

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
NOVEMBER 22, 2016**

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 Gaylord Brewer, Mike Everett, Gloria Mendoza, Bill Moore, Javier Rodriguez and Joan Souders.

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

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, City Attorney Tony Menke, City Treasurer Matt Cordray, Assistant Public Works Director Santos Trevino, Fire Chief Pat Mason, Parks & Recreation Director Mike Carpenter, Police Sergeant Kevin Glasenapp and City Clerk Anita Palacios.

2. PLEDGE OF ALLEGIANCE

Councilmember Rodriguez led the pledge of allegiance.

3. PRESENTATIONS

A. The Valley's Finest Award Winners – Roger Harnack, Daily Sun News Publisher

Roger Harnack, Publisher with the Daily Sun News, explained that the Daily Sun News had their inaugural "The Valley's Finest" competition for the Lower Yakima Valley. The winners were voted by the Daily Sun readers. He presented certificates to the following winners:

- First Place – Finest Government Agency – City of Grandview
- First Place – Finest Venue/Community Center – Grandview Community Center
- First Place – Finest Police Department – Grandview Police Department
- Second Place – Finest Fire Department – Grandview Fire Department

B. Basin Integrated Plan Economic Study – Policy Brief and Contribution Request to Valley Cities – Larry Mattson, YVCOG Executive Director

Larry Mattson, Executive Director with the Yakima Valley Conference of Governments (YVCOG), presented the YVCOG General Membership Policy Brief: City contributions requested for Yakima Basin Integrated Plan Economic Study. He explained that in 2013, Yakima Valley cities signed letters of support for the Yakima Basin Integrated Water Resource Management Plan (the "Integrated Plan"). When sharing the plan with our Congressional delegation, the Integrated Plan's Implementation Workgroup heard the phrase "fish fatigue." "Fish fatigue" referred to weariness from eastern Congressmen about continually funding salmon restoration efforts in the Western U.S. To help overcome this barrier, the team was asked to more clearly explain and promote the plan's economic benefits to the region. To that end, the team commissioned ECONorthwest to prepare an evaluation of the plan's economic benefits. The principals of the Plan's Implementation Workgroup were requesting that Yakima

Valley cities contribute \$10,000 (in the aggregate; not individually) toward the cost of a pending economic benefit study. Of primary importance to the Valley cities, the Integrated Plan proposed to make available an additional 50,000 acre feet of water for municipal and industrial uses. Doing so would likely guarantee that water was available for the next several generations of Valley residents. The balance of the \$65,000 economic study would be funded by contributions from Kittitas, Yakima, and Benton counties; the Yakima Basin Joint Board; and private businesses.

The City of Grandview's per-capita contribution to generate \$10,000 toward the economic benefit study would be \$676.34.

4. PUBLIC COMMENT

Larry Mattson, Executive Director of the YVCOG, thanked Councilmember Souders for her involvement in the lower valley homeless coalition.

5. CONSENT AGENDA

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

- A. Minutes of the November 7, 2016 Special Council meeting – Budget**
- B. Minutes of the November 8, 2016 Committee-of-the-Whole meeting**
- C. Minutes of the November 8, 2016 Council meeting**
- D. Payroll Electronic Fund Transfers (EFT) Nos. 5660-5664 in the amount of \$78,999.30**
- E. Payroll Check Nos. 9239-9255 in the amount of \$82,733.42**
- F. Payroll Direct Deposit 11/1/16-11/15/16 in the amount of \$98,795.22**
- G. Claim Check Nos. 111700-111792 in the amount of \$181,228.63**

6. ACTIVE AGENDA

A. Public Hearing – 2017 Preliminary Budget

Mayor Childress opened the public hearing for the purpose of receiving comments on the 2017 Preliminary Budget by reading the public hearing procedure.

Mayor Childress requested public comments. No public comments were received.

City Clerk Palacios indicated that there were no public comments received by mail.

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

B. Public Hearing – West Main Street Vacation – Yakima Valley College

Mayor Childress opened the public hearing to receive comments on a petition submitted by Yakima Valley College to vacate a portion of West Main Street adjacent to Parcel Nos. 230923-21403, 21405, 21406 and 21418 owned by the State Board for Community and Technical Colleges, Yakima Valley College in the City of Grandview by reading the public hearing procedure.

Teresa Holland, Vice-President of Administrative Services, Yakima Valley College (YVC), thanked the Council for hearing the vacation petition. She explained that portion of West Main Street falls within the College's Master Plan and should the City support 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 these parcels calls for future construction of additional College buildings, landscaped entrance, new signage and parking to the north of West Main Street. Vacation of the subject portion of West Main Street was necessary to allow the College to proceed with its plans for these parcels. She noted that the college's architect was in contact with Dustin Herber, co-owner of the Dairy Queen, and copies of the plan and drawings were sent to Mr. Herber. At this time, Dairy Queen had not expressed any concerns with the expansion. She reassured the Council that it was the college's position that the Dairy Queen continue to be an integral part of the community and the college had no desire to do anything other than help the Dairy Queen be successful.

City Administrator Arteaga explained that the vacation of this portion of West Main Street would not affect traffic flow in this area as the street currently dead ends at the railroad tracks following the abandonment of the viaduct many years ago. He noted that the additional entrance would ease traffic flow on Wine Country Road and provide additional access to the college campus and Dairy Queen. The City would retain an easement for the water main and sewer main located in that section of the street.

Mayor Childress requested public comments. No public comments were received.

City Clerk Palacios indicated that there were no public comments received by mail.

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

C. Public Hearing – Growth Management Act Update (Development Regulations, Critical Area Ordinance, Comprehensive Plan Update)

Mayor Childress opened the public hearing to receive comments on the City of Grandview Growth Management Act update by reading the public hearing procedure.

Larry Mattson, Executive Director with the Yakima Valley Conference of Governments, acting as staff for the City, presented the staff report, 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, 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.

In April 2015, staff began drafting work on Grandview's GMA periodic update, including a development regulations update, including proposed updates to Title 14 (Administration and Development Regulations), Title 16 (Subdivisions), and Title 17 (Zoning) of the City of Grandview Municipal Code (GMC); the City of Grandview Comprehensive Plan, and the City of

Grandview Critical Areas Ordinance (GMC Chapter 18.06). These revisions were being proposed for compliance with the Washington State Growth Management Act (GMA) and other State requirements, and to ensure continued access to State funding sources.

Comprehensive Plan Update

The Comprehensive Plan Update included updates to data, maps, text, and goals/policies for the following chapters:

1. Physical Character Element. The Physical Character Element functions as an inventory of the Best Available Science related to elements of natural systems, which forms the basis for providing information and maps that guide the designation of critical areas. Washington State requires that critical areas be protected by a Critical Areas Ordinance.

2. Land Use Element. The Land Use Element inventories and analyzes existing land use conditions, provides population forecasts, projects the land use needs for the City during a 20-year planning period, and provides land use goals and policies. The analysis forms the basis of a Future Land Use Map, which designates where Grandview sees future commercial, residential, industrial, and public uses occurring during the 20-year period. Washington State requires that zoning was consistent with and implements the Future Land Use Map.

3. Capital Facilities Element. The Capital Facilities Element included an inventory of capital facilities, a forecast of the future need for these facilities, proposed locations for new or expanded facilities, a six-year plan that includes proposed projects, costs, and potential funding sources; and goals and policies.

4. Transportation Element. The Transportation Element included an inventory of transportation facilities and services, level of service standards, results of traffic counts conducted in May and June 2010, traffic forecasts for the 20-year planning period, a six-year transportation improvement plan detailing system needs, costs, and potential funding sources; and goals and policies.

5. Housing Element. The housing element included an inventory and analysis of existing and projected housing needs, projections of land needed for a variety of housing types during the 20-year planning period, and goals and policies.

6. Utilities Element. The Utilities Element included an inventory of private utilities that serve the City of Grandview, discusses potential developments regarding these utilities, and provides goals and policies related to utilities provision.

7. Administration Element. The Administration Element provided rules and guidance for implementing and amending the Comprehensive Plan.

Proposed Development Regulations Revisions

The proposed development regulations revisions were completed for consistency with the Comprehensive Plan update, and for compliance with the Growth Management Act.

Major proposed revisions included clarifications, additions, or deletions relating to:

- Regulation of family day care providers in single-family home areas as required by RCW 36.70A.450
- Regulation of manufactured homes, as required by RCW 35.21.684, 35.63.160, 35A.21.312 and 36.01.225
- Written findings for subdivision proposals as required by RCW 58.17.110(2)(a)
- Transportation concurrency ordinance as required by RCW 36.70A.070(6)(b), WAC 365-195-510, and WAC 365-195-835
- Other minor corrections or clarifications.

Critical Areas Ordinance Revisions

The proposed Critical Areas Ordinance revisions were completed for consistency with the Comprehensive Plan update, and for compliance with the Growth Management Act. Minor revisions to the Critical Areas Ordinance were proposed so that the provisions in the ordinance were consistent with the current guidance based on best available science for critical areas that was provided by the Washington State Department of Ecology.

Public Hearing

As required by the City of Grandview Municipal Code, notice of this hearing and the nature of the proposed changes were given by publication in the official newspaper of the City at least 14 days prior to the date of the hearing.

Findings and Conclusions

1. The proposed Comprehensive Plan and development regulations updates, and the proposed rezone for Comprehensive Plan implementation, were in keeping with the requirements of the GMA and the City of Grandview's policies, and incorporate and plan for all of the required content listed above.
2. The public use and interest would be served.
3. Environmental (SEPA) review for all proposals had been conducted. A Notice of Application and SEPA checklist were distributed on May 19, 2016 and a Determination of Nonsignificance was issued on June 3, 2016. Comments were received and considered.
4. The proposed amendments were submitted and received by the Department of Commerce for the required 60-day State review on May 19, 2016. The review period expired on July 18, 2016. Comments were received and considered.
5. Adoption of the City of Grandview GMA Periodic Update would constitute fulfillment of all requirements on the part of the City of Grandview to comply with the current Growth Management Act update cycle, for which compliance is required by June 30, 2017 for all jurisdictions in Yakima County.

Recommendation

The Yakima Valley Conference of Governments, acting as staff for the City of Grandview, recommends that the City Council adopt the findings of fact and the proposals as presented.

Public Comments

Mayor Childress requested public comments. The following comment was received:

- Dan Hall, 751 East Bonnieview Road, Grandview, WA, submitted a letter requesting that the City propose a rezone of property located within the City's Urban Growth Area from M-1 Light Industrial to R-1 Residential. The property included Parcel Nos. 230913-33417, 33418 and 33029 owned by Daniel J. & Shelby J. Hall; Parcel No. 230913-33018 owned by Cindy Rasmusson; and Parcel No. 230913-33016 owned by Mario Saldivar. The property was developed as residential and currently has a residence on each of the parcels. None of the properties were used for farming purposes.

City Clerk Palacios advised that since the Planning Commission's recommendation, the City received an e-mail on October 7, 2016 from Dan & Shelby Hall, 751 E. Bonnieview Road, Grandview, Parcel Nos. 230913-33418, 33417, 33029, requesting to change the zoning of their parcels from Light Industrial to Single Family Residential. These parcels were included in the City's Urban Growth Area, but were under Yakima County's jurisdiction. The Halls would like to subdivide Parcel No. 230913-33417 and build a new residence. The current zoning of light

industrial prohibited the construction of a new residence. The change would be consistent with the current residential use of those parcels. On November 9, 2016, the Mayor, City Administrator and City Clerk Palacios met with Mr. and Mrs. Hall and representatives from the Yakima County Planning Department. Currently, the City and the County were both in the process of completing the GMA Comprehensive Plan update for their respective jurisdictions. Following discussion, it was concluded that both the City and the County could consider the rezone as part of the 2017 Comprehensive Plan updates.

City Clerk Palacios indicated that there were no additional public comments received by mail.

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

D. Resolution No. 2016-48 authorizing the Mayor to sign the 2017 Interlocal Corrections/Detention Agreement with Yakima County

This item was previously discussed at the November 8, 2016 C.O.W. meeting.

On motion by Councilmember Everett, second by Councilmember Rodriguez, Council approved Resolution No. 2016-48 authorizing the Mayor to sign the 2017 Interlocal Corrections/Detention Agreement with Yakima County.

E. Resolution No. 2016-49 authorizing the Mayor to enter into an Interlocal Agreement for participation in the Yakima Valley Special Investigations Unit

This item was previously discussed at the November 8, 2016 C.O.W. meeting.

On motion by Councilmember Moore, second by Councilmember Everett, Council approved Resolution No. 2016-49 authorizing the Mayor to enter into an Interlocal Agreement for participation in the Yakima Valley Special Investigations Unit.

F. Resolution No. 2016-50 amending Section 4. Agenda, 4.3 Order of Business of the Grandview City Council Procedures Manual

This item was previously discussed at the November 8, 2016 C.O.W. meeting.

On motion by Councilmember Everett, second by Councilmember Moore, Council approved Resolution No. 2016-50 amending Section 4. Agenda, 4.3 Order of Business of the Grandview City Council Procedures Manual.

7. UNFINISHED AND NEW BUSINESS – None

8. CITY ADMINISTRATOR AND/OR STAFF REPORTS

2017 Preliminary Budget – Beautification Projects (Wine Country Road & Stassen Way) – City Administrator Arteaga reported that at the last meeting, Councilmember Brewer requested that funding be included in the 2017 preliminary budget for dust control improvements along the SVID right-of-way adjacent to Stassen Way (Dykstra Park). He noted that \$20,000 was allocated in the street fund for “Beautification Projects Wine Country Road” and that the Stassen

Way project could be included within this line item. In addition, he advised that he had met with SVID and requested their assistance in completing the Stassen Way improvements. He would present proposals for the two projects at the first C.O.W. meeting in February for Council consideration.

9. MAYOR & COUNCILMEMBER MEETING REPORT

Parliamentary Procedure (Robert's Rules of Order) – Councilmember Souders requested that the Mayor and Council confer to Robert's Rules of Order during debate and that each Councilmember be acknowledged and provided an opportunity to speak on an issue. In addition, each Councilmember should speak once until everyone else had had an opportunity to speak.

It was noted that the YVCOG would be hosting a training session with Ann Macfarlane, a Professional Parliamentarian, in mid-April 2017.

YVCOG General Membership Meeting – Yakima Valley Conference of Governments' December General Membership Meeting and 50th Anniversary Celebration was scheduled for December 14th, 6:30 p.m. at the Harman Center in Yakima.

Extra Mile Student Center – Councilmember Brewer reported that the Extra Mile Student Center held a fundraiser this past week. He encouraged Councilmembers to become more active in the center.

AWC Student Achievement Award – Councilmember Souders reported that the Association of Washington Cities was requesting nominations from each City for one high school senior to be considered for their scholarship award competition. Completed applications must be submitted by March 10, 2017.

10. EXECUTIVE SESSION – Union Negotiations

Mayor Childress adjourned the meeting to an executive session at 8:30 p.m., for approximately 20 minutes to discuss Police Support Union Negotiations with the aforementioned Mayor, Councilmembers, City Attorney Menke, City Attorney Plant and City Administrator present.

The meeting resumed at 9:00 p.m., with the aforementioned Mayor, Council and staff present. No action was taken.

11. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Souders, Council adjourned the meeting at 9:00 p.m.

Mayor Norm Childress

Anita Palacios, City Clerk