

**GRANDVIEW CITY COUNCIL
REGULAR MEETING AGENDA
TUESDAY, NOVEMBER 27, 2018**



REGULAR MEETING – 7:00 PM

PAGE

- 1. CALL TO ORDER & ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PRESENTATIONS**
 - A. Introduction of new Police Officer Samuel J. Cover & Oath of Office
 - B. Introduction of new Police Officer Jonah Hoefler
- 4. PUBLIC COMMENT** – At this time the public may address the Council on any topic whether on the agenda or not, except those scheduled for public hearing.
- 5. CONSENT AGENDA** – Items on the Consent Agenda will be voted on together by the Council, unless a Councilmember requests that items be removed from the Consent Agenda and discussed and voted upon separately. An item removed from the Consent Agenda will be placed under Unfinished and New Business.
 - A. Minutes of the November 13, 2018 Committee-of-the-Whole meeting 1-4
 - B. Minutes of the November 13, 2018 Council meeting 5-11
 - C. Minutes of the November 20, 2018 Budget special meeting 12-17
 - D. Payroll Check Nos. 10627-10698 in the amount of \$191,629.25
 - E. Payroll Electronic Fund Transfers (EFT) Nos. 60008-60012 in the amount of \$81,730.12
 - F. Claim Check Nos. 116436-116494 in the amount of \$275,637.33
- 6. ACTIVE AGENDA** – Notice: Items discussed at the 6:00 pm Committee-of-the-Whole meeting of an urgent or time sensitive nature may be added to the active agenda pursuant to City Council Procedures Manual Section 3.18(c).
 - A. Declarations of Interest – Appointment for Vacant Mayor Position 18-28
 - B. Public Hearing – 2019 Preliminary Budget 29-30
 - C. Ordinance No. 2018-19 changing the zoning classification of certain lands and amending the zoning map of the City of Grandview as requested by Noe Gonzalez for Parcel No. 230924-23513, 628 East Fourth Street, Grandview, Washington 31-52
- 7. UNFINISHED AND NEW BUSINESS**
- 8. CITY ADMINISTRATOR AND/OR STAFF REPORTS**
- 9. MAYOR & COUNCILMEMBER REPORTS**
- 10. ADJOURNMENT**

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
NOVEMBER 13, 2018**

1. CALL TO ORDER

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

2. ROLL CALL

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

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

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Treasurer Matt Cordray, Fire Chief Pat Mason, Building Official/Code Enforcement Officer Cory Taylor and City Clerk Anita Palacios.

3. PUBLIC COMMENT – None

4. NEW BUSINESS

A. Ambulance Service Budget Recommendation and Ambulance Utility Fee

Fire Chief Mason explained that in March 2018, the City was approached by the current primary ambulance provider, Prosser Hospital Ambulance, concerning the fact that their ambulance service was losing money. This led to the City being in a position where the City would no longer receive ambulance services for the community at no cost to the City. The Council tasked staff with exploring options to ensure that the citizens of Grandview have access to quality ambulance services in a cost-effective way for the foreseeable future. The Council also indicated that they would like to see this service provided under some type of long term contract and/or agreement. The Council recently made the decision to pursue an agreement with the Sunnyside Fire Department to provide ambulance services. Sunnyside Fire Department indicated that the cost to provide the service to the City after taking away the other sources of income derived such as billing and EMS funding would be \$341,023 per year. Of the \$341,023 annual cost, Astria Sunnyside Hospital committed \$215,000 per year for a minimum of 5 years, leaving an annual balance of \$126,023. The City would now have to pay a minimum of \$126,023 per year for ambulance services. If for some reason Astria Sunnyside Hospital was unable to fulfill their financial commitment, the City would pay \$341,023 per year for ambulance services. For that reason, he proposed the Council consider implementing an "Ambulance Utility Fee" similar to the City of Sunnyside. Sunnyside's Ambulance Utility Fee charged a monthly fee per residential water utility user. It also charged non-residential users a monthly fee for every 3.6 employees to make it equal to residential users. He also proposed the Council consider setting that monthly fee at a minimum of \$8.00 per month per residential water utility user. The City currently had the following water accounts: commercial 231, government 75, industrial 38, apartments 58, and residential 2,608 for a total of 3,010 accounts. The actual number would be higher if the Council chose to use the 3.6 employee ratio for non-residential users, but he proposed 3,010 for the example. He also used \$300,000 as the annual dollar amount needed to be raised for the example. It would be up to the Council to determine if the

dollar amount would include the entire potential amount of \$341,023 or if Council would consider paying a portion of the amount from the general fund.

Example

\$300,000 divided by 3,010 users equals \$99.67 per year

\$99.67 per year divided by 12 equals \$8.31 per month

Based on the example, he proposed a minimum of \$8.00 per utility account per month. If the Council opted to use the 3.6 employee option for non-residential users then these numbers would amount to approximately \$341,023 per year. If the utility fee was implemented now then it would coincide with the start of the new ambulance service. If Astria Sunnyside Hospital was able to follow through on their generous commitment then the extra funding could be utilized to help provide other needs within the Fire Department such as adding sleeping quarters to the station in order for the ambulance service to operate in the City 24 hours per day. Sleeping quarters would shorten response times and be of benefit to all citizens because in an emergency seconds count. It could also be utilized as a reserve to help with any potential shortfalls in the future. If the necessary needs were met and sufficient reserves were put in place then the Council could always consider lowering the amount charged in the future. Based on the information provided, Fire Chief Mason recommended Council consider implementing an \$8.00 per month "Ambulance Utility Fee" at the beginning of 2019. This would further enhance the ability to provide a quality emergency medical service for the community for years to come.

City Administrator Arteaga presented a draft Interlocal Cooperative Agreement between the City of Sunnyside and the City of Grandview for Emergency Medical Transport Services.

Discussion took place as follows:

- Adding \$126,100 to the 2019 Emergency Medical Services Fund for ambulance services;
- Incorporating wording in the draft Interlocal Agreement for Sunnyside to provide a quarterly report on the number of Grandview transports, etc.
- Incorporating wording in the draft Interlocal Agreement that any increase in the annual fee assessed by Sunnyside be provided in writing along with the reasons for the fee increase.

On motion by Councilmember Everett, second by Councilmember Souders, the C.O.W. added \$126,100 to the 2019 Emergency Medical Services Fund for ambulance service and directed staff to present a revised draft Interlocal Cooperative Agreement with the City of Sunnyside for Emergency Medical Transport Services for further consideration at the November 27, 2018 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.

B. Determination of Procedure for Selection of Next Mayor – Councilmember Mike Everett

Councilmember Everett requested that an item entitled "Determination of procedure for selection of the next Mayor" be placed on the November 13, 2018 C.O.W. agenda for consideration. He suggested that the process for the selection of the Mayor's successor be as

follows keeping in mind the importance that Council proceed in a manner that was transparent and also open to everyone and all of the public:

1. The Mayor would submit his resignation with a designated date.
2. Council would accept applications from anyone that wanted to be Mayor on the 27th meeting. Each applicant would have three minutes to address the Council. This would be just like a person running for the office would do, except that at the end of the presentation the Council would vote (on behalf of their constituents).
3. Then the person chosen would become Mayor elect until the effective date of Mayor's resignation and then be sworn in by either the City Attorney or the Mayor Pro Tem.

He explained that this process mirrors the public process by which the City elects a Mayor. It was open and public. Also, the person who wanted to be Mayor should (in his opinion) be willing to say that they want to be Mayor, just like they would have to do so, if they seeked the office in an election.

Discussion took place.

Councilmember Mendoza expressed her interest in the Mayor appointment.

Due to time constraints, the C.O.W. meeting was recessed.

5. RECESS & RECONVENE OF C.O.W. MEETING

On motion by Councilmember Everett, second by Councilmember Moore, the Council recessed the Committee-of-the-Whole meeting at 7:00 p.m., to reconvene following the regular Council meeting.

On motion by Councilmember Everett, second by Councilmember Moore, the Council reconvened the Committee-of-the-Whole meeting to discuss the following items at 8:10 p.m.

B. Determination of Procedure for Selection of Next Mayor – Councilmember Mike Everett (continued)

Discussion continued.

On motion by Councilmember Everett, second by Councilmember Brewer, the C.O.W. agreed to the following procedure for the selection of the next Mayor:

1. Mayor Childress would submit his resignation with a designated date.
2. Council would accept applications from anyone that wanted to be Mayor at the November 27, 2018 Council meeting. Each applicant would have three minutes to address the Council. This would be just like a person running for the office would do, except that at the end of the presentation the Council would vote on behalf of their constituents.
3. The person chosen would become Mayor-elect until the effective date of Mayor Childress' resignation and then be sworn in by either the City Attorney or the Mayor Pro Tem.

Councilmembers Mendoza and Moore voted in opposition.

C. Nuisance Ordinance – Councilmember Gay Brewer

At the October 22, 2018 special Council meeting, Councilmember Brewer requested that the City's nuisance ordinance be placed on an agenda for discussion.

Building Official/Code Enforcement Officer Taylor explained the process followed upon receipt of a nuisance complaint. He also advised that building code review, issuance of building permits, and cross-connection/backflow prevention inspections and documentation took precedence over nuisance complaints.

City Administrator Arteaga advised that forms entitled "Code Enforcement Referral Notice" were available to the Council and/or public to complete and return to the Building Department for reporting of nuisance complaints.

Discussion took place. No action taken.

D. Sponsorship Request to Maintain the Fly YKM Marketing Program

City Administrator Arteaga presented a letter dated October 19, 2018 from Cliff Moore, City Manager with the City of Yakima requesting that the City of Grandview contribute a \$10,000 match for 2019 to maintain the FLY YKM marketing program.

Discussion took place. Following discussion, Council decided not to contribute to the FLY YKM marketing program.

E. Yakima Health District City Representative Member of the YHD Board of Health

Mayor Childress presented a letter dated October 29, 2018 from the Yakima Health District extending an invitation to a member of the City Council to apply to become a City Representative member of the Yakima Health District Board of Health.

Discussion took place. Councilmembers were advised to apply directly to the Yakima Health District if interested in the position.

6. OTHER BUSINESS – None

7. ADJOURNMENT

The C.O.W. meeting adjourned at 9:05 p.m.

Mayor Norm Childress

Anita Palacios, City Clerk

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
NOVEMBER 13, 2018**

1. CALL TO ORDER

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

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

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

2. PLEDGE OF ALLEGIANCE

Councilmember Everett led the pledge of allegiance.

3. PRESENTATIONS

A. 2018 Proclamation – Grandview High School DECA

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

B. Grandview Mobilization Group Project Proposal

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

4. PUBLIC COMMENT – None

5. CONSENT AGENDA

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

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

6. **ACTIVE AGENDA**

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

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

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

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

City Clerk Palacios provided the following review of the record:

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

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

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

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

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

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

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

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

City Clerk Palacios – Nope.

Councilmember Moore – No.

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

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

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

City Clerk Palacios – What picture are you talking about?

Mayor Childress – On page 47.

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

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

Councilmember Brewer – What's that?

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

Councilmember Brewer – So it will be about that size?

Councilmember Moore – No.

City Clerk Palacios – I have no. No.

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

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

Councilmember Brewer – 1600 square feet.

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

Councilmember Brewer – With the lot?

Applicant Noe Gonzalez – Yeah, with the lot.

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

Applicant Noe Gonzalez – Facing the road.

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

Applicant Noe Gonzalez – Yeah with a two car garage.

Councilmember Brewer – They're 53 feet wide?

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

Councilmember Brewer – The lots are 53 feet wide?

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

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

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

City Attorney Plant – Yeah.

Mayor Childress – Alright.

Councilmember Brewer – Not too many questions?

Mayor Childress – No, I just.

Councilmember Brewer – Good.

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

Councilmember Brewer – Yeah, I know that.

Mayor Childress – We're doing fine.

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

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

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

Councilmember Brewer – 53 feet wide?

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

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

Councilmember McDonald – But at, yeah, well.

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

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

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

Councilmember Brewer – Is it?

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

Councilmember Brewer – The depth is deep.

Councilmember Moore – Well, I understand that.

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

Mayor Childress declared the public hearing closed.

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

Gonzalez Pre-Plat #2018-01 subject to the eight conditions outlined in the Hearing Examiner's Recommendation; and directed staff to present an ordinance changing the zoning classification of certain lands and amending the zoning map of the City of Grandview as requested for Parcel No. 230924-23513 to R-2 Medium Density Residential for consideration at the November 27, 2018 regular Council meeting.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mayor Norm Childress

Anita Palacios, City Clerk

**GRANDVIEW CITY COUNCIL
SPECIAL MEETING MINUTES – BUDGET
NOVEMBER 20, 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, Dennis McDonald, Gloria Mendoza and Bill Moore.

Councilmember Mike Everett participated telephonically at the approval of the Council.

Absent from the meeting was Councilmember Joan Souders.

Councilmember Javier Rodriguez arrived at 6:25 p.m.

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

2. 2019 PRELIMINARY BUDGET

City Administrator Arteaga summarized the following items that were added to the 2019 preliminary budget during previous budget meetings:

- 3% salary increase for all City employees
- Dykstra Park landscaping – \$10,000
- Volunteer firefighter compensation increase – \$1 per hour
- Ambulance services – \$126,000
- Code enforcement – \$4,000
- Tree planting – \$1,000
- Library books – \$2,500
- Council chairs – \$5,000

Staff presented the Mayor's 2019 preliminary annual budget for consideration. The budget was developed with Council's leadership in identifying the operating and capital priorities. This guidance provides the basis for the departments to submit their budget proposals and additional program requests for consideration as the budget was developed. The development of the 2019 annual budget required some creative thinking in order to continue to provide a balanced budget as required by law. City staff was committed in providing the citizens with a financially healthy budget with efficient service delivery within available resources. The 2019 preliminary budget, for the most part, maintained our existing services, although there could be areas where lower priority programs could be eliminated and/or reduced. Reducing and/or eliminating lower priority programs would allow the City to continue to realign resources in order to maintain the current services. Maintaining priority services was possible because of the positive planning efforts that have continued to occur over the past years.

Some of this year's accomplishments were as follows:

- Irrigation main line replacement on Zorada
- Sewer main relining of East Concord

- Design work and inspection of the 21-inch sewer trunk main
- Safe Routes to School sidewalk projects (Elm and Fir Streets)
- Arterial Preservation of East Wine Country Road
- Street tree removal on Higgins Way
- LED streetlight conversion project
- New fire truck purchase

The budget message commented on each of the key components that were important to a comprehensive understanding of the proposed budget plan for the period of January 1, 2019 to December 31, 2019.

The key components were as follows:

- 2019 Budget Highlights
- Enterprise Funds
- Personnel
- Revenue Enhancements
- Capital Improvement Needs
- Vehicle Replacement
- Summary/Recommendations

2019 BUDGET HIGHLIGHTS

- The proposed budget included 2019 expenditures of \$6,409,620 in the Current Expense Fund. This represented a .4% increase from the 2018 projected expenditures and an overall decrease of 3.6% from the adopted 2018 budget. The projected 12/31/19 Current Expense Fund balance was \$540,710, which represented a fund balance equal to approximately 8.4% of the proposed 2019 expenditures. At this time, this does not meet the City Council's direction to maintain a minimum 15% fund balance.
- The 2018/2019 Budget Summary displayed, over a 24-month period, fund balances, revenues and expenditures for each fund. The purpose of this document was to provide the Council and the public with a snapshot of the financial conditions of the City over a period of time.
- It was estimated that property tax revenue for 2019 would increase from the 2018 level of \$1,530,000. This was due to an increase in property assessed value of about 17.7%. Property tax revenue represented about 30% of the Current Expense Fund revenues. The estimated annual tax payment to the City for a house assessed at \$100,000 would be \$321.41 or \$26.78 per month. *Attachment A* entitled "Where Does Your Tax Dollar Go" was prepared to show how the total property taxes paid by the residents were distributed.
- It was estimated that sales tax revenue in the Current Expense Fund would have an increase from \$586,250 in 2018 to \$653,250 in 2019. Actual sales taxes collected in 2017 were \$577,637. Sales tax revenue represents about 12% of the Current Expense Fund revenue in 2019.

- Property taxes, sales tax, private utility taxes and City utility taxes were the primary sources to pay for services in the Current Expense Fund and account for 82% of total Current Expense Fund revenue. *Attachment B* displayed the various sources of revenue and their respective percentage allocations.
- The primary service costs in the Current Expense Fund were related to public safety services. *Attachment C* displayed the various program service costs and their respective percentage allocations.
- The proposed budget contained funding to support several community programs and/or organizations, including:
 - Association of Washington Cities – \$7,860
 - Yakima Valley Conference of Governments – \$7,910
 - Yakima County Development Association – \$10,000
 - Yakima Regional Clean Air Agency – \$4,500
 - Yakima County Emergency Management – \$10,300
 - D.R.Y.V.E – \$1,000
- The 2019 budget contained funding for a School Resource Officer with the costs being shared 50% by the School District and 50% by the City.
- As part of the budget process, Department Directors were asked to examine all current rates for fees and charges to determine if adjustments needed to be made. As a result of reviewing fees in the area, the proposed budget included a 3% rate increase for sewer, 2% rate increase for irrigation and a 1% rate increase for solid waste.
- The budget for 2019 was formatted into specific programs within each department. The purpose of this approach was to identify and segregate services provided by a department into program budgets, and to help understand the total costs of each service. A program statement was prepared for each separate program budget to provide more detailed information.

ENTERPRISE FUNDS

Utility rate increases were needed to offset the increasing cost of labor, supplies, fuel, and outside utilities. The base rates listed below were for a typical single family residence. A water and sewer rate analysis was conducted by the City's engineering firm HLA Engineering and Land Surveying, Inc., in October 2018. This was done on an annual basis to make certain that the various utility rates were sufficient to support operation and maintenance and capital projects in the respective funds. The recommended 2% irrigation rate and 1% solid waste rate increases were needed in order to sustain rate increases from Sunnyside Valley Irrigation District and Yakima County Solid Waste Department. The 2018 rate review and analysis was included as *Attachment D*. Also included as *Attachment E* was a survey which showed 2018 and 2019 utility rates of similar sized cities in the area.

| Utility | Proposed Rate Increase | Proposed % Rate Increase | 2018 Rate | 2019 Rate | Last Rate Increase | Additional Revenue |
|--------------|------------------------|--------------------------|----------------|----------------|--------------------|--------------------|
| Solid Waste | \$0.14 | 1% | \$13.95 | \$14.09 | 2018 | \$10,000 |
| Water | \$0.00 | N/A | \$29.24 | \$29.24 | 2018 | \$0 |
| Wastewater | \$1.00 | 3% | \$33.29 | \$34.29 | 2018 | \$95,000 |
| Irrigation | \$0.23 | 2% | \$11.39 | \$11.62 | 2018 | \$10,000 |
| TOTAL | \$1.37 | | \$87.87 | \$89.24 | | \$115,000 |

PERSONNEL

The proposed budget provided for 54 full-time and 8 part-time employees in 2019. Since 2006, the City reduced the following 15 full time employee positions (FTE):

- 1 FTE – Wastewater Treatment Plant
- 3 FTE – Public Works Department
- 1 FTE – Animal Control Officer
- 1 FTE – City Attorney
- 1 FTE – Deputy City Clerk/Treasurer
- 1 FTE – City Hall Administrative Assistant
- 1 FTE – City Administrator
- 1 FTE – Municipal Court Clerk
- 1 FTE – Deputy Recreation Director
- 1 FTE – Police Detective
- 1 FTE – Police Officer
- 1 FTE – Police Administrative Assistant
- 1 FTE – Library Technician

As positions have become vacant, the City has and would continue to evaluate and/or consider alternative staffing strategies. These included the use of seasonal labor, reduction/modification of services, or, in the case of animal control and legal/prosecution services, contracting that service. Again this year, the City would continue with the combination of the City Administrator/Public Works Director position.

The following general wage increases were incorporated into the salary schedules:

- Public Works Union Employees – 3% on 1/1/2019 (settled)
- Police Sergeants & Patrol Union Employees – 3% on 1/1/2019 (unsettled)
- Police Support Union Employees – 3% 1/1/2019 (unsettled)
- Non-Union Employees – 3% 1/1/2019

Rate increases for medical insurance were 3.5% for Plan A (Police Sgt & Patrol Union employees), 3.2% for Plan B (Public Works Union employees) and 7.8% for Plan Z (Police Support Union employees and non-union employees). There was no projected rate increases for dental/ortho and life insurance. Vision insurance rates decreased 3%.

REVENUE ENHANCEMENTS

As was mentioned previously, one of the challenges as a City was to maintain current services at their current level, particularly in the Current Expense Fund. Under current state law, cities were quite limited in terms of options available to raise additional general purpose revenue to fund services in the Current Expense Fund.

The information outlined below was meant to be for information purposes only:

| <u>REVENUE SOURCE</u> | <u>APPROVING AUTHORITY</u> | <u>COMMENTS</u> |
|----------------------------------|----------------------------|-------------------------|
| Utility tax on private utilities | Voters | 1% increase = \$175,000 |
| Utility tax on public utilities | City Council | 1% increase = \$65,000 |
| Vehicle license fee | Voters | \$100/year = \$720,000 |

CAPITAL IMPROVEMENT NEEDS

During the process of developing the proposed 2019 budget, a number of unfunded capital improvements were identified. The greatest challenge in this regard was in the areas of major fire apparatus and local transportation infrastructure. No financing mechanism was currently in place to make certain that we, as a community, were protecting these investments. The Grandview Transportation Benefit District (TBD) established an annual vehicle fee in the amount of \$20 which was estimated to generate approximately \$180,000 annually to be used to fund transportation improvements.

The following areas were identified as major unfunded potential capital needs:

- Street renovations/reconstruction
- Major fire apparatus
- Building Maintenance
- Wastewater Treatment Plant up-grades
- Water System upgrades

VEHICLE REPLACEMENT

The following equipment/vehicles were scheduled for replacement in 2018:

- 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

SUMMARY/RECOMMENDATIONS

In an effort to continue to reduce 2019 Current Expense Fund expenditures, only minimal proposed capital items were included in this fund. Additionally, capital replacements were either included in the EMS, Yakima County Law and Justice Tax Fund, the Capital Improvement Fund or not funded at all. Ideally, the Current Expense Fund should generate sufficient revenue so that capital outlay items needed to deliver services could be funded from that fund. Under ideal circumstances, the Capital Improvements Fund should only be used for major capital projects. Property tax revenues in 2019 were expected to increase by \$121,100 or 7.9%. While the levy increase was capped at 1%, the cost of delivering services increased approximately 3% per year. This reality necessitated the steps taken over the last several years to reduce or modify services. Sales tax levels were established by the state legislature, or were approved by the voters for specific purposes, such as criminal justice or emergency medical services. In

summary, this year's budget was fiscally healthy and responsible and would provide staff with the means to deliver priority services.

Mayor Childress thanked the Department Directors for carefully reviewing their budget submittals and for recognizing that the City continues to see limited resources to be allocated to City-wide priorities. He also recognized the employees who work diligently every day to implement the City-wide goals and objectives. The Department Directors continued to approach this year's budget process as a "TEAM" and from the perspective of identifying the services citizens expect and deserve and not from their own departmental perspectives. The City continues to make progress towards realizing the goal of building a more vibrant community for all of us to live, work and play. In addition, he encouraged Council to continue the efforts of improving the City by funding and participating in a community beautification project.

City Administrator Arteaga presented the non-union salary ordinance and volunteer firefighter compensation ordinance for review. These items were discussed during previous budget meetings.

City Administrator Arteaga requested that the non-union employees medical insurance be changed from Teamsters Plan Z (90% employer paid/10% employee paid) with a \$700 per year employer paid VEBA contribution to Teamsters Plan B (100% employer paid) and no VEBA to be identical to the union employees medical insurance benefit plan beginning January 1, 2019.

City Administrator Arteaga recommended Council begin discussions in January 2019 on the implementation of the ambulance utility fee of \$8.00 per month.

Discussion took place.

On motion by Councilmember Everett, second by Councilmember Mendoza, Council directed staff to prepare the final budget documents as presented for consideration at the December 11, 2018 Council meeting.

3. ADJOURNMENT

The special meeting adjourned at 6:40 p.m.

Mayor Norm Childress

Anita Palacios, City Clerk



**PRESS RELEASE
CITY OF GRANDVIEW
NOTICE OF MAYOR VACANCY**

The Grandview City Council is accepting Declarations of Interest from qualified persons to be considered for an appointment to fill the vacant Mayor position for the City of Grandview. Eligibility requirements are that the person must be a registered voter and a resident of the City of Grandview for at least one year. Declarations of Interest are available at City Hall, 207 West Second Street or by calling (509) 882-9200 or emailing anitap@grandview.wa.us. Declarations of Interest will be accepted at the City Council meeting on Tuesday, November 27, 2018, 7:00 p.m., and each qualified person will be provided three minutes to address the Council. The City Council meets in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.



Please return completed application to:
 City Clerk, City of Grandview
 207 West Second Street
 Grandview, WA 98930
 PH: (509) 882-9200
 FAX: (509) 882-3099
 www.grandview.wa.us

RECEIVED

NOV 15 2018

CITY OF GRANDVIEW

DECLARATION OF INTEREST

I wish to be of service to our Community and request your consideration for appointment to the Grandview City Council

NAME: Jan McDonald
 ADDRESS: 417 Shenikm Court
 CITY, STATE, ZIP: Grandview WA 98930
 PHONE: 509-643-1546 (home) same (work)
 E-MAIL: janmcdonald750@gmail.com
 EMPLOYER/OCCUPATION: Self-employed - life coach & leadership consultant

Are you a resident of the City of Grandview? yes
 Are you a registered voter? yes
 Length of residence in the City of Grandview? 18 yrs.

What community activities have you participated in during the past five years?
 (Use extra pages if necessary) Chamber of Commerce, Rotary, Planning Commission, President of Rotary 2016-2017, Volunteer AMRE speaker in schools here in the Lower Valley, 2002-2002

Are you serving, or have you served, on any citizen boards or commissions?
 (If yes, list the organizations and dates of service. Use extra pages if necessary.)

| | | | |
|--------------|----------------------------|--------------------|--------------------------------------|
| Organization | <u>Planning Commission</u> | Date(s) of service | <u>Dec 2003 - 2006; 2009-present</u> |
| Organization | <u>City Council</u> | Date(s) of service | <u>2006-2009</u> |

Please provide a brief background sketch including job experience, education, skills, hobbies, and special areas of interest.

I graduated from U.C. Davis with a Bachelor of Arts. Worked 12 years in the restaurant business. Owned my own service business in Seattle from 1997-2000. We moved to Grandview, I substitute taught for 2 years. Began work at Life Options, became the CEO in 2004. Filpled the income of Life Options.

In 2015, I was certified by John Maxwell to be a member of his team of international coaches and leadership trainers/consultant. Singlely built that business while working at Life Options. Ventured out on my own in April of 2016.

Skills include leadership training (my favorite) along with communication skills training. The above are my special areas of interest.

Personally, I enjoy gardening, weight lifting, walking and reading and time with my husband

What problems, issues or concerns do you see facing the City Council and how would you propose they be addressed? (Use extra pages if necessary.)

We need to have some mid-level apartments or condos; more tax generating businesses, a nicer hotel and better communication between the port Community Organizations and the city. I know you are working on getting those businesses here. For those concerns that are not addressed, I would brainstorm with the Council and others concerned to come up with a team solution.

What special skills, knowledge, or experience do you have to contribute to the City Council? (Use extra pages if necessary.)

I was involved on City Council when the city planned the downtown revitalization. That was an exciting time. I've been involved on planning Commission or Council since 2003. This experience is an asset.

My leadership training, speaking and communication skills would be a great contribution.

What limitations, if any, are placed on the time you would be available for meetings and other activities? How much time are you able to devote to the duties of the City Council? (Use extra pages if necessary.)

My time is flexible as I own my own business. I'm good at time management so I believe I could serve when needed, although I don't know yet what mayor time commitment is.

Please list three residents of the City of Grandview you wish to use as personal references that can provide us with information pertinent to your application:

Name: Dr. Everett Boboth
Address: 411 Sherilyn Court Grandview
Telephone: 509-830-4700

Name: Eva Russell
Address: 370 Forrest Rd. Grandview
Telephone: 509-882-1695

Name: Pastor Brent Hulet
Address: 408 E 4th St Grandview
Telephone: 509-778-2458

Signature of Applicant: Jan McDonald

Date: 11/15/2018

The City thanks you for your interest in volunteering your time to serve the citizens of Grandview.



Please return completed application to:
 City Clerk, City of Grandview
 207 West Second Street
 Grandview, WA 98930
 PH: (509) 882-9200
 FAX: (509) 882-3099
 www.grandview.wa.us

RECEIVED

NOV 19 2018

CITY OF GRANDVIEW

DECLARATION OF INTEREST

I wish to be of service to our Community and request your consideration for appointment to the Grandview City Council

NAME: Gloria Mendocza
 ADDRESS: 304 Klock Rd.
 CITY, STATE, ZIP: Grandview, WA 98930
 PHONE: 509-830-4935 (home) 509-882-2523 (work)
 E-MAIL: gmcmenocza@gmail.com
 EMPLOYER/OCCUPATION: GMC Training Institute CEO/Founder

Are you a resident of the City of Grandview? yes
 Are you a registered voter? yes
 Length of residence in the City of Grandview? 40 years

What community activities have you participated in during the past five years?
 (Use extra pages if necessary) Grandview City Council, Rotary

Past President Grandview Chamber of Commerce, Economic Development Liaison, Grandview Mobilization Group, Workforce Training Coordinating Board

Are you serving, or have you served, on any citizen boards or commissions?
 (If yes, list the organizations and dates of service. Use extra pages if necessary.)

| | |
|--|---|
| Organization <u>Economic Dev Liaison</u> | Date(s) of service <u>02/18 - Present</u> |
| Organization <u>Grandview City Council</u> | Date(s) of service <u>2013 - Present</u> |

Please provide a brief background sketch including job experience, education, skills, hobbies, and special areas of interest.

I was raised in the City of Grandview by my parents Javier & Agapita Mendocza. I have 9 siblings. I have lived within the city limits for over 40 years. I am currently building a home in the city limits for my 3 children, Sunelah Tesahol, & Keivah Almazan Mendocza. I attended Grandview School District & went to YVCC. Completed a Chemical Dependency Counselor degree & continued with courses towards my AA degree. Worked for a non profit organization, NSMC, now Inspire for 8 years. In 1999 I started GMC Training Institute a vocational school. I started GMC TI because I saw a need for people in our community to have the opportunity to gain skills in 3 to 6 months, flexible, bilingual training that would help them with skills to compete in the workforce & secure a job with a higher wage. For almost 20 years I've invested in this community by expanding GMC TI & have started multiple successful businesses: GMC Family Services, LLC The vineyard cafe, Gemstones Leisure Hall & soon Gloria Casade Vinio, LLC

Please provide a brief background sketch including job experience, education, skills, hobbies, and special areas of interest. All my businesses are within the City of Grandview. I currently employ 13 full time employees, during our busy season we employ over 15 employees. I own multiple properties within the City of Grandview. I have deep roots in this Community. I never considered raising my children building a home or starting a business anywhere else other than Grandview. It is time for me to bring all this business experience and commitment and invest that in to the City of Grandview.

Continued from previous Pa

What problems, issues or concerns do you see facing the City Council and how would you propose they be addressed? (Use extra pages if necessary.)

I don't see problems, I see OPPORTUNITIES! I see this Grandview City Council having the opportunity to make history. As the City Council that facilitates our city to experience "Explosive Economic Growth". Prior leadership paved the way by improving the Downtown our streets & protected our budget. The time is now for this City Council to bring in retail business, develop a

Continued next page

What special skills, knowledge, or experience do you have to contribute to the City Council? (Use extra pages if necessary.)

Business Development, Budget Management, Community Development, Public Relations, Marketing, Communication Grandview City Council, 5 years Established Relationship & Respect with City Administrator, Council members, Department Heads & City Clerk, Treasurer, Staff, Social media, Bilingual English/Spanish

What limitations, if any, are placed on the time you would be available for meetings and other activities? How much time are you able to devote to the duties of the City Council? (Use extra pages if necessary.)

NO Limitations! Grandview City Council has been a priority. I have already made adjustments to accommodate Mayor responsibilities.

Please list three residents of the City of Grandview you wish to use as personal references that can provide us with information pertinent to your application:

Name: Rick Kimbrough
Address: 607 Wine Country Rd, Grandview, WA 98930
Telephone: 509-882-5901 509-203-0250

Name: Verania Espindola
Address: 911 Crescent Drive, Grandview, WA 98930
Telephone: 509-830-5856

Name: Jackie Corona
Address: 507 Broadway, Grandview, WA 98930
Telephone: 509-830-2764

Signature of Applicant:

Alena Mendoza

Date: 11/18/18

The City thanks you for your interest in volunteering your time to serve the citizens of Grandview.

What problems, issues or concerns do you see facing the City Council and how would you propose they be addressed? (Use extra pages if necessary.)

Plan to attract a massive housing development to support the growth. Address quality of life issues such as; extra Curricular for children & families to avoid them leaving outside of Brandon for fun. If families/people have activities to attract them to stay here, it keeps their spending here which in return helps our economy.

Continued from previous page

RICK KIMBROUGH

Attorney at Law
November 15, 2018

The Honorable Norm Childress
Mayor of the City of Grandview, and
Council Persons
207 West 2nd Street
Grandview, WA 98930

RE: Gloria Mendoza

Dear Mayor Childress and Members of the City Council:

With the imminent departure of Mayor Childress to serve as a Yakima County Commissioner, I write to urge this council to appoint Council Member Gloria Mendoza as interim Mayor.

As have most of you, I have had the privilege of knowing Gloria for many years. She has established a successful business here in Grandview and has tirelessly promoted Grandview as a wonderful place to live and do business. Gloria has served a number of boards and organizations to promote Grandview and improve the lives of the inhabitants of this City, and she has done so with a genuine commitment to this City, and consistent dedicated efforts to improve the lives of everyone who lives here.

Five years ago, Gloria became a member of the City Council of Grandview and has served that position with the same dedication, enthusiasm and commitment to this City during her tenure as a Grandview City Council Member. While on the City Council, Gloria has been active as liaison to the Economic Development Board and has actively participated in many meetings and efforts to improve this community. With her five years of council experience, Gloria is knowledgeable in the operations and procedures of this Council and has developed a good working relationship with the various department heads. She will easily and quickly step into the role of Mayor, effectively.

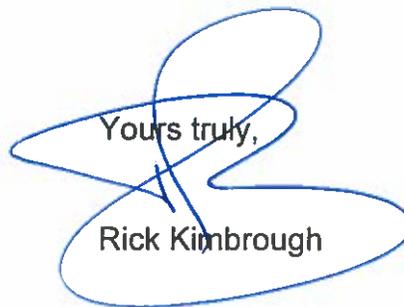
Gloria is a proven leader. She came to the City Council with a dynamic vision of how Grandview can better serve the many needs of those in this community. Now, that she aspires to become the Mayor, Gloria has a real vision for the progress of the City, and an adroit understanding of the many ways in which city government can better the lives of those who live and work here. Gloria has a well-established history of hard work and dedication to the goals to which she commits, and she will bring that dynamic vision, and her leadership skills to work in actually accomplish growth and positive change.

The Honorable Norm Childress
November 15, 2018
Page 2

During the past few years, we have seen on both a national and local scale, a profound paradigm shift in governmental leadership. This past general election, we saw more women, and women of diverse cultures being elected to national, state and local leadership positions than ever before. The talents and contributions of such women as leaders, and their role in leadership can no longer be ignored. Moreover, the demographics of our community should not be ignored and should be recognized and reflected in our City leadership. Gloria Mendoza is both bilingual and bicultural, and uniquely reflects the constituency of this community.

Finally, Gloria has the grace and commanding presence to be the positive face of this community. She will represent us well and with integrity, not only locally, but in her interactions with other municipalities and governmental bodies, presenting an image of Grandview that not only accurately reflects Grandview's diversity, but also presents us as a community in a most positive light.

For these many reasons, I conclude that there is one outstanding choice for our new Mayor, Gloria Mendoza.

Yours truly,

Rick Kimbrough



New York Life Insurance Company

220 Division St
Grandview, WA 98930

Yerania Espindola-Mendoza

Agent

CA Lic. #0135386

M 509 830 5856

B 509 882 0206

November 19th, 2018

To whom it may concern:

I want to take this time to explain why I believe that Gloria Mendoza would be the ideal candidate for Mayor of Grandview, WA.

I have known Gloria for over 20 years, since I first came to the United States from Mexico. She is a people person with a magnetic and very caring personality

I have watched her establish and grow several successful businesses in Grandview.

She is a very hard working, successful business woman with a commitment to excellence and a commitment to making Grandview a better place to live and own a business.

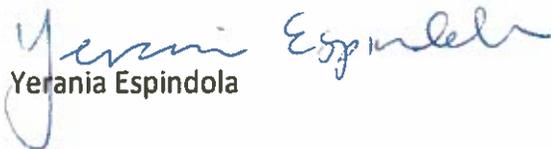
Gloria not only runs a business in Grandview but has purchased and renovated several buildings in Grandview, further demonstrating her commitment to the economic growth of our community.

She is the one who encouraged me to buy my building on Division Street which now is where I run my insurance agency from.

Gloria was also instrumental in introducing me to the Rotary Club and Grandview Chamber of Commerce and encouraged me to become active and participate in these organizations.

In all my business and personal dealing with Ms. Mendoza she has exhibited enthusiasm for both her business ventures and her involvement with both civic and business organizations that help the community.

Sincerely,


Yerania Espindola

Centurion Award

Member, NAIFA

Registered Representative offering securities through NYLIFE Securities LLC, Member FINRA/SIPC, A Licensed Insurance

Agency. NYLIFE Securities LLC is a New York Life Company

New York Life Insurance & Annuity Corporation, a New York Life Company.

601 W Riverside Ave, Suite 1600, Spokane, WA 99201, 509-747-5151

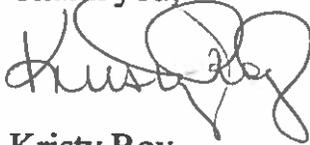
I confidently recommend Gloria Mendoza for the office of pre-tempore mayor for the City of Grandview. Ms. Mendoza has acquired a great deal of experience dealing with local legislation as she continues to serve on the city council for 4 years. Ms. Mendoza is impressive in her willingness to serve the citizens of Grandview.

Ms. Mendoza is a lifelong Grandview resident. She attended Grandview High School and lives in the city of Grandview. Ms. Mendoza also has three children who attend school in the Grandview school district.

Gloria Mendoza's success as a businesswoman, considering her roots from a family of farm workers, is inspiring. She grew up, as many residents of Grandview, working in agriculture. Her motivation and high skill set, as well as her ability to network and connect, propelled her to become the owner of several businesses in Grandview. Ms. Mendoza's leadership skills are her greatest strength.

I enthusiastically support Gloria Mendoza as mayor of the City of Grandview.

Thank you,

A handwritten signature in black ink, appearing to read "Kristy Roy". The signature is fluid and cursive, with a large loop at the end.

Kristy Roy
Grandview, WA



**CITY OF GRANDVIEW
NOTICE OF FILING AND PUBLIC HEARING
2019 PRELIMINARY BUDGET**

NOTICE IS HEREBY GIVEN that the Mayor of the City of Grandview has filed the 2019 Preliminary Budget with the City Clerk. Copies of the Preliminary Budget will be available to the public on Friday, November 16, 2018 at City Hall, 207 West Second Street, Grandview, Washington and also at the City's website at www.grandview.wa.us.

The City Council will conduct a Public Hearing on the 2019 Preliminary Budget at 7:00 p.m., on Tuesday, November 27, 2018. The public is invited to attend this hearing and provide written and oral comments on the proposed Budget. The hearing will be held in the Council Chambers at City Hall. If you have a disability for which you will need reasonable accommodations, please contact the City Clerk, at the preceding address or telephone (509) 882-9208 one week prior to the meeting.

CITY OF GRANDVIEW

Anita G. Palacios, MMC
City Clerk

Publish: Grandview Herald – November 7 & 14, 2018

**CITY OF GRANDVIEW
CITY COUNCIL**

PUBLIC HEARING PROCEDURE

THE FOLLOWING PROCEDURE IS USED BY THE GRANDVIEW CITY COUNCIL TO MEET APPEARANCE OF FAIRNESS REQUIREMENTS:

MAYOR

1. The public hearing for the purpose of receiving comments on the **2019 Preliminary Budget** is now open.
2. Public comments will now be received. When you address the Council, begin by stating your name and address for the record.
3. Comments received by mail will now be entered in the record. The City Clerk will read any received.
4. The public testimony portion of this hearing is now closed. No further comments will be received.

ORDINANCE NO. 2018-19

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,
CHANGING THE ZONING CLASSIFICATION OF CERTAIN LANDS AND
AMENDING THE ZONING MAP OF THE CITY OF GRANDVIEW
AS REQUESTED BY NOE GONZALEZ FOR PARCEL NO. 230924-23513,
628 EAST FOURTH STREET, GRANDVIEW, WASHINGTON**

WHEREAS, the City of Grandview Hearing Examiner, upon application and after due notice pursuant to Grandview Municipal Code Chapter 14, conducted an open record public hearing on October 3, 2018 for a rezone and preliminary plat which was duly filed by Noe Gonzalez for 628 East Fourth Street, Grandview, WA, Parcel No. 230924-23513; and

WHEREAS, the Hearing Examiner, after receiving public comments and reviewing the staff report containing staff's findings of fact, issued his recommendation dated October 17, 2018 entitled RZ#2018-03 and Pre-Plat #2018-01, copies attached, recommending said rezone and preliminary plat applications to the City Council for approval; and

WHEREAS, the City Council of the City of Grandview, after due notice pursuant to Grandview Municipal Code Chapter 14, conducted a closed record public hearing for said rezone and preliminary plat on November 13, 2018 to consider the conclusions and recommendation by the Hearing Examiner; and

WHEREAS, the City Council, after reviewing the Hearing Examiner's conclusions and recommendation, and having deliberated upon said matter, accepted the Hearing Examiner's recommendation as their own and approved the rezone and preliminary plat submitted by Noe Gonzalez for 628 East Fourth Street, Grandview, WA, Parcel No. 230924-23513, RX#2018-03 and Pre-Plat #2018-01,

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

Section 1. The City of Grandview "Official Zoning Map" referred to in Grandview Municipal Code Section 17.16.020, a copy of which is on file in the office of the Grandview City Clerk, is hereby amended to show the following rezoned area:

General Location: 628 East Fourth Street, Grandview, WA

Parcel No.: 230924-23513

Acres: 2.69

Rezone: R-1 Low Density Residential to R-2 Medium Density Residential

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 27, 2018.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLISHED: 11/28/18

EFFECTIVE: 12/3/18

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

October 17, 2018

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

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. 4th St.
RZ#2018-03; PrePlat#2018-01

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. 4th 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 4th 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 4th Street at the northwest corner of East 4th 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 4th 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 4th 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 4th Street; (ii) to show a dedication of 5 additional feet of street right-of-way for the south half of East 4th 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 4th 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 4th 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 4th 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 4th 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. 4th St.
RZ#2018-03; PrePlat#2018-01

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(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 4th 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 4th 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 4th 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 4th 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 17th day of October, 2018.



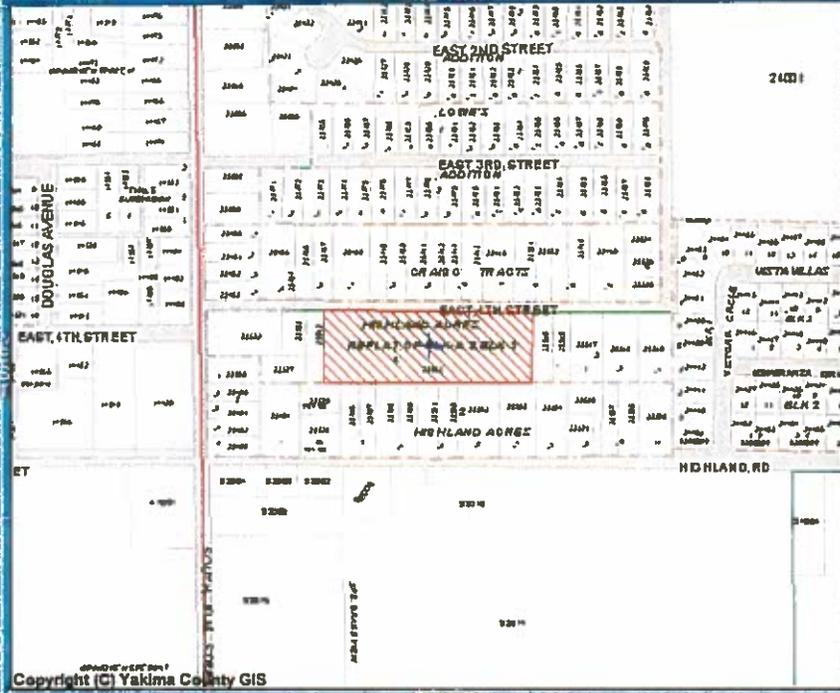
Gary M. Cuillier, Hearing Examiner

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Map Report

Easting(E) | Northing(N) One Inch = 400 Feet
Longitude(L) | Latitude(N) Feet 200 400 600

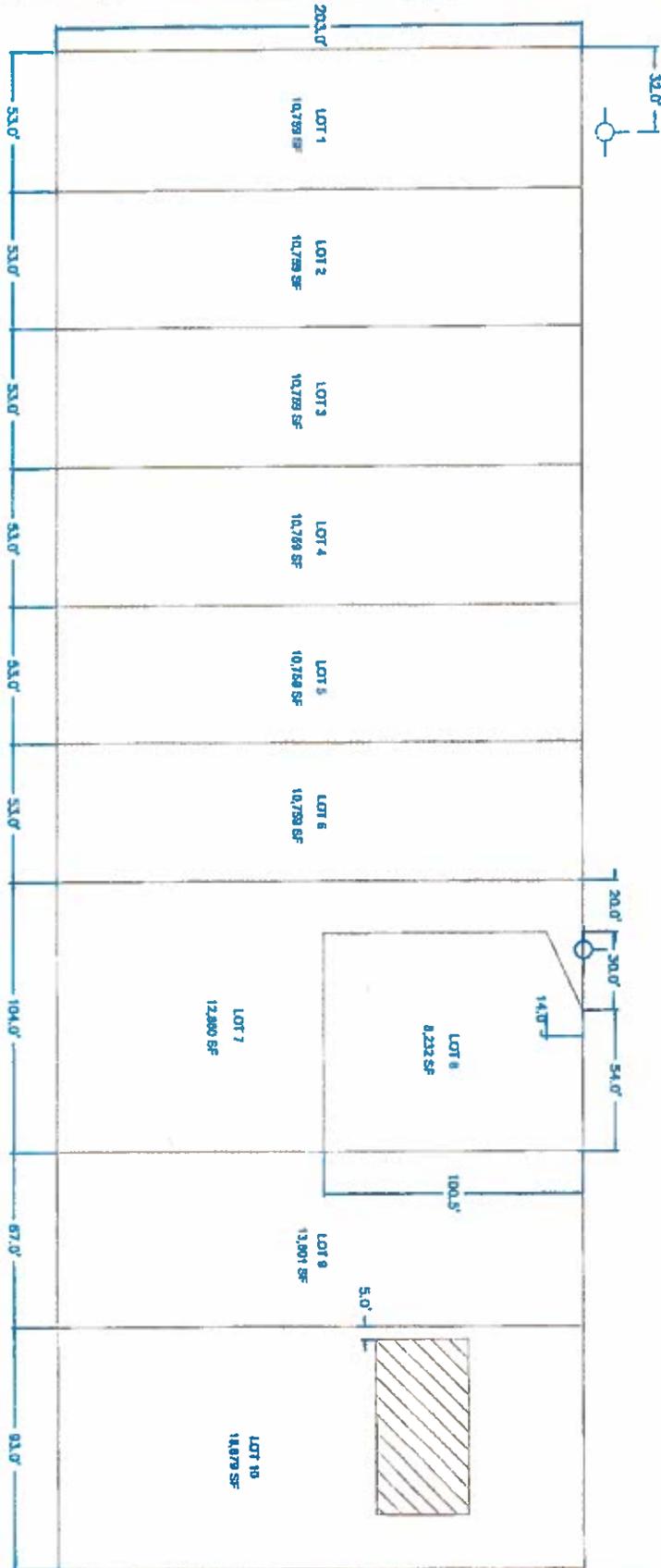
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| PROPERTY PHOTOS | | PROPERTY INFORMATION AS OF 8/15/2018 11:11:40 PM | | | | PRINTING | | | | | |
|---|------------------|--|--------------|------------|-----------|-----------------------|---------------------------|--|---------|-----------------------|--|
|  | Parcel Address: | 628 E 4TH ST, GRANDVIEW, WA 98930 | | | | Printer-Friendly Page | | | | | |
| | Parcel Owner(s): | NOE G GONZALEZ | | | | | | | | | |
| | Parcel Number: | 23092423513 | Parcel Size: | 2.69 Acres | | Detailed Report | | | | | |
| | Property Use: | 11 Single Unit | | | | | | | | | |
| TAX AND ASSESSMENT INFORMATION | | | | | | | | | | | |
| Tax Code Area (TCA): | 440 | Tax Year: | 2018 | | | | | | | | |
| 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 (full/3/4, 1/2) | Garage (bsmi/att/bfin) | Carport | SECTION MAPS | |
| FAIR/AVERAGE | 1965 | 1.00 | 1186 | 0/0 | 0/0 | 3 | 1/0/0 | 0/0/0 | | Section Map 1in=400ft | |
| SALE INFORMATION | | | | | | | | Qtr SECTION MAPS | | | |
| Excise | Sale Date | Sale Price | Grantor | Portion | | | | NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft | | | |
| No Sales Information Found. | | | | | | | | | | | |
| DISCLAIMER | | | | | | | | | | | |
| While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us . | | | | | | | | | | | |

| OVERLAY INFORMATION | | | |
|--|-------------------------|---|---|
| Zoning: | Jurisdiction: Grandview | | |
| Urban Growth Area: | Grandview | Future Landuse Designation: Urban (City Limits) (Yakima County Plan 2015) | |
| FEMA 100 Year: | FEMA Map | FIRM Panel Number: | 63077C1925D Download Map |
| LOCATION INFORMATION | | | |
| Latitude: | 46° 15' 07.681" | Longitude: | -119° 53' 30.985" |
| | | Range: | 23 Township: 09 Section: 24 |
| Narrative Description: REPLAT OF BLKA & 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 orthographic.
Actual dimensions may vary from those shown.



B7 ENGINEERING
PO Box 487
1614 Eastway Drive
Sunnyside Wa, 98944
(509) 837-8600

Villa de Gonzalez
Preliminary Plat
B7 Job 18093

Revisions:
For Review:
8-10-18
to 5-5-19

SM
Drawn by:
SAM, IFB