019 – Increase Repairs & Maintenance for additional sealcoat, crack sealing and pothole repairs \$13,800

Cemetery

2018 Revenue Budget \$242,885

2019 Revenue Estimate \$255,645

2018 Budget \$242,885

2019 Estimate \$252,275

Notable Changes in 2019 –

- Expansion of new area (road entrance, mapping and landscaping) \$35,000
- Lowering device (Office Supplies) \$3,000
- Big gun sprinkler (Office Supplies) \$1,500

East Wine Country Plaza Debt Service – SIED Loan

2018 Revenue Budget \$58,670  
2019 Revenue Estimate \$58,675  
2018 Budget \$58,670  
2019 Estimate \$58,675  
Notable Changes in 2019 – Project completed in 2016

Euclid/Wine Country Road Improvements Debt Service – SIED Loan

2018 Revenue Budget \$23,305  
2019 Revenue Estimate \$36,105  
2018 Budget \$23,605  
2019 Estimate \$36,105  
Notable Changes in 2019 – FruitSmart Inc., satisfied their obligation towards the loan in 2018. By doing this, the City would not have to contribute any funds for repayment again until 2020.

Capital Improvements

2018 Revenue Budget \$127,415  
2019 Revenue Estimate \$185,910  
2018 Budget \$127,415  
2019 Estimate \$185,910  
Notable Changes in 2019 – The museum facility renovation did not include a new roof. This budget included \$60,000 to replace the roof at the new location. Also included in the budget was \$60,000 earmarked for a pool splash pad in anticipation of a successful RCO grant.

Water/Sewer Fund

2018 Revenue Budget \$13,867,690  
2019 Revenue Estimate \$15,071,110

Water Pumping, Treatment & Delivery

2018 Budget \$1,629,270  
2019 Estimate \$1,763,135  
Notable Changes in 2019 –

- Reservoir inspection (3 MG) \$15,000
- Water meter replacements \$600,000
- Chlorinator parts (Office Supplies) \$5,000
- Chlorine scales \$3,000
- Pipe locator \$5,000
- Desktop computers \$2,000
- Willoughby property irrigation \$30,000

Sewer Collection

2018 Budget \$1,474,210  
2019 Estimate \$838,475  
Notable Changes in 2019 –

- Desktop computers \$2,000
- Carry over funds for the 21" sewer trunk main project \$20,000

Sewer Treatment

2018 Budget \$1,749,220

2019 Estimate \$1,911,660

Notable Changes in 2019 –

- Large Equipment Replacement Fund (metering stations, bio-solid presses, and control panels) \$250,000
- 100' x 200' bio-solid drying beds \$250,000
- Weed sprayer (Office Supplies) \$500

Water/Sewer Debt Service & Operating Transfers

2018 Budget \$13,867,690

2019 Estimate \$14,892,460

Notable Changes in 2019 – None

Irrigation

2018 Revenue Budget \$711,215

2019 Revenue Estimate \$678,825

2018 Budget \$711,215

2019 Estimate \$674,325

Notable Changes in 2019 –

- Increase of 2% in the irrigation rates to Grandview consumers was to cover the 2.6% rate increase from Sunnyside Valley Irrigation District
- Water purchased for resale \$17,000
- Main line replacement \$5,000
- Desktop computers \$2,000

Solid Waste

2018 Revenue Budget \$1,628,405

2019 Revenue Estimate \$1,747,845

2018 Budget \$1,628,405

2019 Estimate \$1,750,845

Notable Changes in 2019 –

- Increase of 1% in the collection rates to Grandview consumers was to cover the increased tipping fees from Yakima County.
- Yakima County tipping fees \$20,000
- Desktop computers \$2,000

Water/Sewer Bond Debt Service

2018 Revenue Budget \$602,630

2019 Revenue Estimate \$417,260

2018 Budget \$602,630

2019 Estimate \$417,260

Notable Changes in 2019 – Outstanding bond would be paid off this year.

Equipment Rental

2018 Revenue Budget \$2,829,215

2019 Revenue Estimate \$2,491,505

2018 Budget \$2,829,215

2019 Estimate \$2,489,955

Notable Changes in 2019 – The following equipment to purchase or replace:

- Replace #307 (2007 Chevy pickup) \$27,000
- Replace #315 (2008 JD Mower) \$14,000
- Replace #374 (1997 JD Mower) \$17,000
- Replace #386 (2001 Chevy Pickup) \$26,000
- Replace #432 (1999 Chevy Pickup) \$28,000
- Replace #121 (2009 Chevy Tahoe) \$60,000
- Replace #212 (2008 Dodge Charger) \$50,000
- Replace #213 (2010 Dodge Charger) \$50,000
- Server and 2 computers at City Hall \$16,000

The next preliminary budget meeting would be held on Tuesday, November 20, 2018 at 6:00 p.m.

3. **ADJOURNMENT**

The special meeting adjourned at 8:55 p.m.

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Mayor Norm Childress

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Anita Palacios, City Clerk

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

**ITEM TITLE:**

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

**AGENDA NO.** Active 6 (A)

**AGENDA DATE:** November 13, 2018

**DEPARTMENT:**

Planning

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

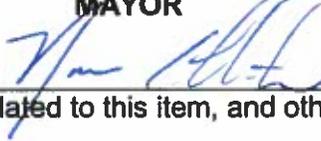
**DEPARTMENT DIRECTOR REVIEW**

Anita Palacios, City Clerk/Planning



**CITY ADMINISTRATOR**

**MAYOR**

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

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 construct single family residences and duplexes.

**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 October 3, 2018, a public hearing was held before the Hearing Examiner to receive comments on the proposed rezone and preliminary plat. A copy of the Hearing Examiner’s Recommendation RZ #2018-03 and PrePlat #2018-01 dated October 17, 2018 are attached.

**ACTION PROPOSED**

Recommend Council accept the Hearing Examiner’s Recommendation RZ#2018-03 to rezone the 2.69 acre parcel 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 PrePlat #2018-01 subject to the eight conditions outlined in the Hearing Examiner’s Recommendation.

At the November 27, 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. 230924-23513 to R-2 Medium Density Residential for Council consideration.



**CITY OF GRANDVIEW  
NOTICE OF CLOSED RECORD PUBLIC HEARING  
REZONE AND SUBDIVISION APPLICATIONS**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Grandview will hold a closed record public hearing on **Tuesday, November 13, 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): Noe Gonzalez  
Proposed Project: Rezone and Subdivision  
General Location: 628 East Fourth Street, Grandview, WA  
Parcel No.: 230924-23513  
Acres: 2.69  
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 – October 10, 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 and subdivision application submitted by Noe Gonzalez for Parcel No. 230924-23513 located at 628 East Fourth Street, Grandview. The applicant requests a rezone of the property from R-1 Low Density Residential to R-2 Medium Density Residential and preliminary plat approval for the plat of Villa de Gonzalez.**

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 Recommendations**

October 17, 2018

<b>In the Matter of an Application</b>	)	
<b>For a Rezone and Preliminary</b>	)	
<b>Plat Approval Submitted by:</b>	)	<b>RZ#2018-03</b>
	)	<b>PrePlat#2018-01</b>
<b>Noe Gonzalez</b>	)	
	)	
<b>To Rezone Property from the Low</b>	)	
<b>Density Residential to the Medium</b>	)	
<b>Density Residential Zone and to</b>	)	
<b>Obtain Preliminary Plat Approval</b>	)	
<b>For the Plat of Villa de Gonzalez</b>	)	

**A. Introductory Findings.** The introductory findings relative to the hearing process for these applications may be summarized as follows:

(1) The Hearing Examiner conducted an open record public hearing for these applications on October 3, 2018.

(2) Mike Shuttleworth, Yakima Valley Conference of Governments Planning Manager who serves as Planner for the City of Grandview, presented a staff report for each of these applications which recommended approval of both of the applications, with the application for preliminary plat approval being subject to conditions.

(3) Testimony was also presented relative to details of the applications by Cus Arteaga, the City Administrator/Public Works Director, and by the applicant, Noe Gonzalez, who presented for the record six pictures of residences that could

Noe Gonzalez  
Rezone & Preliminary Plat  
Between 610 & 628 E. 4<sup>th</sup> St.  
RZ#2018-03; PrePlat#2018-01

1

be constructed on the lots and who accepted Mr. Shuttleworth's recommended conditions for the preliminary plat. City Clerk Anita Palacios testified that one written comment was received – the Sunnyside Valley Irrigation District indicated that it has no facilities within the parcel involved in these applications. No residents or property owners appeared to testify.

(4) These recommendations have been issued within 14 days of the open record public hearing as required by Subsection 14.09.030(A)(4) of the Grandview Municipal Code.

**B. Summary of Recommendations.** The Hearing Examiner recommends that the Grandview City Council (i) approve the applicant's rezone requests from the R-1 Low Density Residential District to the R-2 Medium Density Residential District, and (ii) approve the proposed 10-lot preliminary plat of Villa de Gonzalez subject to conditions.

**C. Basis for Recommendations.** Based upon a view of the site and surrounding area without anyone else present on October 3, 2018; the information contained in the staff report, exhibits, testimony and other evidence presented at an open record public hearing on October 3, 2018; and a consideration of the Grandview Zoning Ordinance and Subdivision Ordinance; the Hearing Examiner makes the following:

## **FINDINGS**

**I. Applicant/Property Owner.** Noe Gonzalez is the applicant and property owner. His address is 1908 Apricot Road, Grandview, Washington 98930.

Noe Gonzalez  
Rezone & Preliminary Plat  
Between 610 & 628 E. 4<sup>th</sup> St.  
RZ#2018-03; PrePlat#2018-01

**II. Location.** The parcel involved in these applications consists of 2.69 acres between 610 and 628 East 4<sup>th</sup> Street on the south side of the street. The Yakima County Assessor's parcel number is 230924-23513.

**III. Proposal.** These applications request (i) approval of a rezone of the 2.69-acre parcel no. 230924-23513 from the R-1 Low Density Residential District to the R-2 Medium Density Residential District and (ii) approval of a preliminary plat which shows 10 residential lots on the property. If the requested rezone is approved, the SEPA Checklist indicates that duplexes might be constructed on approximately three of the ten lots and that single-family residences would be constructed on approximately seven of the ten lots. The parcel is served by all necessary utilities. It is neither within or near a floodplain nor within a designated Shoreline Environment as regulated by the Yakima County Regional Shoreline Master Program. Either or both of said applications could be approved, denied or conditioned.

**IV. Public Notice.** Public notice of the open record public hearing of October 3, 2018, was given in the following manners: Notice of Development Application, Environmental Determination & Notice of Public Hearing (i) was posted at City Hall and was mailed to owners of property within 300 feet of the property under consideration, to interested parties and to governmental agencies on August 30, 2018; (ii) was posted in two places on the property on August 31, 2018; and (iii) was published in the official newspaper of the City (Grandview Herald) on September 5, 2018.

**V. Environmental Review.** The City distributed a Notice of Application and Public Hearing and Preliminary Determination of Non-Significance on August 30, 2018, using the optional process set forth in WAC 197-11-355 which became final after the comment period. The only written comment received was from the Sunnyside Valley Irrigation District which indicated that it has no facilities within the property involved in these applications.

**VI. Zoning and Land Uses.** The property under consideration is currently within the Low Density Residential District (R-1). Adjacent properties also are within the Low Density Residential District (R-1) and are developed with single-family residences except for a duplex at 645 and 647 East 4<sup>th</sup> Street at the northwest corner of East 4<sup>th</sup> Street and Fir Street which was constructed prior to the City's commencement of Code Enforcement actions in 1990.

**VII. The Comprehensive Plan Land Use Designation.** The 2016 Comprehensive Plan designation of the site is Residential. That designation is intended to include "Areas appropriate for rural, single-family, and multifamily residential living." The R-1 District is established to provide a low density residential environment generally to contain one single-family conventional dwelling per lot with smaller lots having a minimum of 7,500 square feet and useful yard spaces. The R-2 District is established generally to contain multiple unit residential structures of a scale compatible with structures in lower density districts with useful yards to allow for a gradual increase in density from low density residential districts and, where compatible, to provide a transition between different use areas.

Minimum lot sizes in the R-2 District are 7,500 square feet for single-family residential structures and 8,000 square feet for two-family residential structures, with a maximum of two dwelling units per lot allowed. The requested R-2 District and 10-lot residential subdivision would therefore be consistent with the City's 2016 Comprehensive Plan Future Land Use Map Residential designation for the property as required by the State Growth Management Act. The requested R-2 District zoning and the proposed 10-lot residential subdivision would also be consistent with the following Goals and Policies of the City's 2016 Comprehensive Plan which relate to Land Use, Capital Facilities, Transportation and Housing:

**Land Use:**

**GOAL 1: Create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values.**

Policy 1.1: In its land use management decisions, the City should strive to influence both rates and patterns of growth in order to achieve goals of the Comprehensive Plan.

Policy 1.2: The City should resist growth pressures that could adversely affect community values, amenities, and infrastructure. The City should support development that furthers community goals.

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

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.

**GOAL 2: Coordinate land uses to minimize the loss of natural resources due to urbanization and reduce uncertainty and unpredictable development which sacrifices conservation and sound land management.**

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 the appropriate City staff or consultants to identify site-specific environmental problems.

Policy 2.4: Adequate on-site disposal of surface water runoff shall be provided by all types of development.

Policy 2.5: Where there is a high probability of erosion, grading should be kept to a minimum and disturbed vegetation should be restored as soon as is feasible. In all cases, appropriate measures to control erosion and sedimentation shall be required.

Policy 2.6: The City shall consider the impacts of new development on water quality as part of its review process and will require any appropriate mitigating measures. Impacts that may affect the quality of drinking water shall be a priority concern in such reviews.

**GOAL 3: To actively manage land use change and protect the City's character by developing City facilities and services in a way that directs and controls land use patterns and intensities.**

Policy 3.1: Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided.

Policy 3.2: New urban development shall be encouraged to locate first within the City limits, and second within the urban growth area where municipal services and public facilities are already present.

Policy 3.3: Development within the unincorporated portion of the urban growth area shall be encouraged to occur only on a limited scale to prevent inefficient use and distribution of public facilities and services. Urban development outside of the urban growth boundary shall be discouraged.

Policy 3.4: To facilitate planned growth, the City encourages combining and assisting in service areas such as fire protection, public transit, water/sewer, criminal justice and administration, where such combinations implement efficient, cost-effective delivery of such services.

**GOAL 4: To pursue well-managed, orderly expansion of the urban area in a manner that is within the sustainable limits of the land.**

Policy 4.1: The future distribution, extent, and location of generalized land uses will be established by the Future Land Use Map contained within this plan.

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

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

Policy 4.4: Discourage incompatible uses from locating adjacent to each other. Encourage protection of other land uses from the negative impacts of industrial uses through appropriate siting, setbacks, landscaping and buffering.

**GOAL 7: To preserve the character, agricultural heritage, and quality of life in Grandview and the surrounding rural areas that are part of the community.**

Policy 7.1: Build upon Grandview's rural characteristics by allowing the necessary agricultural services and facilities that support surrounding agricultural land uses.

Policy 7.2: Establish a pattern of development that supports a sense of community.

Policy 7.3: Encourage land use decisions that are sensitive to Grandview's history and culture.

Policy 7.5: Ensure that new development in Grandview enhances the "quality of life" within the community, and that any environmental problems that arise from such development are corrected by the developer through enforcement of subdivision control, regulations and fees.

### **Capital Facilities**

**GOAL 1: To actively manage land use change and protect the City's character by developing City facilities and services in a way that directs and controls land use patterns and intensities.**

Policy 1.1: Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided.

Policy 1.2: Development within the unincorporated portion of the urban growth area shall be encouraged to occur only on a limited scale to prevent inefficient use and distribution of public facilities and services, and to discourage rural development from becoming urban in nature outside of the urban growth boundary.

**GOAL 2: Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service standards below locally established minimum standards.**

Policy 2.1: New urban development shall be encouraged to locate first, within the City limits and second, within the urban growth area where municipal services and public facilities are already present.

Policy 2.2: Development shall be allowed only when and where all public facilities are adequate, and only when and where such development can be adequately served by essential public services without reducing the levels of service elsewhere.

**GOAL 3: To facilitate planned growth through combined services.**

Policy 3.1: To facilitate planned growth, the City encourages combining and assisting in service areas such as fire protection, public transit, water/sewer, criminal justice and administration, where such combinations implement efficient, cost effective delivery of such services.

## **Transportation**

**GOAL 1: To ensure that transportation facilities and services needed to support development are available concurrent with the impacts of such development, which protects investments in existing transportation facilities and services, maximizes the use of these facilities and services, and promotes orderly compact growth.**

Policy 1.5: New development shall be allowed only when and where all transportation facilities are adequate at the time of development, or unless a financial commitment is in place to complete the necessary improvements or strategies which will accommodate the impacts within six years; and only when and where such development can be adequately served by essential transportation facilities without reducing level of service elsewhere.

Policy 1.7: The City shall require developers to construct streets directly serving new development and pay a fair-share fee for specific off-site improvements needed to mitigate the impacts of development. The City shall also explore with developers ways that new development can encourage van pooling, carpooling, public transit use and other alternatives and strategies to reduce single-occupant vehicle travel.

**GOAL 7: Integrate Complete Streets infrastructure and design features into street design and construction to create safe and inviting environments for all users to walk, bicycle, and use public transportation.**

Policy 7.1: Include infrastructure that promotes a safe means of travel for all users along the right of way, such as sidewalks, shared use paths, bicycle lanes, and paved shoulders.

Policy 7.2 Include infrastructure that facilitates safe crossing of the right of way, such as accessible curb ramps, crosswalks, refuge islands, and pedestrian signals; such infrastructure must meet the needs of people with different types of disabilities and people of different ages.

Policy 7.3: Ensure that sidewalks, crosswalks, public transportation stops and facilities, and other aspects of the transportation right of way are compliant with the Americans with Disabilities Act and meet the needs of people with different types of disabilities, including mobility impairments, vision impairments, hearing impairments, and others.

Policy 7.4: Prioritize incorporation of street design features and techniques that promote safe and comfortable travel by pedestrians, bicyclists, and public transportation riders, such as traffic calming circles, additional traffic calming mechanisms, narrow vehicle lanes, raised medians, dedicated transit lanes, transit priority signalization, transit bulb outs, road diets, high street connectivity, and physical buffers and separations between vehicular traffic and other users.

**Housing:**

**GOAL 1: Provide safe and sanitary housing for all persons within the community.**

Policy 1.1: Support the development of a housing stock that meets the varied needs of the present community while attracting higher income residents.

Objective 1: Encourage the construction of new units to increase the local housing supply. New construction should provide for a moderate- to low-income and senior housing market demand as well as upscale residences. It should also provide for an appropriate mix of housing types and intensities (single-family, multifamily, group homes, adult family homes).

Objective 2: Encourage manufactured housing parks and subdivisions that are well designed and compatible with neighboring land uses.

Objective 3: Allow, on individual lots, manufactured housing that meets accepted standards for manufactured housing and is permanently affixed to a foundation.

Objective 4: Encourage and support the rehabilitation of older homes.

Objective 5: Encourage infilling in residential areas.

Objective 6: Encourage more medium and high-value residential construction.

Policy 1.3: Support housing availability to meet the needs of all income groups.

Objective 1: Make current housing information available to potential developers and encourage its use in the consideration of development alternatives.

Objective 2: Provide for the periodic updating of existing plans and development regulations (e.g., comprehensive plan and zoning ordinance) and ongoing analysis of housing problems.

Objective 3: Ensure that all new housing developments pay for the cost of providing utilities, streets, parks and public safety requirements.

**GOAL 3: Encourage a mixture of housing types and densities throughout the UGA that are compatible with public service availability.**

Policy 3.1: Support the development of regional strategies to address the housing needs of the UGA.

Objective 1: Land use controls shall govern the distribution of housing types by

establishing overall density.

Objective 2: Density of development shall be based on: the existing land use pattern, the availability of public services, municipal service plans and the initial provision of services by the developer.

Objective 3: Criteria shall be developed for establishing levels of services required for different densities of development.

**VIII. Concurrency.** A Transportation Checklist was completed in conjunction with these applications. The concurrency test and requirements of Chapter 14.10 of the Grandview Municipal Code entitled Transportation Concurrency Management were applied to the requested rezone and the proposed 10-lot subdivision which would possibly result in the construction of duplexes on some of the lots would not be expected to result in traffic volumes on East 4<sup>th</sup> Street, Elm Street or Fir Street that would fall below the City's street Level of Service (LOS) C. The minimum acceptable LOS on City streets prescribed by the Comprehensive Plan Transportation Element is LOS D.

**IX. Development Standards.** The proposed rezone and preliminary plat would comply with the Grandview Municipal Code (GMC) development standards in the following particulars:

(1) The only difference between uses permitted in the R-1 District and uses permitted in the R-2 District is that the R-2 District allows duplexes. Specifically, both zones in GMC §17.30.020 and GMC §17.34.020 respectively allow (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 the uses of vacant property for gardening or fruit raising. In addition to those uses allowed in both zones, GMC §17.34.020 allows the following in the R-2 District: “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; ...”

(2) The proposed 10-lot preliminary plat would comply with permitted use and density standards for the existing R-1 District if only single-family residences are constructed on all of the lots, and would comply with permitted use and density standards for the requested R-2 District which would allow both single-family residences and duplexes to be constructed on the lots.

(3) GMC §16.24.020(A) relative to subdivision design standards requires each lot to have direct access to, and at least 50 feet of frontage upon, a dedicated public street. GMC §16.24.040(A)(3) requires 50 feet of right-of-way width for local streets to a subdivision. Since East 4<sup>th</sup> Street is only 40 feet wide along the frontage of the proposed preliminary plat, the dedication of 5 additional feet to be added to the south side of the street is required. GMC §16.24.050(B) requires that a 10-foot-wide utility easement be provided across the front of each lot within a subdivision. Since the parcel is within the Grandview Irrigation District, the City requires a 10-foot-wide irrigation easement along the rear lot lines of the subdivision and extending from the rear lot line of Lot 7 to the rear lot line of Lot 8 of the subdivision. All new development within the City must include curb, gutters, sidewalks and provision for handling storm drainage. The proposed preliminary plat presented at the open record public hearing must be modified to comply with these requirements. The proposed preliminary plat must also comply with all of the other 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).

**X. Specific Review Criteria for Rezones and Preliminary Plats.** GMC

14.03.035 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. GMC §14.07.030(B) requires at least 10 days notice of public hearings by publication, mailing and posting. GMC §14.03.040(A)(4), GMC §14.03.040(A)(6) and GMC §14.09.030(A)(4) provide that a recommendation is to be made to the Grandview City Council regarding rezones and applications for preliminary plats that must comply with the provisions of GMC §14.09.030(A)(3), GMC §14.09.030(A)(4) and GMC §17.88.040. GMC §14.01.040(H) 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. GMC §14.09.030(A)(3)(c) provides that the Hearing Examiner is not to recommend approval of a proposed development without first making the following findings and conclusions:

**(1) The development is consistent with the Comprehensive Plan and meets the requirements and intent of the Grandview Municipal Code.** The requested rezone and preliminary plat will satisfy this requirement. Since the City's 2016 Comprehensive Plan Future Land Use Map designates the property under consideration as Residential, the rezone and preliminary plat would both be consistent with the Goals and Policies of the Comprehensive Plan and intent of the Grandview Municipal Code. Since conditions are being recommended for approval of the proposed preliminary plat, the rezone and proposed preliminary plat would also meet the requirements of the Grandview Municipal Code.

**(2) The development makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes.** Since the proposed uses on the property will comply with all applicable City development standards and regulations, they will make adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes so long as the preliminary plat is modified (i) to provide Lot 7 with at least 50 feet of frontage upon East 4<sup>th</sup> Street; (ii) to show a dedication of 5 additional feet of street right-of-way for the south half of East 4<sup>th</sup> Street fronting on the proposed preliminary plat; (iii) to show a 10-foot-wide utility easement across the front of each lot; (iv) to show a 10-foot-wide irrigation easement along

the rear lot lines of the subdivision and from the rear lot line of Lot 7 to the rear lot line of Lot 8; (v) to show curb, gutters and sidewalks along the frontage of East 4<sup>th</sup> Street; (vi) to show provision for handling storm drainage; and (vii) to show conformance with all other 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).

**(3) The development adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18.** The City determined that the requested rezone and proposed preliminary plat would not result in any probable significant adverse environmental impacts under GMC Title 18 by issuing a Determination of Non-Significance which was not appealed.

**(4) The development is beneficial to the public health, safety and welfare and is in the public interest.** A residential development on this parcel would be beneficial to the public health, safety and welfare and would be in the public interest because it would provide needed additional housing stock of both single-family residences and possibly duplex residences on a parcel which is surrounded by existing residential uses.

**(5) The development 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 proposed 10-lot subdivision would not lower the level of service of transportation below the minimum standards prescribed by the City’s Comprehensive Plan. As already noted, the concurrency test and requirements of Chapter 14.10 of the Grandview Municipal Code entitled Transportation Concurrency Management were applied. The proposed development is not expected to result in traffic volumes on East 4<sup>th</sup> Street, Elm Street or Fir Street that would fall below the City’s street Level of Service (LOS) C. The minimum acceptable LOS on City streets prescribed by the Comprehensive Plan Transportation Element is LOS D.

**(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.** The evidence presented at the hearing indicated that the 5-foot-wide dedication of property along the frontage of the parcel that would increase the width of the south half of East 4<sup>th</sup> Street to the City's street width standard is a direct result of the need for adequate access to the lots, is reasonably needed to mitigate the effects of the development and is proportional to the impacts created by the development. No objection to this requirement was expressed by the applicant at the hearing, and there was no evidence submitted at the hearing contrary to the City's assertion of a need for the dedication.

**XI. Additional Specific Review Criteria for Preliminary Plats.** GMC

§16.12.090 and §16.12.110 require that a preliminary plat be reviewed to determine conformance with the following standards:

**(1) Conformance with the provisions of the zoning ordinance for the City.** The proposed preliminary plat could be approved even if the requested rezone is denied. In that case it would be required to be developed solely with single-family residences without any duplexes.

**(2) Conformance with the general purposes of the Comprehensive Plan.** As previously noted, the proposed preliminary plat for residential development would promote infill development in conformance with the Residential Comprehensive Plan Future Land Use Map designation for the property.

**(3) Conformance with the provisions of this title.** The proposed preliminary plat would be required to conform with all applicable provisions of Title 16 (Subdivisions), as well as all applicable provisions of the Grandview Municipal Code, including without limitation Title 12 (Streets, Sidewalks and Public Places), Title 15 (Buildings and Construction) and Title 17 (Zoning).

**(4) Conformance with the comprehensive water and sewer plans.** The evidence presented at the hearing indicated that the proposed preliminary plat would utilize City water and sewer and would otherwise be in conformance with the comprehensive water and sewer plans. There was no evidence to the contrary.

**(5) Conformance with the ordinances governing streets, rights-of-way, and curbs and gutters.** If the recommended conditions are required, the proposed preliminary plat would be in conformance with the ordinances governing streets, rights-of-way, and curbs and gutters.

**(6) Conformance with any other standards necessary to serve the public good.** GMC §16.12.110 states that the City Council shall approve a proposed preliminary plat if it makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainageways, streets, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and if the public use and interest will be served by the platting of such subdivision and dedication. Here the fact that the preliminary plat, as conditioned, would comply with all of the applicable City development standards and ordinance requirements as described in detail above would mean that it would make appropriate provisions for the listed design and improvement requirements of a preliminary plat. For example, the requirement of sidewalks along the East 4<sup>th</sup> Street frontage of the subdivision would improve the safety of walking conditions for students walking to and from school, especially to and from Arthur H. Smith Elementary School which is within walking distance of the proposed preliminary plat. Besides being within 1,000 feet of a Grandview City park and a school playground, the proposed lots within the preliminary plat would be large enough to accommodate recreation activities on the lots themselves. No neighbors or other residents or property owners submitted written comments or testimony at the hearing in opposition to any aspect of the proposed preliminary plat. The public use and interest would be served due to the need for additional housing options in the City.

## CONCLUSIONS

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

Noe Gonzalez  
Rezone & Preliminary Plat  
Between 610 & 628 E. 4<sup>th</sup> St.  
RZ#2018-03; PrePlat#2018-01

16

(1) The Hearing Examiner has authority to recommend that the Grandview City Council approve rezones and preliminary plats where, as here, they satisfy the zoning ordinance, subdivision ordinance and other applicable requirements and criteria for approval.

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

(3) SEPA environmental review for the requested rezone and proposed preliminary plat completed pursuant to RCW 43.21C and GMC Title 18 resulted in the issuance of a Determination of Non-Significance for both applications which became final without an appeal.

(4) The City of Grandview has sufficient public services and sufficient water, sewer and street capacity for the requested rezone and the proposed preliminary plat.

(5) The public use and interest would be served by the requested rezone and the proposed preliminary plat.

(6) The requested rezone and the proposed preliminary plat, with conditions imposed, would be consistent and compliant with the Comprehensive Plan, the zoning ordinance, applicable development standards and the requisite criteria for approval.

(7) The Hearing Examiner's recommendations regarding the requested rezone and the proposed preliminary plat will be considered and decided by the Grandview City Council at a closed record public hearing with the result that either application can be approved, denied or conditioned by the City Council.

## **RECOMMENDATIONS**

The Hearing Examiner recommends that the City Council (i) rezone the 2.69-acre parcel 230924-23513 from the R-1 Low Density Residential District to

the R-2 Medium Density Residential District; and (ii) approve the proposed 10-lot preliminary plat of Villa de Gonzalez subject to the following 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 4<sup>th</sup> 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 4<sup>th</sup> Street along the frontage of the plat in compliance with GMC §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 4<sup>th</sup> Street in accordance with GMC §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 §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 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 4<sup>th</sup> 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 §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).

DATED this 17<sup>th</sup> day of October, 2018.

  
\_\_\_\_\_  
Gary M. Cuillier, Hearing Examiner

Noe Gonzalez  
Rezone & Preliminary Plat  
Between 610 & 628 E. 4<sup>th</sup> St.  
RZ#2018-03; PrePlat#2018-01

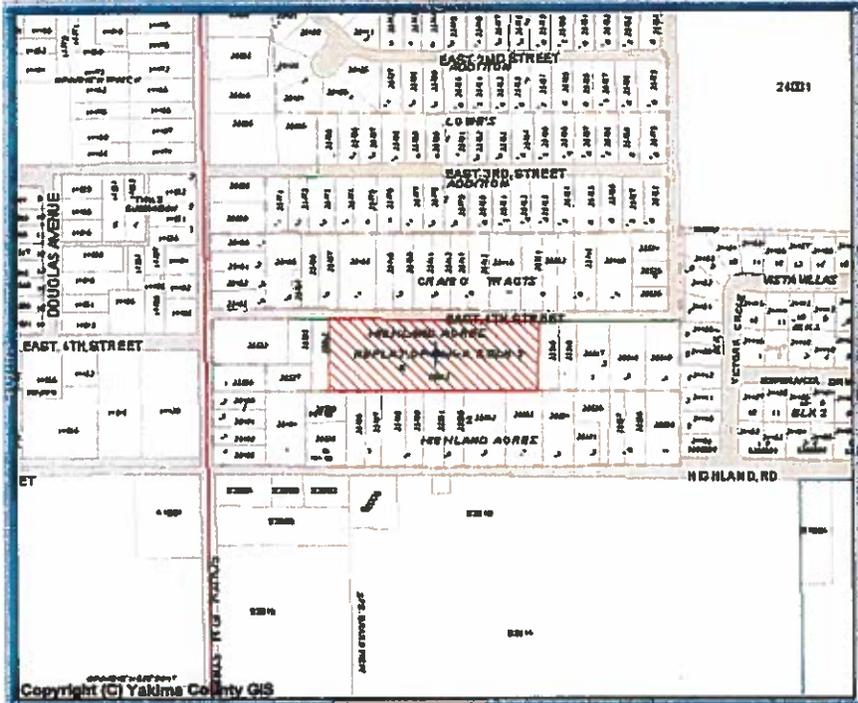
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Overlays: Aerial Photography:  v

FEMA  Critical Areas  
 Contours  Utilities

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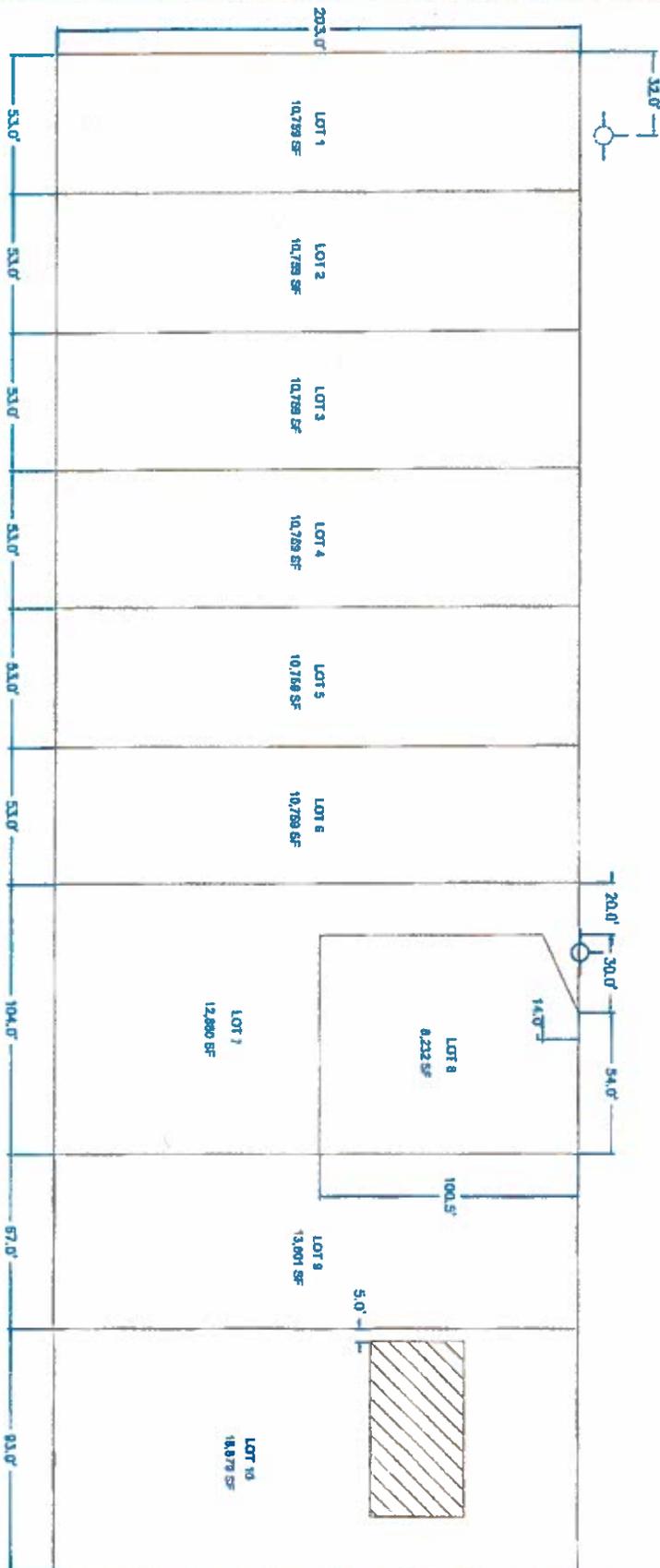
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PROPERTY PHOTOS: <span style="float: right;">?</span>		PROPERTY INFORMATION AS OF 8/15/2018 11:11:40 PM			PRINTING						
	Parcel Address:	628 E 4TH ST, GRANDVIEW, WA 98930			Printer-Friendly Page						
	Parcel Owner(s):	NOE G GONZALEZ									
	Parcel Number:	23082423513	Parcel Size:	2.89 Acre(s)							
Property Use:		11 Single Unit			Detailed Report						
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):		440	Tax Year: 2018		Print Detailed MAP						
Improvement Value:		\$71800	Land Value: \$26800								
Current Use Value:		\$0	Current Use Improvement: \$0								
New Construction:		\$0	Total Assessed Value: \$98600								
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage (full/3/4, 1/2)	(bsmt/att/bltin)	Carport	Section Map
FAIR/AVERAGE	1966	1.00	1186		0/0	3	1/0/0	0/0/0			11n=400ft
SALE INFORMATION						Qtr SECTION MAPS					
Excise	Sale Date	Sale Price	Grantor		Portion						
No Sales Information Found.											
DISCLAIMER											
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.											

OVERLAY INFORMATION			
Zoning:	Jurisdiction: Grandview		
Urban Growth Area:	Grandview	Future Landuse Designation: Urban (City Limits) (Yakima County Plan 2016)	
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	63077C1925D <span style="float: right;">Download Map</span>
LOCATION INFORMATION			
+ Latitude: 48° 15' 07.881"		+ Longitude: -119° 53' 30.986"	
		Range: 23 Township: 09 Section: 24	
Narrative Description: REPLAT OF BLK.A & BLK.3 OF HIGHLANDACRES: EX W 328.8 FT			
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			

Villa De Gonzalez  
Preliminary Plat

E. 4TH STREET



Lot Dimensions taken from Yakima County GIS orthophoto.  
Actual dimensions may vary from those shown.



16-24-18

**B7 ENGINEERING**

PO Box 487  
1614 Eastway Drive  
Sunnyside Wa, 98844  
(509) 837-8600

Villa de Gonzalez  
Preliminary Plat

B7 Job 18093

Revisions:  
For Review:  
8-10-18  
10-5-18

SM

Drawn by:  
SAM, IFB

**ORDINANCE NO. 2018-15**

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,  
LEVYING THE 2019 AD VALOR PROPERTY TAXES AND EXCESS LEVY TAXES**

**WHEREAS**, the City Council has met and considered its budget for the calendar year 2019; and

**WHEREAS**, the City Council, in the course of considering the budget for 2019, has reviewed all sources of revenue and examined all anticipated expenses and obligations; and

**WHEREAS**, the City Council has determined that it is in the best interest of and necessary to meet the expenses and obligations of the City of Grandview and a substantial need exists for the property tax revenue to be increased in 2019;

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

**Section 1.** The regular levy request in the amount of \$1,654,700.00, which is a \$121,100.00 increase from 2018 levy amount and a 7.9% increase of that same 2018 levy amount, plus any amount allowed for new construction and increase in state assessed values.

**Section 2.** This Ordinance shall be in full force and effect five (5) days after its passage and publication as required by law.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on November 13, 2018.

**MAYOR**

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

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

**APPROVED AS TO FORM:**

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

**PUBLISHED: 11/14/18**  
**EFFECTIVE: 11/19/18**

**RESOLUTION NO. 2018-46**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
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**

**WHEREAS**, the City of Grandview and the City of Sunnyside have previously entered into an Interlocal Agreement for the housing of inmates, and

**WHEREAS**, the City of Sunnyside desires to modify Section 6(a) Compensation of the Interlocal Agreement,

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

The Mayor is hereby authorized to sign the Interlocal Agreement between the City of Sunnyside, Washington and the City of Grandview, Washington for the housing of inmates Addendum 1 replacing the compensation rate per day from \$47.00 to \$49.00 effective January 1, 2019 through December 31, 2019 in the form as is attached hereto and incorporated herein by reference.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on November 13, 2018.

**MAYOR**

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

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

**APPROVED AS TO FORM:**

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

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF SUNNYSIDE, WASHINGTON  
AND THE CITY OF GRANDVIEW, WASHINGTON, FOR THE HOUSING OF INMATES**

**ADDENDUM I**

THIS ADDENDUM TO THE 2018 INTERLOCAL AGREEMENT (hereinafter referred to as "Agreement") is made and entered into by and between the City of Sunnyside, Washington and the City of Grandview, Washington;

WHEREAS, the City of Sunnyside and the City of Grandview already have an Agreement for the housing of inmates;

WHEREAS, the City of Sunnyside desires to modify this Agreement;

NOW THEREFORE, in consideration of the mutual covenants, condition and promises contained herein, the parties hereto mutually agree as follows:

SECTION 6(a) COMPENSATION shall be repealed and replaced with:

(a) Rates. Sunnyside agrees to accept and house CITY OF GRANDVIEW inmates for compensation per inmate at the rate of **\$49.00** per day. The date of booking into the Sunnyside Jail of any CITY OF GRANDVIEW inmate shall be charged a minimum of a full daily rate per inmate regardless of the time of booking within a 24 hour period. The date of release from the Sunnyside Jail and/or returned to CITY OF GRANDVIEW, regardless of the time frame within a 24 hour day shall not constitute a charge by the City of Sunnyside against CITY OF GRANDVIEW.

This Agreement shall be effective from January 1, 2019 or once fully endorsed by both parties, whichever is latter, and shall terminate in its entirety on December 31, 2019.

The remainder of the original Agreement remains unchanged.

CITY OF SUNNYSIDE

CITY OF GRANDVIEW

\_\_\_\_\_  
City Manager

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

DATE: \_\_\_\_\_

DATE: November 13, 2018

ATTEST:

ATTEST:

\_\_\_\_\_  
City Clerk

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

**ORDINANCE NO. 2018-16**

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,  
AMENDING GRANDVIEW MUNICIPAL CODE SECTION 13.28.050  
SETTING DOMESTIC SEWER RATES**

**WHEREAS**, sewer service provided by the City of Grandview ("City") is critical to the health and welfare of the citizens of the City; and,

**WHEREAS**, rate adjustments are necessary from time to time to ensure that sufficient revenues exist in the Water/Sewer Fund to properly maintain the citizens' utilities and provide adequate services to City residents and businesses and to adequately service the water/sewer debt issued by the City; and,

**WHEREAS**, Grandview Municipal Code Section 13.28.050 provides for domestic sewer rates;

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

**Section 1.** Grandview Municipal Code Section 13.28.050, which reads as follows:

**13.28.050 Sewer rates.**

2018 rates set forth herein shall become effective on December 15, 2017, excluding section B – Rates for Large Industrial Users within the City, which shall become effective on January 1, 2018.

A. **Definitions.** Unless the context specifically indicates otherwise, the meaning of the terms used in this section shall be as defined in GMC 13.04.010.

B. **Rates for Large Industrial Commercial Users within the City.** Sewer rates for large industrial or commercial accounts required to install monitoring stations, to be charged by the City of Grandview for sewer service, are, until further ordinance by the City Council, as follows:

Sewer rates shall be based upon the volume and strength of the wastewater discharged as follows:

<b><u>Parameter</u></b>	<b><u>Rate</u></b>
Flow per 1,000 gallon	\$3.1084
BOD per pound	\$0.0951
TSS per pound	\$0.3000

Quantities of flow, BOD and TSS shall be as determined by the City using data and results obtained by the City from the monitoring stations installed by each large industrial or commercial user. The minimum monthly charge for large industrial and

commercial users shall be as follows:

<u>Service Description</u>	<u>Rate</u>
Minimum monthly charge	\$665.00

The minimum monthly charge for separate sanitary waste, as discussed below, shall be included in this minimum amount. The City of Grandview shall charge for sanitary waste flows that do not pass through the industrial monitoring stations for the large industrial or commercial accounts. Such sanitary waste flows shall be determined based on the number of "full-time equivalent" employees employed by the large industrial or commercial user.

"Full-time equivalent" refers to the calculation made to determine the number of employees, both part- and full-time, employed in the City of Grandview, by a particular business. The quarterly Department of Labor and Industries report should be used to determine the number of employee equivalents by dividing the total hours of all classes of workers employed by 520 hours and adding the number of owners, partners, and officers employed in the business and not included above. If the quarterly Department of Labor and Industries report does not accurately reflect the number of employees employed within the City of Grandview, then equivalent quarterly information may be used to determine the number of employee equivalents by dividing the total hours of all classes of workers employed by 520 hours and adding the number of owners, partners and officers employed in the business and not included in the worker hours.

For example: if an industry reported 10,400 hours for the first quarter, the calculation would be:

$$\text{Monthly number of equivalent employees} = 10,400/520 = 20$$

A copy of the report or form used to determine worker hours and "full-time equivalent" employees shall be provided to the City each quarter.

The sanitary waste water flows for a three-month period shall be based on the number of hours reported for the previous quarter and shall be calculated using 300 gallons per employee per day as follows:

$$\text{Monthly flow volume in gallons} = \text{monthly number of equivalent employees times 300 gallons per equivalent employee.}$$

For example: using the 20 monthly number of equivalent employees calculated above for the first quarter, the flow volume used for sewer rates for each month of the second quarter would be:

$$\text{Monthly flow volume in gallons} = 20 \times 300 = 6,000 \text{ gallons}$$

Charges by the City of Grandview for such sanitary waste sewer services are, until

further ordinance by the City Council, as follows:

Sewer rates shall be based upon a minimum monthly charge plus a per unit rate for each 1,000 gallons of water delivered in excess of the first 5,000 gallons per month as follows:

<u>Minimum Monthly Charge</u>	<u>Rate</u>
Minimum for 5,000 gallons	\$39.40
Plus for each 1,000 gallons after 5,000 gallons	\$ 4.89

C. **Rates for Residential and Public Users within the City.** Sewer rates for all accounts within the corporate City limits, except industrial, business and commercial accounts, to be charged by the City of Grandview for sewer services are, until further ordinance by the City Council, as follows. Sewer rates shall be based upon a minimum monthly charge plus a per unit rate for each 1,000 gallons of water delivered in excess of the first 5,000 gallons per month as follows:

<u>Minimum Monthly Charge</u>	<u>Rate</u>
Minimum for 5,000 gallons	\$33.29
Plus for each 1,000 gallons after 5,000 gallons	\$ 5.27

Provided, during the irrigation season (March 15th to October 15th – Resolution No. 2004-20) the sewer rate use charge shall be fixed and based upon the average monthly water usage during the non-irrigation season (October 15th to March 15th). During the non-irrigation season, the sewer rate use charge shall be fixed and based upon actual water use.

D. **Rates for Commercial, Business, and Industrial Users within the City.** Sewer rates for commercial, business, and industrial sewer services within the corporate City limits not required to install monitoring stations, with the exception of grocery stores, bakeries, restaurants, and drive-ins, to be charged by the City of Grandview for sewer services are, until further ordinance by the City Council, as follows:

Sewer rates shall be based upon a minimum monthly charge plus a per unit rate for each 1,000 gallons of water delivered in excess of the first 5,000 gallons per month as follows:

<u>Minimum Monthly Charge</u>	<u>Rate</u>
Minimum for 5,000 gallons	\$33.29
Plus for each 1,000 gallons after 5,000 gallons	\$ 4.14

Commercial, business, and industrial sewer services within the corporate City limits not required to install monitoring stations who lose volume of water through evaporation, irrigation, or in the product may request a reduction in their monthly sewer charge only if the difference between water consumed and wastewater discharged to the City is documented through the use of water meters. In such situations, the monthly sewer

charges will be based upon the volume of wastewater discharged to the City at the rates specified.

**Sewer rates for grocery stores, bakeries, restaurants, and drive-ins** to be charged by the City of Grandview for sewer services are, until further ordinance by the City council, as follows. Sewer rates shall be based upon a minimum monthly charge plus a per unit rate for each 1,000 gallons of water delivered in excess of the first 5,000 gallons per month as follows:

<u>Minimum Monthly Charge</u>	<u>Rate</u>
Minimum for 5,000 gallons	\$33.29
Plus for each 1,000 gallons after 5,000 gallons	\$ 4.84

E. **Rates outside City.** Sewer rates for all accounts outside the corporate City limits, to be charged by the City of Grandview for sewer services are, until further ordinance by the City Council, 150 percent of the corresponding rate charged for a similar facility located within the corporate City limits; except when property to be served is subject to pending annexation and Yakima County has given the City early transfer of authority as provided in Article G.6 of the Interlocal Agreement for Growth Management Act implementation in Yakima County, adopted by Resolution No. 99-14. In the event such property is not annexed at the next available annexation election date, said property shall pay at the rate of all other property outside the City limits. Where user is supplied by water from non-City sources, upon demand of the City Council, the supply shall be metered at the owner's expense and the City shall have the right of access to the meter.

F. In addition to all sewer charges, applicable Washington State and local utility taxes shall be shown on the billing and collected in accordance with this chapter and GMC 13.28.120.

G. **Penalty.** The City of Grandview shall charge monetary penalties for slug or accidental discharges of wastes from large industrial or commercial users in accordance with GMC 13.12.120 and, until further ordinance of the City Council, penalties for violation of pH limits in accordance with the following schedule:

Any discharge of wastes from a large industrial or commercial user with a pH lower than five or higher than 11, for an average over a 15-minute period within a 60-minute duration, or having any other corrosive property capable of causing damage or hazard to structures, equipment and personnel of the sewage works, shall be subject to a penalty as follows per hour for each hour said violation continues to occur. In addition, the City may charge the discharger for actual costs of mitigating the effects of the impact of the discharge on the sewer system and treatment facilities:

<u>Penalty Description</u>	<u>Rate</u>
Slug/accidental discharge	\$320.00 per hour

*Is hereby amended to read, as follows:*

**13.28.050 Sewer rates.**

2019 rates set forth herein shall become effective on December 15, 2018, excluding section B – Rates for Large Industrial Users within the City, which shall become effective on January 1, 2019.

A. **Definitions.** Unless the context specifically indicates otherwise, the meaning of the terms used in this section shall be as defined in GMC 13.04.010.

B. **Rates for Large Industrial Commercial Users within the City.** Sewer rates for large industrial or commercial accounts required to install monitoring stations, to be charged by the City of Grandview for sewer service, are, until further ordinance by the City Council, as follows:

Sewer rates shall be based upon the volume and strength of the wastewater discharged as follows:

<b>Parameter</b>	<b>Rate</b>
Flow per 1,000 gallon	\$3.2017
BOD per pound	\$0.0980
TSS per pound	\$0.3090

Quantities of flow, BOD and TSS shall be as determined by the City using data and results obtained by the City from the monitoring stations installed by each large industrial or commercial user. The minimum monthly charge for large industrial and commercial users shall be as follows:

<b>Service Description</b>	<b>Rate</b>
Minimum monthly charge	\$684.95

The minimum monthly charge for separate sanitary waste, as discussed below, shall be included in this minimum amount. The City of Grandview shall charge for sanitary waste flows that do not pass through the industrial monitoring stations for the large industrial or commercial accounts. Such sanitary waste flows shall be determined based on the number of "full-time equivalent" employees employed by the large industrial or commercial user.

"Full-time equivalent" refers to the calculation made to determine the number of employees, both part- and full-time, employed in the City of Grandview, by a particular business. The quarterly Department of Labor and Industries report should be used to determine the number of employee equivalents by dividing the total hours of all classes of workers employed by 520 hours and adding the number of owners, partners, and officers employed in the business and not included above. If the quarterly Department of Labor and Industries report does not accurately reflect the number of employees employed within the City of Grandview, then equivalent quarterly information may be

used to determine the number of employee equivalents by dividing the total hours of all classes of workers employed by 520 hours and adding the number of owners, partners and officers employed in the business and not included in the worker hours.

For example: if an industry reported 10,400 hours for the first quarter, the calculation would be:

$$\text{Monthly number of equivalent employees} = 10,400/520 = 20$$

A copy of the report or form used to determine worker hours and "full-time equivalent" employees shall be provided to the City each quarter.

The sanitary waste water flows for a three-month period shall be based on the number of hours reported for the previous quarter and shall be calculated using 300 gallons per employee per day as follows:

$$\text{Monthly flow volume in gallons} = \text{monthly number of equivalent employees times } 300 \text{ gallons per equivalent employee.}$$

For example: using the 20 monthly number of equivalent employees calculated above for the first quarter, the flow volume used for sewer rates for each month of the second quarter would be:

$$\text{Monthly flow volume in gallons} = 20 \times 300 = 6,000 \text{ gallons}$$

Charges by the City of Grandview for such sanitary waste sewer services are, until further ordinance by the City Council, as follows:

Sewer rates shall be based upon a minimum monthly charge plus a per unit rate for each 1,000 gallons of water delivered in excess of the first 5,000 gallons per month as follows:

<u>Minimum Monthly Charge</u>	<u>Rate</u>
Minimum for 5,000 gallons	\$40.58
Plus for each 1,000 gallons after 5,000 gallons	\$ 5.04

C. Rates for Residential and Public Users within the City. Sewer rates for all accounts within the corporate City limits, except industrial, business and commercial accounts, to be charged by the City of Grandview for sewer services are, until further ordinance by the City Council, as follows. Sewer rates shall be based upon a minimum monthly charge plus a per unit rate for each 1,000 gallons of water delivered in excess of the first 5,000 gallons per month as follows:

<u>Minimum Monthly Charge</u>	<u>Rate</u>
Minimum for 5,000 gallons	\$34.29
Plus for each 1,000 gallons after 5,000 gallons	\$ 5.43

Provided, during the irrigation season (March 15th to October 15th – Resolution No. 2004-20) the sewer rate use charge shall be fixed and based upon the average monthly water usage during the non-irrigation season (October 15th to March 15th). During the non-irrigation season, the sewer rate use charge shall be fixed and based upon actual water use.

**D. Rates for Commercial, Business, and Industrial Users within the City.**

Sewer rates for commercial, business, and industrial sewer services within the corporate City limits not required to install monitoring stations, with the exception of grocery stores, bakeries, restaurants, and drive-ins, to be charged by the City of Grandview for sewer services are, until further ordinance by the City Council, as follows:

Sewer rates shall be based upon a minimum monthly charge plus a per unit rate for each 1,000 gallons of water delivered in excess of the first 5,000 gallons per month as follows:

<u>Minimum Monthly Charge</u>	<u>Rate</u>
Minimum for 5,000 gallons	\$34.29
Plus for each 1,000 gallons after 5,000 gallons	\$ 4.26

Commercial, business, and industrial sewer services within the corporate City limits not required to install monitoring stations who lose volume of water through evaporation, irrigation, or in the product may request a reduction in their monthly sewer charge only if the difference between water consumed and wastewater discharged to the City is documented through the use of water meters. In such situations, the monthly sewer charges will be based upon the volume of wastewater discharged to the City at the rates specified.

**Sewer rates for grocery stores, bakeries, restaurants, and drive-ins** to be charged by the City of Grandview for sewer services are, until further ordinance by the City council, as follows. Sewer rates shall be based upon a minimum monthly charge plus a per unit rate for each 1,000 gallons of water delivered in excess of the first 5,000 gallons per month as follows:

<u>Minimum Monthly Charge</u>	<u>Rate</u>
Minimum for 5,000 gallons	\$34.29
Plus for each 1,000 gallons after 5,000 gallons	\$ 4.99

**E. Rates outside City.** Sewer rates for all accounts outside the corporate City limits, to be charged by the City of Grandview for sewer services are, until further ordinance by the City Council, 150 percent of the corresponding rate charged for a similar facility located within the corporate City limits; except when property to be served is subject to pending annexation and Yakima County has given the City early transfer of authority as provided in Article G.6 of the Interlocal Agreement for Growth Management Act implementation in Yakima County, adopted by Resolution No. 99-14. In the event

such property is not annexed at the next available annexation election date, said property shall pay at the rate of all other property outside the City limits. Where user is supplied by water from non-City sources, upon demand of the City Council, the supply shall be metered at the owner's expense and the City shall have the right of access to the meter.

F. In addition to all sewer charges, applicable Washington State and local utility taxes shall be shown on the billing and collected in accordance with this chapter and GMC 13.28.120.

G. **Penalty.** The City of Grandview shall charge monetary penalties for slug or accidental discharges of wastes from large industrial or commercial users in accordance with GMC 13.12.120 and, until further ordinance of the City Council, penalties for violation of pH limits in accordance with the following schedule:

Any discharge of wastes from a large industrial or commercial user with a pH lower than five or higher than 11, for an average over a 15-minute period within a 60-minute duration, or having any other corrosive property capable of causing damage or hazard to structures, equipment and personnel of the sewage works, shall be subject to a penalty as follows per hour for each hour said violation continues to occur. In addition, the City may charge the discharger for actual costs of mitigating the effects of the impact of the discharge on the sewer system and treatment facilities:

<u>Penalty Description</u>	<u>Rate</u>
Slug/accidental discharge	\$329.60 per hour

**Section 2.** 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 November 13, 2018.

**MAYOR**

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

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

**APPROVED AS TO FORM:**

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

PUBLICATION: 11/14/18  
EFFECTIVE: 11/19/18

**ORDINANCE NO. 2018-17**

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,  
AMENDING GRANDVIEW MUNICIPAL CODE SECTION 13.28.085  
SETTING GARBAGE RATES**

**WHEREAS**, garbage collection service provided by the City of Grandview ("City") is critical to the health and welfare of the citizens of the City; and,

**WHEREAS**, rate adjustments are necessary from time to time to ensure that sufficient revenues exist in the Garbage Fund to properly adequate services to City residents and businesses; and,

**WHEREAS**, Grandview Municipal Code subsection 13.28.085 provides for garbage rates;

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

**Section 1.** Grandview Municipal Code subsection 13.28.085, which reads as follows:

**13.28.085 Garbage Rates.** Rates for solid waste are hereby set as follows:

A. The monthly solid waste charge for the different-sized containers picked up one time per week shall be as follows:

**90-Gallon Containers**

1 can	\$13.95
2 cans	\$27.90
3 cans	\$41.85
4 cans	\$55.80

**300-Gallon Containers**

1 can	\$45.95
2 cans	\$91.90
3 cans	\$137.85
4 cans	\$183.80

B. All users sharing one-third of a 300-gallon container shall be charged at the rate of \$13.95 per monthly billing period for one pick-up per week.

C. Multiple-family residences using 300-gallon containers shall be charged at the rate of \$13.95 per billing period per dwelling unit.

D. All users who have multiple pick-ups per week shall be charged per month

by multiplying the number of pick-ups per week by the number of containers picked up.

E. Other service charges are as follows:

Return call-out all size containers, per container	\$29.25
Overfilled container charge	\$3.65
Replace damaged/destroyed container	\$146.45
Dumpster drop-off at public works shop per pickup size load	\$8.80

*is hereby amended to read as follows:*

**13.28.085 Garbage Rates.** 2019 rates for solid waste set forth herein shall become effective on December 15, 2018 as follows:

A. The monthly solid waste charge for the different-sized containers picked up one time per week shall be as follows:

90-Gallon Containers

1 can	\$14.09
2 cans	\$28.18
3 cans	\$42.27
4 cans	\$56.36

300-Gallon Containers

1 can	\$46.41
2 cans	\$92.82
3 cans	\$139.23
4 cans	\$185.64

B. All users sharing one-third of a 300-gallon container shall be charged at the rate of \$14.09 per monthly billing period for one pick-up per week.

C. Multiple-family residences using 300-gallon containers shall be charged at the rate of \$14.09 per billing period per dwelling unit.

D. All users who have multiple pick-ups per week shall be charged per month by multiplying the number of pick-ups per week by the number of containers picked up.

E. Other service charges are as follows:

Return call-out all size containers, per container	\$29.54
Overfilled container charge	\$3.69
Replace damaged/destroyed container	\$147.91
Dumpster drop-off at public works shop per pickup size load	\$8.89

**Section 2.** 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 November 13, 2018.

**MAYOR**

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

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**CITY CLERK**

**APPROVED AS TO FORM:**

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**CITY ATTORNEY**

PUBLICATION: 11/14/18  
EFFECTIVE: 11/19/18

**ORDINANCE NO. 2018-18**

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,  
AMENDING GRANDVIEW MUNICIPAL CODE SECTION 13.28.060(B)  
SETTING IRRIGATION WATER RATES**

**WHEREAS**, irrigation water service provided by the City of Grandview ("City") is critical to the health and welfare of the citizens of the City; and,

**WHEREAS**, rate adjustments are necessary from time to time to ensure that sufficient revenues exist in the Irrigation Fund to properly maintain the citizens' utilities and provide adequate services to City residents and businesses; and,

**WHEREAS**, Grandview Municipal Code subsection 13.28.060(B) provides for irrigation water rates;

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

**Section 1.** Grandview Municipal Code subsection 13.28.060(B), which reads as follows:

**13.28.060(B) Irrigation Rates.**

2018 irrigation rates shall become effective commencing January 1, 2018, as follows:

1. For land serviced by pressure irrigation, the service rate shall be \$0.017654 per square foot and the minimum charge per property shall be the sum of \$106.01 per year.
2. For land served by gravity flow where the city is responsible for maintenance, the service rate shall be \$0.004014 per square foot or \$174.81 per acre, and the minimum charge per property shall be the sum of \$70.21 per year.
3. For lands served by gravity flow, where the city is not responsible for maintenance or where no water is delivered, the service rate shall be \$0.002042 per square foot or \$88.92 per acre per year or \$37.17 minimum charge per year per property owner.

*is hereby amended to read as follows:*

**13.28.060(B) Irrigation Rates.**

2019 irrigation rates shall become effective commencing January 1, 2019, as follows:

1. For land serviced by pressure irrigation, the service rate shall be \$0.018007 per square foot and the minimum charge per property shall be the sum of \$108.13 per year.

2. For land served by gravity flow where the city is responsible for maintenance, the service rate shall be \$0.004094 per square foot or \$178.31 per acre, and the minimum charge per property shall be the sum of \$71.61 per year.

3. For lands served by gravity flow, where the city is not responsible for maintenance or where no water is delivered, the service rate shall be \$0.002083 per square foot or \$90.70 per acre per year or \$37.91 minimum charge per year per property owner.

**Section 2.** 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 November 13, 2018.

**MAYOR**

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

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**CITY CLERK**

**APPROVED AS TO FORM:**

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

PUBLICATION: 11/14/18

EFFECTIVE: 11/19/18