

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE
MEETING MINUTES
OCTOBER 11, 2016**

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 Gaylord Brewer, Mike Everett, Dennis McDonald and Bill Moore. Councilmember Joan Souders arrived at 6:05 p.m. Councilmember Gloria Mendoza arrived at 6:20 p.m. Excused from the meeting was Councilmember Javier Rodriguez.

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, Parks & Recreation Director Mike Carpenter, Library Director Elizabeth Jahnke, WWTP Superintendent Dave Lorenz and City Clerk Anita Palacios.

Present on behalf of the Planning Commission were: Commissioner Don Olmstead, Jr., Chair and Commissioner Lois Chilton.

3. CITIZEN PARTICIPATION

Ron Anderson, candidate for Yakima County Commissioner Position 2, introduced himself to the Council and provided a brief bio.

4. NEW BUSINESS

A. Yakima Valley College Petition for Vacation of that portion of West Main Street

Teresa Holland Rich, Vice President for Administrative Services with Yakima Valley College (YVC), presented a petition for Council to consider vacating the section of West Main Street adjacent to YVC property that currently divides Parcel Nos. 230923-21403, 21405, 21406 and 21418 that was owned by the State Board for Community and Technical Colleges/Yakima Valley College. She explained that this portion of West Main Street falls within College's Master Plan and if the Council supports the vacation it would allow for the development of an entrance off of Wine Country Road and expansion of the Grandview Campus thus allowing YVC to continue serving the educational needs of the Yakima Valley. The College's plan for this parcel calls for future construction of additional college buildings, landscaped entrance, new signage, and parking to the north of West Main Street as shown on the 2015 Master Plan Update. Vacation of the subject portion of West Main Street was necessary to allow the college to proceed with its plans for this parcel.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. moved a resolution fixing the time and date for a public hearing to vacate the section of West Main Street adjacent to Yakima Valley College Grandview Campus property to a regular Council meeting agenda for consideration.

B. Growth Management Update: Development Regulations, Critical Area Ordinance, Comprehensive Plan Updates

Shawn Conrad, Senior Planner with the Yakima Valley Conference of Governments presented the City's Growth Management Update to include development regulations, Critical Areas Ordinance, and Comprehensive Plan updates as follows:

Background

The Growth Management Act (GMA) required fully planning jurisdictions to review and update their comprehensive plans, development regulations, and critical areas ordinance (CAO), every eight years as established by RCW 36.70A.130(5)(c). Grandview's next GMA periodic update was due June 30, 2017. After this date, without a completed update, Grandview would be unable to access Washington State road and water/wastewater infrastructure grants and loans.

All of the GMA update elements mutually complement one another. The Comprehensive Plan established the community's desirable character and physical pattern of growth and preservation during the next 20 years. The development regulations update provided land use regulations that implement the Comprehensive Plan; as part of the development regulations, the Critical Areas Ordinance provided environmental protection during development review processes.

Staff and Planning Commission reviewed proposed updates to the Comprehensive Plan, development regulations, and critical areas ordinance as part of the City's GMA Update, during public meetings held on May 27, 2015; June 24, 2015; August 26, 2015; October 28, 2015; January 27, 2016; April 27, 2016; and August 31, 2016.

SEPA Review

The City of Grandview distributed a Notice of Application and Determination of Non-Significance, the proposal, and a SEPA checklist on May 19, 2016, using the optional DNS process authorized by WAC 197-11-355. The comment period ended on June 2, 2016. One comment letter was received from the Department of Ecology regarding the Critical Areas Ordinance update. Ecology's comments related to definitions and the role of the Administrative Official. Revisions contained in the current Critical Areas Ordinance draft reflect these comments.

Department of Commerce 60-Day Review

The City of Grandview submitted the proposal and a Notice of Intent to Adopt Amendment to the Department of Commerce on May 19, 2016. Grandview received a letter from Commerce acknowledging receipt of the materials on May 19, 2016, with Material ID # 22424.

Grandview received a comment letter from Department of Commerce on July 13, 2016. Comments related to the Comprehensive Plan update, specifically:

- The timeframe of the 20-year planning period used for Grandview's analysis associated with land and housing needs and their consistency with Yakima County.

- The timeframe of the six-year capital facilities plan.
- The timeframe of the capital facilities information presented from facility plans such as the 2015 Grandview Water System Plan and the 2009 General Sewer Plan.

After consideration of these comments, Grandview staff elected to retain the Comprehensive Plan as submitted to Department of Commerce.

Transportation Element Certification

YVCOG, as the lead agency for the Metropolitan Transportation Organization (MPO) and the Regional Transportation Planning Organization (RTPO) for Yakima County, was required to certify transportation elements under GMA to ensure that they were consistent with the Yakima Valley Metropolitan and Regional Transportation Plan 2012-2040 (MRTP) and GMA requirements.

After review of the City of Grandview's Transportation Element, YVCOG determined that it was consistent with the MRTP and the GMA, as follows:

- The plan was submitted for consideration on May 19, 2016 and reviewed by YVCOG Staff.
- The MPO/RTPO Technical Advisory Committee reviewed the completed Transportation Element Review Checklist on June 9, 2016 and recommended approval to the MPO/RTPO Policy Board.
- The Policy Board considered the recommendation of the Technical Advisory Committee on June 20, 2016 and approved the City of Grandview's Transportation Element.
- A formal Transportation Element Consistency Certification Report was signed by YVCOG's Executive Director on June 21, 2016.

Planning Commission Recommendation

After review of all of the above items at their August 31, 2016 regular meeting, Planning Commission voted to recommend approval of the GMA update, as presented.

Port District Revision

Subsequent to the Planning Commission recommendation, the Grandview Port District requested a revision to the Land Use Element of the Comprehensive Plan. The purpose of this revision was to provide for recognition of the Port's planning efforts in the Grandview Comprehensive Plan, which would allow the Port to apply for certain grants. The proposed revision was as follows:

Land Available for Economic Development

In the City of Grandview, the Port of Grandview owns approximately 100 acres of property that is zoned and available for light industrial development. The Port of Grandview works to broaden and strengthen Grandview's economic base and is an important partner with the City of Grandview in economic development. The Port of Grandview's Strategic Goals and Objectives, adopted February 2016, are hereby incorporated by reference, as amended.

Complete Streets Revision

Subsequent to the Planning Commission recommendation, Complete Streets goal and policies were added to the Transportation Element. Grandview requested a nomination to the Washington State Complete Streets Award Program, administered by the Transportation Improvement Board. One of the considerations that TIB would look at in evaluating nominations was how the City planned for Complete Streets implementation. Adding a Complete Streets goal and policies to the Comprehensive Plan may help the City to obtain funding through the Complete Streets Award Program in the current and future award cycles. Grandview staff believed that the proposed language reflected the direction that the City has already been taking for some time regarding improving City roadways for all users.

Wetlands/Hydrology Map Revision

Subsequent to the Planning Commission recommendation, a correction was made to the Grandview Hydrology and Wetlands Map. At the September 27, 2016 City Council meeting, City Administrator/Public Works Director Cus Arteaga presented a staff report regarding, in part, a wetland contained within parcels 230924-13012 and 230924-13018. Staff investigated the wetland and consulted with the Yakima County Planning Department Environmental and Natural Resources Planning Section. It was determined that due to the nature of the wetland, the wetland was not subject to the Grandview Critical Areas Ordinance. The City requested that Yakima County remove the wetland from their critical areas GIS database as a correction. This was completed and the Grandview Hydrology and Wetlands Map was corrected with the wetland removed.

City Clerk Palacios added that at the September 13, 2016 C.O.W. meeting, staff presented the Growth Management Update including the updated Development Regulations, Critical Area Ordinance, and Comprehensive Plan Updates to Council for review. The C.O.W. was advised that following review the next step would be to schedule a public hearing before the Council to receive comments on the Growth Management Update.

Discussion took place.

On motion by Councilmember Everett, second by Councilmember Brewer, the C.O.W. continued the review and discussion of the City's Growth Management update, development regulations, Critical Area Ordinance, and Comprehensive Plan updates to the October 25th C.O.W. meeting.

Councilmember Souders abstained from the vote.

C. Resolution waiving the requirements of the State bid law to allow the purchase of pool slide from a sole source distributor

Parks & Recreation Director Carpenter explained that the Grandview Pool Committee was working with the City regarding improvements in phases at the municipal pool. Phase 2 included a double flume water slide. HLA Engineering submitted specifications of the commercial grade double flume water slide to the Washington State Department of Health. The Department of Health approved this specific slide which was determined as a sole source. Since this specific slide was determined as a sole source, there were State provisions to waive the bidding requirements for the purchase of the slide.

Discussion took place.

On motion by Councilmember Everett, second by Councilmember Brewer, the C.O.W. moved a resolution waiving the requirements of the State bid law to allow the purchase of the municipal pool water slide from a sole source distributor to a regular Council meeting agenda for consideration.

5. **OTHER BUSINESS** – None

6. **ADJOURNMENT**

The study session adjourned at 6:55 p.m.

Mayor Norm Childress

Anita Palacios, City Clerk