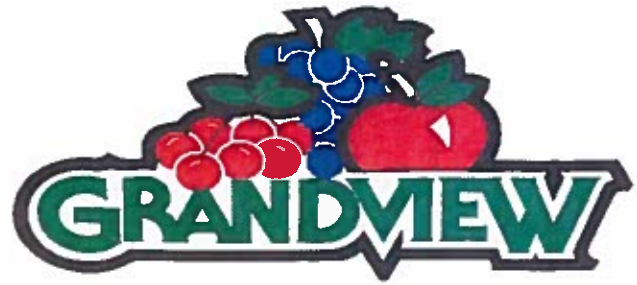


**GRANDVIEW CITY COUNCIL
REGULAR MEETING AGENDA
TUESDAY, JUNE 26, 2018**



REGULAR MEETING – 7:00 PM

PAGE

- 1. CALL TO ORDER & ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PRESENTATIONS**
 - A. Retirement Award – Parks & Recreation Director Mike Carpenter**
- 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 June 12, 2018 Committee-of-the-Whole meeting** 1-6
 - B. Minutes of the June 12, 2018 Council meeting** 7-13
 - C. Payroll Electronic Fund Transfers (EFT) Nos. 5963-5967 in the amount of \$80,528.84**
 - D. Payroll Check Nos. 10314-10343 in the amount of \$84,904.13**
 - E. Payroll Direct Deposit 6/1/18-6/15/18 in the amount of \$103,458.41**
 - F. Claim Check Nos. 115483-115572 in the amount of \$251,551.70**
- 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. Public Hearing – 2019-2024 Six-Year Transportation Improvement Program** 14-15
 - B. Resolution No. 2018-25 adopting the 2019-2024 Six-Year Transportation Improvement Program** 16-24
 - C. Resolution No. 2018-26 providing for authorized signatures on the City of Grandview General Account for Payroll and Claim Checks, Treasurer's Checks, Advance Travel Expense Account, Police Investigative Account and Safe Deposit Access** 25-26
 - D. Resolution No. 2018-27 authorizing the Mayor to sign an Industrial Wastewater User Contract Amendment with Smucker Fruit Processing Company** 27-29
 - E. Resolution No. 2018-28 accepting the Wine Country Road Resurfacing Improvement Project as complete** 30
 - F. Resolution No. 2018-29 authorizing the Mayor to sign an Irrigation Facilities License and Hold Harmless Agreement with Sunnyside Valley Irrigation District** 31-38

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| G. | Resolution No. 2018-30 authorizing the Mayor to sign the Local Agency State Aid Project Prospectus and Supplement—Local Program State Funding Agreement with the Washington State Department of Transportation for the Safe Routes to School Elm Street and Fir Street Sidewalk Improvements | 39-50 |
| H. | Resolution No. 2018-31 accepting the operation and management of the off-leash dog park from the Friends of the Dog Park Committee | 51 |
| I. | Ordinance No. 2018-8 changing the zoning classification of certain lands and amending the zoning map of the City of Grandview as requested by LPI Holdings, LLC, and Ramandeep Malhi & Sukhjinder Kaur for Parcel No. 230922-43470, 912 Hillcrest, Grandview, Washington | 52-67 |

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
JUNE 12, 2018**

1. CALL TO ORDER

Mayor Pro Tem Bill Moore called the Committee-of-the-Whole meeting to order at 6:05 p.m., in the Council Chambers at City Hall.

2. ROLL CALL

Present were: Mayor Pro Tem Moore and Councilmembers Gay Brewer, Mike Everett, Javier Rodriguez and Joan Souders.

Councilmember Gloria Mendoza arrived at 6:10 p.m.

Absent were: Mayor Norm Childress and Councilmember Dennis McDonald.

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

3. PUBLIC COMMENT – None

4. NEW BUSINESS

A. Ambulance Services Report

Present on behalf of the City of Sunnyside was City Manager Don Day and Fire Chief Ken Anderson.

City Administrator Arteaga explained that a couple of months ago, the Prosser Memorial Hospital Ambulance (PMHA) attended a Council meeting and shared that they were financially in a deficit by approximately \$600,000 in 2016, \$600,000 in 2017 and were on track for \$600,000 in 2018. PMHA requested Council's support for a ballot measure to increase the EMS levy to fund ambulance services in the City of Grandview (Grandview). On April 26th, Mayor Childress, Fire Chief Mason and City Administrator Arteaga met with PMHA to request additional information regarding the deficit and to determine the amount of funds being requested from Grandview. Since April 26th, the City had not received the requested information from PMHA. In anticipation of tonight's meeting, City Administrator Arteaga contacted PMHA to share that Grandview was in communications with the City of Sunnyside (Sunnyside) and Astria Sunnyside Hospital (ASH) regarding ambulance services. At today's meeting, PMHA advised that the amount needed for PMHA to continue providing ambulance services was approximately \$160,000 and they were in the process of preparing an agreement to present to Council. On May 1st, Mayor Childress, Fire Chief Mason and City Administrator Arteaga met with Sunnyside City Manager Day as Sunnyside operates an ambulance service. The topic of the meeting was whether Sunnyside could provide ambulance services to Grandview. In addition, the group met with ASH Chief Executive Officer (CEO) to determine whether ASH would be willing to provide financial support to Grandview should Sunnyside be able to provide ambulance services. During the meeting with ASH, a 24/7 preliminary coverage scenario was discussed. Based on call records for a 24/7 coverage scenario, Grandview's cost

would be approximately \$200,000 per year. Following the meeting with ASH, City Administrator Arteaga received an email from the ASH CEO informing that ASH would be willing to finance approximately \$215,000 per year for Sunnyside to provide ambulance services to Grandview. In discussions with City Manager Day, another important factor was that personnel provided by Sunnyside for ambulance services in Grandview would be experienced firefighter/EMT's that could be utilized for additional work around the Fire Station. In addition, Sunnyside currently has two new ambulances and a reserve ambulance. If Grandview was to enter into an agreement with Sunnyside for ambulance services, the agreement would include a financial contribution to replace the reserve ambulance within a couple of years. City Administrator Arteaga advised that the Sunnyside City Manager and Fire Chief were invited to the meeting to share discussions.

City Manager Day explained that Sunnyside was willing to provide ambulance service to Grandview. The level of service to be determined by Grandview would dictate the cost. He encouraged the Council to explore all feasible options in order to make the best choice, i.e., continue ambulance services with PMHA, hire a private ambulance service, or contract for ambulance services with Sunnyside. He noted that if Grandview agreed to contract immediately with Sunnyside for ambulance services, the ambulance would respond from the Sunnyside Fire Station until such time as additional personnel were hired. He spoke briefly to the Sunnyside City Council regarding the preliminary discussions. He added that discussions were in the exploratory stage of the process. He suggested that the two cities enter into an interlocal agreement for ambulance services for a specified period of time with the agreement automatically renewable until such time as the two parties agree to make any changes to the agreement. He noted that Sunnyside collects an ambulance utility from every citizen to help support ambulance services. He introduced Fire Chief Anderson. He explained that Chief Anderson was a registered nurse and paramedic and his expertise was in the emergency medical field. He was recently hired and brings a lot to the table pertaining to emergency medical services and how to make the ambulance services in Grandview work for the community.

Fire Chief Anderson explained that Sunnyside would have the resources available to provide ambulance services, but would need to hire additional personnel. Currently, Sunnyside provides inter-facility ambulance transports for ASH. He reiterated that preliminary discussions were to place cross-trained firefighter/EMS personnel in Grandview to assist in areas besides EMS. The hours of operation and number of personnel were issues to be determined. He noted that the additional personnel should help the City's fire insurance rating and should also allow Fire Chief Mason to perform more administrative duties.

Councilmember Brewer advised for the record that his spouse was currently the Chair of the Astria Sunnyside Hospital Board of Directors. He recused from the discussion.

City Administrator Arteaga advised for the record that he also currently serves as a member of the Astria Sunnyside Hospital Board of Directors.

Discussion took place.

On motion by Councilmember Souders, second by Councilmember Everett, the C.O.W. directed the City Administrator to prepare a report outlining the service and cost of continuing ambulance service with Prosser Ambulance Service, contracting with a private ambulance service, or a proposed ambulance service with the City of Sunnyside

and Astria Sunnyside Hospital for consideration at a future Committee-of-the-Whole meeting.

Councilmember Brewer recused from the vote.

B. Resolution providing for authorized signatures on the City of Grandview General Account for Payroll and Claim Checks, Treasurer's Checks, Advance Travel Expense Account, Police Investigative Account and Safe Deposit Access

City Clerk Palacios explained that with the transition of Deputy City Clerk/Treasurer Gretchen Chronis to the Parks & Recreation Director position effective July 1, 2018, it was necessary to remove her as an individual authorized to sign on the City of Grandview General Account for Payroll and Claim Checks, Treasurer's Checks, Advance Travel Expense Account, and Safe Deposit Access. Accounting Clerk Susan Desallier would replace Gretchen Chronis as an individual authorized to sign on the City of Grandview General Account for Payroll and Claim Checks, Treasurer's Checks, Advance Travel Expense Account, and Safe Deposit Access.

Discussion took place.

On motion by Councilmember Everett, second by Councilmember Rodriguez, the C.O.W. moved a resolution providing for authorized signatures on the City of Grandview General Account for Payroll and Claim Checks, Treasurer's Checks, Advance Travel Expense Account, Police Investigative Account and Safe Deposit Access for consideration at the June 26, 2018 regular Council meeting.

C. Resolution authorizing the Mayor to sign an Industrial Wastewater User Contract Amendment with Smucker Fruit Processing Company

City Administrator Arteaga explained that the City has a process in place which allows industrial users to adjust Schedule A of their Industrial Wastewater User Contract in order to stay in compliance with the Department of Ecology. Smucker Fruit Processing Plant requested to amend Schedule A of their Industrial Wastewater User Contract to revise the BOD allocation. Smucker was not requesting additional volumes, just rearrangement of the existing volumes. This would be done by taking some of the BOD, not historically used, from the first two quarters of the year and adding them to the current volume of the third quarter. There would be no change to the fourth quarter quantities. There would be no changes to flow or TSS allocations. Andrea Clark, Operations Manager with Smucker Fruit, City Engineer Ted Pooler and WWTP Superintendent Dave Lorenz reviewed the new Schedule A and concurred with the new allocation.

Discussion took place

On motion by Councilmember Souders, second by Councilmember Rodriguez, the C.O.W. moved a resolution authorizing the Mayor to sign an Industrial Wastewater User Contract Amendment with Smucker Fruit Processing Company for consideration at the June 26, 2018 regular Council meeting.

5. RECESS

On motion by Councilmember Everett, second by Councilmember Mendoza, the Council recessed the Committee-of-the-Whole meeting until the end of the regular Council meeting to consider the following items:

- D. Resolution authorizing the Mayor to sign an Irrigation Facilities License and Hold Harmless Agreement with Sunnyside Valley Irrigation District
- E. Dog Park Operation Proposal
- F. Wolfe Lane No Parking
- G. Police Department & Fire Department Additional Staffing Requests – Councilmember Everett

The C.O.W. meeting recessed at 6:55 p.m.

The C.O.W. meeting reconvened following the regular Council meeting at 8:00 p.m.

6. NEW BUSINESS

- D. Resolution accepting the Wine Country Road Resurfacing Improvement Project as complete

City Administrator Arteaga explained that Central Washington Asphalt, Inc., completed the construction of the Wine Country Road Resurfacing improvement project. Staff recommended Council accept the project as complete once the requirements in the June 7, 2018 letter from HLA Engineering and Land Surveying, Inc., were satisfied.

Discussion took place.

On motion by Councilmember Everett, second by Councilmember Mendoza, the C.O.W. moved a resolution accepting the Wine Country Road Resurfacing Improvement Project as complete for consideration at the June 26, 2018 regular Council meeting.

- E. Resolution authorizing the Mayor to sign an Irrigation Facilities License and Hold Harmless Agreement with Sunnyside Valley Irrigation District

City Administrator Arteaga explained that in the mid 1980's, Yakima County Public Works Director Dan Hesse designed, approved and connected the West Fifth Street storm drainage to DID 35 Drain System as part of the street reconstruction project. Sunnyside Valley Irrigation Department (SVID) took over the maintenance and operation of the DID 35 Drain System from Yakima County in the early 1990's. The drain system was outdated and SVID have experienced numerous maintenance problems with the system. In addition when a heavy rainstorm occurs, SVID would also experience some residential flooding because of the storm systems limited capacity. This irrigation season, SVID placed the City on notice and that the City needed to find a different method for handling the stormwater within this area even though the connection was approved by Yakima County when the County operated the system. SVID requested that the City participate with annual maintenance expenses of DID 35 until the City was able to install new stormwater facilities. Staff was working with the City Engineer on a proposed stormwater improvement plan for this area that would be presented to Council in the coming months. The improvements were costly and the recommendation would be to implement the improvements in a phased approach. In addition, the City would need to secure

approval from SVID on the improvements and the potential construction timeline.

Discussion took place.

On motion by Councilmember Mendoza, second by Councilmember Souders, the C.O.W. moved a resolution authorizing the Mayor to sign an Irrigation Facilities License and Hold Harmless Agreement with Sunnyside Valley Irrigation District for consideration at the June 26, 2018 regular Council meeting.

Councilmember Everett voted in opposition.

F. Dog Park Operation Proposal

City Administrator Arteaga explained that on September 9, 2014, the City and the Friends of the Dog Park entered into an interlocal agreement regarding the development of an off-leash dog park area which was to be constructed on City Property located on Willoughby Road. He supported this project because it had merit and was something that the community could benefit from. At the May 8, 2018 Council meeting, Becky Cantu, the remaining member of the Friends of the Dog Park Committee, requested that Council consider providing the insurance coverage for the operation of the dog park and maintenance of the facility. She indicated that the Committee would provide signage and equipment through their fundraising efforts. At this point, he proposed that the City take over the operation of the dog park. The City taking over the dog park would make the most sense due to the following reasons:

- All maintenance would be done by City staff.
- City employees would install components such as a surplus fire hydrant, some tractor tires, and possibly some ramps for dogs to walk over.
- The park was not currently open, but a small amount of people were using the park and staff was picking up trash that was left behind.
- The Friends of the Dog Park could continue to support new amenities by doing fundraisers.

According to the Washington Cities Insurance Authority (WCIA), there was not any increase in the City's liability assessment as a result of opening the dog park since the liability assessment was based on losses and worker hours. In addition, WCIA stated that off leash dog parks had not generated claims to WCIA members and they viewed this as a low risk. The City could take ownership of the dog park in 2018 and appropriate operating funds for 2019 during the budget process, with a grand opening scheduled spring 2019. The City could also install a recognition sign thanking those who started this project during the formal opening of the park in 2019. He truly believed that this was a win-win for everyone. He recommended Council accept the request from Ms. Cantu that the City take ownership of the proposed dog park. In addition, he did not see the need for any additional funding to be requested to operate the dog park for the remainder of this year based on the information from WCIA. Staff would provide an updated report to Council during the budget process to include the cost for any additional phases and the cost for the annual operation and maintenance.

Discussion took place.

On motion by Councilmember Rodriguez, second by Councilmember Everett, the C.O.W. moved the acceptance of the dog park operation to the June 26, 2018 regular meeting for consideration.

Councilmember Souders recused from the vote due to her previous membership on the Dog Park Committee.

G. Wolfe Lane No Parking

City Administrator Arteaga explained that at the May 8, 2018 Council meeting, Councilmember Brewer requested that staff evaluate the on-street parking situation on Wolfe Lane from West Fifth Street to Munson Lane. He met with Police Chief Fuller, who was the City's Public Safety Officer, and directed him to evaluate traffic flows, on-street parking situations and pedestrian traffic for this area. He noted that Wolfe Lane was narrower than other streets however, this street did not receive much traffic other than local traffic. Traffic on Wolfe Lane flows in two directions, half flows to the north on to West Fifth Street and the other half flow south on to Munson Lane then west to Grandridge Road. The same was true for the pedestrian traffic within this area. The Police Chief submitted a memorandum in which he was not seeing any problems regarding the following categories: No accident history; No resident complaints; and Minimal traffic volumes. The Police Chief, as the Public Safety Officer, did not consider Wolfe Lane as a problem and/or unsafe area, and did not recommend any changes to the current use of Wolfe Lane.

Discussion took place. No action was taken.

H. Police Department & Fire Department Additional Staffing Requests – Councilmember Everett

Councilmember Everett withdrew this item for discussion.

7. OTHER BUSINESS – None

8. ADJOURNMENT

The C.O.W. meeting adjourned at 8:25 p.m.

Mayor Pro Tem Bill Moore

Anita Palacios, City Clerk

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
JUNE 12, 2018**

1. CALL TO ORDER

Mayor Pro Tem Bill Moore called the regular meeting to order at 7:00 p.m. in the Council Chambers at City Hall.

Present were: Mayor Pro Tem Moore and Councilmembers Gay Brewer, Mike Everett, Gloria Mendoza, Javier Rodriguez and Joan Souders.

Absent were: Mayor Norm Childress and Councilmember Dennis McDonald

On motion by Councilmember Mendoza, second by Councilmember Everett, Council excused Mayor Childress and Councilmember McDonald from the meeting.

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, City Treasurer Matt Cordray, WWTP Superintendent Dave Lorenz, Police Chief Kal Fuller and City Clerk Anita Palacios.

2. PLEDGE OF ALLEGIANCE

Councilmember Rodriguez led the pledge of allegiance.

3. PRESENTATIONS – None

4. PUBLIC COMMENT

Rick Mottice announced his candidacy for Yakima County Sheriff.

5. CONSENT AGENDA

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

- A. Minutes of the May 8, 2018 Committee-of-the-Whole meeting**
- B. Minutes of the May 8, 2018 Council meeting**
- C. Payroll Electronic Fund Transfers (EFT) Nos. 5946-5950 in the amount of \$81,368.65**
- D. Payroll Electronic Fund Transfers (EFT) Nos. 5954-5959 in the amount of \$94,719.35**
- E. Payroll Check Nos. 10263-10313 in the amount of \$113,984.40**
- F. Payroll Direct Deposit 5/1/18-5/15/18 in the amount of \$102,300.32**
- G. Payroll Direct Deposit 5/16/18-5/31/18 in the amount of \$114,233.19**
- H. Claim Check Nos. 115254-115482 in the amount of \$491,335.49**

6. ACTIVE AGENDA

A. Closed Record Public Hearing – Rezone Application submitted by LPI Holdings, LLC, and Ramandeep Malhi & Sukhjinder Kaur for 912 Hillcrest, Grandview

Mayor Pro Tem Moore opened the closed record public hearing to consider a rezone application submitted by LPI Holdings, LLC, and Ramandeep Malhi & Sukhjinder Kaur for Parcel No. 230922-43470 located at 912 Hillcrest, Grandview, WA, by reading the public hearing procedure.

There was no one in the audience who objected to his participation as Mayor Pro Tem 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:

- LPI Holdings, LLC, and Ramandeep Malhi & Sukhjinder Kaur submitted a rezone application for Parcel No. 230922-43470 consisting of 1.97 acres located at 912 Hillcrest, Grandview, WA. The building was formerly utilized as a nursing home. The applicants requested a rezone from C-1 Neighborhood Business District to R-3 High Density Residential. The applicants proposed to operate the building as an assisted living facility.
- On May 8, 2018, a public hearing was held before the Hearing Examiner to receive comments on the proposed rezone. A copy of the Hearing Examiner's Recommendation RZ #2018-02 dated May 17, 2018 was presented.
- The Hearing Examiner recommended that the City Council approve the requested rezone C-1 Neighborhood Business District to R-3 High Density Residential for Parcel No. 230922-43470 located at 912 Hillcrest, Grandview, WA.

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

Everett – Mr. Mayor, I reviewed the record and I thought it covered all the issues and covered them well and what we're dealing with is actually looks like economically beneficial.

Brewer – Mike, could you speak up a little bit?

Everett – I was going to say it looks like we are dealing with something that economically could be beneficial and, and put to use something that is just kind of sitting idle basically.

Souders – Did you make a motion?

Everett – No, no (inaudible).

Brewer – If we're still open, are we open for questions?

Moore – Yes.

Brewer – Thank you. What's the difference in the way it was zoned before. Why, why do we have to change it? What specifically?

Palacios – That building was built in 1960. It was built in the County. It was annexed in as commercial. Now assisted living facilities are zoned high density residential and not commercial. So in order for them to purchase it and operate it as an assisted living facility, they have to have it rezoned.

Brewer – When did you say that was changed?

Everett – What change?

Palacios – We are changing it now.

Everett – Yeah, but the change is what, how, how, it's not, it's not, the change is not from the commercial, but it was to change how you designate it. What do you call it? What are they operating, um?

Palacios – The assisted living facility.

Everett – Assisted living.

Palacios – Correct.

Everett – Use to be categorized in a different way.

Palacios – Nursing home use to be categorized.

Everett – Right.

Palacios – Nursing home is categorized as commercial use.

Everett – Right, but this is.

Palacios – Assisted living facility is categorized as a residential use. Orchard House.

Everett – Right.

Palacios – Right now is zoned R-3 High Density Residential.

Everett – So, so.

Palacios – So in order for them to purchase this building and operate it as an assisted living facility, because it sat vacant for so many years, it lost that non-conforming use, it now has to be rezoned to fit within.

Brewer – The other question I have, you know, I have trouble pronouncing these names, but what is, what is their experience as far as operating a assisted living prior to this. What do they have as a record that we can look at? Our own Planning Commission didn't have an opportunity to look at this from our standpoint, from the City's standpoint. A what?

Everett – I don't think.

Plant – Right now, we are just reviewing whether this parcel of real property should be rezoned to high density residential. Whether they ultimately submit a, you know, the stated purpose is to operate an assisted living facility, but I think even at that point, I don't know that we have any basis to kind of get into.

Brewer – Well it's addressed on the page their experience and their qualifications and I just want to know where they came from.

Moore – But all we are addressing tonight is the rezone, nothing to do with anybody's qualifications.

Everett – But the information that he is referring to came from the Hearing Examiner's hearing.

Palacios – At the hearing, yeah, we have.

Everett – At a public hearing.

Palacios – The public hearings are done before a Hearing Examiner, not the Planning Commission.

Brewer – I know, but they use to be.

Everett – I use to have a lot more hair than I do now.

Brewer – I don't think this is joke really.

Everett – No, it isn't not a joke, but I mean.

Brewer – And, you know, some of us are getting close to having to go to those kind of places and so I have another interest in it.

Everett – Could be.

Brewer – And I'm familiar with, I have family that has been in several of these different places and I, you know, I have a concern on what kind of history these people have and if it wasn't important, the City Attorney says it shouldn't be considered, but why is it in here then.

Plant – So, the Hearing Examiner had a hearing on whether this property should be rezoned and under the City's ordinances there are certain criteria that you look at to determine whether property should be rezoned. The first one is whether the proposed rezone is consistent with the City's Comprehensive Plan. The second one is whether the rezone would make adequate provisions for drainage, streets and other public ways, water, so on and so forth. The third is whether there are environmental impacts that we would need to mitigate by rezoning this

property. The fourth is whether in general rezoning this property to high density residential would benefit the public health, safety and welfare and the fifth is whether it affects the transportation infrastructure. So those are the criteria that we're judging. The Hearing Examiner reviewed this criteria and said this rezone makes sense and he recommends that we approve it and that's sort of where we're at is that we're reviewing this Hearing Examiner's analysis of those factors and we can approve his recommendation or adopt it or we can adopt it with some other conditions we want to add on there or we can reject it.

Brewer – Well that's real good to review it, but if we can't do anything about it what's the sense of even reviewing it if we can't address a question.

Plant – Anybody could certainly contact those people and ask them what their criteria are, but.

Brewer – Well I'm not sure we can because earlier in the paper here it specifically tells us that we shouldn't contact people or at least they question our contacts outside the hearing.

Plant – Right, but it certainly would be an inappropriate part of this hearing, but if at some point in the future somebody wanted to contact these people and say.

Brewer – What was that again?

Plant – If somebody wanted to contact these people at some point in the future and ask them what their qualifications are to open up an assisted living facility in Grandview, they could tell you. I mean they could tell you to take a hike as well, I mean.

Brewer – I just happened to check on some of these people's names on the internet and I have a question about it, you know, I don't know if anybody else did or not, but.

Everett – That's a problem.

Plant – Yeah.

Everett – Mr. Mayor, point of order, that's a problem, because that's obtaining information outside this public hearing.

Souders – Right.

Everett – And that's not appropriate for us as Council people to do independent research like that. That's why we have this glorious and detailed hearing process.

Brewer – I don't, I don't remember reading that. I remember a phrase about conversation with somebody.

Plant – So it's a closed record hearing so the only thing that Councilmembers are suppose to consider is what was in the record submitted to the Hearing Examiner. Cause all we're doing is reviewing the Hearing Examiner's recommendation.

Brewer – And that's what I asked if he checked. Did he check on these people?

Arteaga – But I think that Councilman Everett is correct cause on page 9, 1(b) where it says can you hear and consider this in a fair and objective manner. If, if a Councilmember is doing research on its own can he be fair and objective.

Everett – Well the problem is that you don't know because somebody's obtaining information. My understanding is the public hearing process is transparency so that everybody knows what was said by whom, when, where and it's all in the record. There is no way for a person and for the citizens to know what information somebody gathered outside the hearing process if it's a councilman. We're like jurors. I think of it like a juror and we're not suppose to obtain information independently. That's the hearing process and so I understand that, but it troubles me that we're sidetracking this public hearing. I'm not sure (inaudible) with that information that I did research on the internet and that I defer to the City Attorney who gets the big bucks.

Plant – Yeah, it would be my recommendation that Councilmember Brewer if you did do outside research, that you recuse yourself from voting on this then.

Brewer – Fine.

The public hearing was declared closed.

On motion by Councilmember Everett, second by Councilmember Souders, Council accepted the Hearing Examiner's conclusions and recommendation RZ #2018-02 to approve the requested rezone from C-1 Neighborhood Business District to R-3 High Density Residential District (R-3) for Parcel No. 230922-43470 located at 912 Hillcrest, Grandview, WA., 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. 230922-43470 to R-3 High Density Residential for consideration at the June 26, 2018 regular Council meeting.

Councilmember Brewer recused from the vote.

B. Ordinance No. 2018-7 amending the 2018 Annual Budget

This item was previously discussed at the May 8, 2018 C.O.W. meeting

On motion by Councilmember Souders, second by Councilmember Rodriguez, Council approved Ordinance No. 2018-7 amending the 2018 Annual Budget.

7. UNFINISHED AND NEW BUSINESS

Safe Routes to School Grant – City Administrator Arteaga requested that Council consider a resolution at the June 26, 2018 regular meeting authorizing the Mayor to sign the updated funding prospectus package for the Safe Routes to School grant. He explained that he was recently informed by the Washington State Department of Transportation Local Programs that the new timeframe to get construction funding obligated could take up to six weeks.

On motion by Councilmember Everett, second by Councilmember Souders, Council directed staff to present a resolution authorizing the Mayor to sign the Safe Routes to School State Updated Funding Prospectus Package – Construction Funding Obligation for consideration at the June 26, 2018 regular Council meeting.

8. CITY ADMINISTRATOR AND/OR STAFF REPORTS – None

9. MAYOR & COUNCILMEMBER REPORTS

Swimming Pool Improvements – Councilmember Souders reported that she has received several positive comments on the swimming pool improvements.

RECon Retail Convention – Councilmember Mendoza reported that she along with Mayor Childress and City Administrator Arteaga attended the RECon Retail Convention in Las Vegas on May 20th through 24th. They were in the process of preparing a report to present to Council.

Additional Staffing Requests – Councilmember Rodriguez apologized to staff for the way the Council had, in his opinion, disrespectfully treated staff in public meetings regarding the presentation of additional staffing requests. Staff was following the Council's direction to reconsider staffing levels as was recommended by Council at the November 13, 2017 meeting.

10. EXECUTIVE SESSION – Potential Litigation & Union Negotiations

Mayor Pro Tem Moore adjourned the meeting to an executive session at 7:40 p.m., for approximately 10 minutes to discuss potential litigation with the aforementioned Mayor Pro Tem, Councilmembers, City Attorney, City Administrator and City Clerk present.

Mayor Pro Tem Moore adjourned the meeting to an executive session at 7:50 p.m., for approximately 20 minutes to discuss union negotiations with the aforementioned Mayor Pro Tem, Councilmembers, City Attorney, City Administrator and City Clerk present.

The meeting resumed at 8:00 p.m., with the aforementioned Mayor, Council and staff present.

No action was taken.

11. ADJOURNMENT

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

Mayor Pro Tem Bill Moore

Anita Palacios, City Clerk



**NOTICE OF PUBLIC HEARING
2019-2024 SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM**

NOTICE IS HEREBY GIVEN that the City Council of the City of Grandview, Washington, will conduct a public hearing on **TUESDAY, JUNE 26, 2018 at 7:00 p.m.**, in the City Hall Council Chambers, 207 West 2nd Street, Grandview, Washington 98930, to receive comments on the 2019-2024 Six-Year Transportation Improvement Program.

All persons are invited to appear and to provide comments on these actions. Please contact the City Clerk, at the above address or by telephone 509-882-9200 between 8 a.m. and 5 p.m., no less than five (5) days prior to the hearing if you have special facility needs. If you are unable to attend the public hearing, written comments will be received until 5:00 p.m. the day of the hearing at the above address and will be entered into the record.

CITY OF GRANDVIEW

Anita G. Palacios, MMC
City Clerk

Publish: Grandview Herald – June 13 & 20, 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 **2019-2024 Six-Year Transportation Improvement Program** is now open.
2. Before hearing from the public, City Administrator Cus Arteaga will present the staff report.
3. Public comments will now be received. When you address the Council, begin by stating your name and address for the record.
4. Comments received by mail will now be entered in the record. The City Clerk will read any received.
5. The public testimony portion of this hearing is now closed. No further comments will be received.

RESOLUTION NO. 2018-25

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
ADOPTING THE 2019-2024 SIX-YEAR TRANSPORTATION
IMPROVEMENT PROGRAM**

WHEREAS, the City of Grandview by statute must maintain a Six-Year Transportation Improvement Program for the improvement and maintenance of City streets; and,

WHEREAS, the 2019-2024 Six-Year Transportation Improvement Program has been revised and reflects the needs of the City for street maintenance and improvements; and,

WHEREAS, the Grandview City Council held a public hearing on the 2019-2024 Six-Year Transportation Improvement Program at its June 26, 2018 regular meeting,

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

The 2019-2024 Six-Year Transportation Improvement Program as attached hereto and incorporated herein by reference is hereby approved and adopted.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on June 26, 2018.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



Washington State
Department of Transportation

Agency: Grandview
County: Yakima
MPO/RTPO: YVCOG

Six Year Transportation Improvement Program From 2019 to 2024

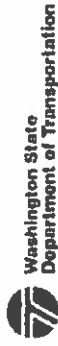
Y Outside

N Inside

| Functional Class | Priority Number | A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Terminal F. Project Description | B. STIP ID | Hearing | Adopted | Amendment | Resolution No. | Improvement Type | Utility Codes | Total Length | Environmental Type | RW Required |
|------------------|-----------------|---|-----------------------------|---------|---------|-----------|----------------|------------------|---------------|--------------|--------------------|-------------|
| 16 | 1 | Old Inland Empire Highway Improvements Grandridge Avenue to Elm Street Reconstruct roadway including widening, excavation, gravel surfacing, hot mix asphalt, curb and gutter, sidewalk, storm drainage improvements, landscaping, and street lights. | G. Structure ID WA-05178 | | | | | 04 | C P T W | 0.740 | CE | No |

| Funding | | | | | Total Funds | | |
|---------|-------|-------------------------|-------------------|-----------------|-------------|-------------|-------------|
| Status | Phase | Phase Start Year (YYYY) | Federal Fund Code | State Fund Code | State Funds | Local Funds | Total Funds |
| P | CN | 2024 | STIP(US) | | 0 | 298,200 | 2,193,900 |
| | | | Totals | | 0 | 298,200 | 2,193,900 |

| Expenditure Schedule | | | | | |
|----------------------|-----|-----|-----|-----|-----------|
| Phase | 1st | 2nd | 3rd | 4th | 5th & 6th |
| CN | 0 | 0 | 0 | 0 | 2,193,900 |
| Totals | 0 | 0 | 0 | 0 | 2,193,900 |



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Grandview
County: Yaldma
MPORPTG: YVCOG

N Inside Y Outside

| Functional Class | Priority Number | A. PIN/Project No. B. Project Title C. Road Name or Number D. Begin & End Termini E. Project Description | B. STIP ID G. Structure ID | Hearing | Adopted | Amendment | Resolution No. | Improvement Type | Utility Codes | Total Length | Environmental Type | RW Required |
|------------------|-----------------|---|-------------------------------|---------|---------|-----------|----------------|------------------|---------------|--------------|--------------------|-------------|
| 16 | 2 | Wine Country Road & McCreadle Road Roundabout Wine Country Road and to McCreadle Road Intersection Construct new roundabout including curb and gutter, sidewalks, hot mix asphalt, pavement markings, permanent signing, and street lighting. | WA-03674 | | | | | 04 | P T | 0.400 | CE | No |

| Funding | | | | | | | Total Funds | |
|---------|-------|-------------------------|-------------------|---------------|-----------------|-------------|-------------|-------------|
| Status | Phase | Phase Start Year (YYYY) | Federal Fund Code | Federal Funds | State Fund Code | State Funds | Local Funds | Total Funds |
| P | ALL | 2020 | | 0 | 11B | 501,000 | 89,000 | 590,000 |
| Totals | | | | 0 | | 501,000 | 89,000 | 590,000 |

| Expenditure Schedule | | | | | |
|----------------------|-----|---------|-----|-----|-----------|
| Phase | 1st | 2nd | 3rd | 4th | 5th & 6th |
| ALL | 0 | 590,000 | 0 | 0 | 0 |
| Totals | 0 | 590,000 | 0 | 0 | 0 |



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Grandview
County: Yakima
MPO/RTPO: YVCOG

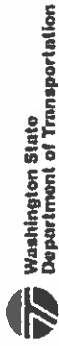
N Inside

Y Outside

| Functional Class | Priority Number | A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Terminal F. Project Description | B. STIP ID G. Structure ID | Hearing | Adopted | Amendment | Resolution No. | Improvement Type | Utility Codes | Total Length | Environmental Type | RW Required |
|------------------|-----------------|--|-------------------------------|---------|---------|-----------|----------------|------------------|---------------|--------------|--------------------|-------------|
| 17 | 3 | 5th Street Resturfacing Euclid Rd to Grandridge Rd Grind and overlay asphalt surface, pavement markings, update sidewalk ramps to ADA standards. | WA-10057 | | | | | 05 | CPSTW | 0.520 | CE | No |

| Funding | | | | | | | | | | Total Funds |
|---------|-------|-------------------------|-------------------|---------------|-----------------|-------------|-------------|-------------|--|-------------|
| Status | Phase | Phase Start Year (YYYY) | Federal Fund Code | Federal Funds | State Fund Code | State Funds | Local Funds | Total Funds | | |
| P | ALL | 2019 | | 0 | TIB | 400,500 | 44,500 | 445,000 | | 445,000 |
| Totals | | | | 0 | | 400,500 | 44,500 | 445,000 | | 445,000 |

| Expenditure Schedule | | | | | |
|----------------------|---------|-----|-----|-----|-----------|
| Phase | 1st | 2nd | 3rd | 4th | 5th & 6th |
| ALL | 445,000 | 0 | 0 | 0 | 0 |
| Totals | 445,000 | 0 | 0 | 0 | 0 |



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Grandview
County: Yakima
MPORPTD: YVCOG

N Inside Y Outside

| Functional Class | Priority Number | A. PIN/Project No. B. Project Title C. Road Name or Number D. Begin & End Termini E. Project Description | B. STIP ID G. Structure ID | Hearing | Adopted | Amendment | Resolution No. | Improvement Type | Utility Codes | Total Length | Environmental Type | RW Required |
|------------------|-----------------|--|-------------------------------|---------|---------|-----------|----------------|------------------|---------------|--------------|--------------------|-------------|
| 19 | 4 | Larson Street Improvements South Fifth Street to Queen Street Roadway reconstruction including excavation, roadway widening, storm drainage improvements, hot mix asphalt, curb and gutter, and water system improvements. | WA-03875 | | | | | 04 | C P T | 0.150 | CE | No |

| Funding | | | | | | | | | |
|---------|-------|-------------------------|-------------------|---------------|-----------------|-------------|-------------|-------------|---------|
| Status | Phase | Phase Start Year (YYYY) | Federal Fund Code | Federal Funds | State Fund Code | State Funds | Local Funds | Total Funds | |
| P | ALL | 2021 | | 0 | | 0 | 448,000 | 448,000 | 448,000 |
| Totals | | | | 0 | | 0 | 448,000 | 448,000 | 448,000 |

| Expenditure Schedule | | | | | |
|----------------------|-----|-----|---------|-----|-----------|
| Phase | 1st | 2nd | 3rd | 4th | 5th & 6th |
| ALL | 0 | 0 | 448,000 | 0 | 0 |
| Totals | 0 | 0 | 448,000 | 0 | 0 |



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Grandview
County: Yakima
MPO/RTPO: YVCOG

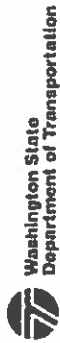
N Inside

Y Outside

| Functional Class | Priority Number | A. PIN/Project No. B. Project Title C. Road Name or Number D. Road Name or Number E. Begin & End Termin F. Project Description | B. STIP ID G. Structure ID | Hearing | Adopted | Amendment | Resolution No. | Improvement Type | Utility Codes | Total Length | Environmental Type | RW Required |
|------------------|-----------------|---|-------------------------------|---------|---------|-----------|----------------|------------------|---------------|--------------|--------------------|-------------|
| 19 | 5 | Staasen Street Improvements Hillcrest Street to Valma Avenue Roadway reconstruction including excavation, roadway widening, storm drainage improvements, curb and gutter, hot mix asphalt, and water system improvements. | WA-03876 | | | | | 04 | | 0.130 | CE | No |

| Funding | | | | | | | | | | Total Funds | |
|---------|-------|-------------------------|-------------------|---------------|-----------------|-------------|-------------|-------------|--|-------------|--|
| Status | Phase | Phase Start Year (YYYY) | Federal Fund Code | Federal Funds | State Fund Code | State Funds | Local Funds | Total Funds | | Total Funds | |
| P | ALL | 2022 | | 0 | | 0 | | 432,000 | | 432,000 | |
| Totals | | | | 0 | | 0 | | 432,000 | | 432,000 | |

| Expenditure Schedule | | | | | |
|----------------------|-----|-----|-----|---------|-----------|
| Phase | 1st | 2nd | 3rd | 4th | 5th & 6th |
| ALL | 0 | 0 | 0 | 432,000 | 0 |
| Totals | 0 | 0 | 0 | 432,000 | 0 |



Washington State
Department of Transportation

Agency: Grandview

County: Yakima

MPOR/TPD: YVCOG

Six Year Transportation Improvement Program From 2019 to 2024

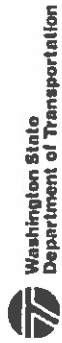
Y Outside

N Inside

| Functional Class | Priority Number | A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Terminal F. Project Description | B. STIP ID | Hearing | Adopted | Amendment | Resolution No. | Improvement Type | Utility Codes | Total Length | Environmental Type | RW Required |
|------------------|-----------------|--|-----------------------------|---------|---------|-----------|----------------|------------------|---------------|--------------|--------------------|-------------|
| 19 | 8 | Birch Avenue Improvements | G. Structure ID WA-05489 | | | | | 04 | C P T | 0.180 | CE | No |
| | | Wins Country Road to East Third Street Roadway reconstruction including excavation, curb and gutter, hot mix asphalt, storm drainage improvements, and water system improvements. | | | | | | | | | | |

| Funding | | Phase | Phase Start Year (YYYY) | Federal Fund Code | Federal Funds | State Fund Code | State Funds | Local Funds | Total Funds |
|---------|---|-------|-------------------------|-------------------|---------------|-----------------|-------------|-------------|-------------|
| Status | P | ALL | 2022 | | 0 | | 0 | 529,000 | 529,000 |
| | | | | Totals | 0 | | 0 | 529,000 | 529,000 |

| Expenditure Schedule | | 1st | 2nd | 3rd | 4th | 5th & 6th |
|----------------------|--------|-----|-----|-----|---------|-----------|
| Phase | ALL | 0 | 0 | 0 | 529,000 | 0 |
| | Totals | 0 | 0 | 0 | 529,000 | 0 |



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Grandview
County: Yakima
MPORTPO: YVCOG

N Inside

Y Outside

| Functional Class | Priority Number | A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Terminal F. Project Description | B. STIP ID G. Structure ID | Hearing | Adopted | Amendment | Resolution No. | Improvement Type | Utility Codes | Total Length | Environmental Type | RW Required |
|------------------|-----------------|--|-------------------------------|---------|---------|-----------|----------------|------------------|---------------|--------------|--------------------|-------------|
| 19 | 7 | Highland Road Improvements Elm Street to East City Limits Roadway reconstruction including excavation, roadway widening, curb and gutter, hot mix asphalt, storm drainage improvements, and water and sewer system improvements. | WA-03878 | | | | | 04 | P T | 1.000 | CE | No |

| Funding | | | | Total Funds | | | |
|---------|-------|-------------------------|-------------------|---------------|-------------|-------------|-------------|
| Status | Phase | Phase Start Year (YYYY) | Federal Fund Code | Federal Funds | State Funds | Local Funds | Total Funds |
| P | ALL | 2023 | | 0 | 0 | 3,150,000 | 3,150,000 |
| Totals | | | | 0 | 0 | 3,150,000 | 3,150,000 |

| Expenditure Schedule | | | | | |
|----------------------|-----|-----|-----|-----|-----------|
| Phase | 1st | 2nd | 3rd | 4th | 5th & 6th |
| ALL | 0 | 0 | 0 | 0 | 3,150,000 |
| Totals | 0 | 0 | 0 | 0 | 3,150,000 |



Washington State
Department of Transportation

Six Year Transportation Improvement Program From 2019 to 2024

Agency: Grandview
County: Yakima
MPO/RTPO: YVCOG

N Inside

Y Outside

| Functional Class | Priority Number | A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description | B. STIP ID G. Structure ID | Hearing | Adopted | Amendment | Resolution No. | Improvement Type | Utility Codes | Total Length | Environmental Type | RW Required |
|------------------|-----------------|---|-------------------------------|---------|---------|-----------|----------------|------------------|---------------|--------------|--------------------|-------------|
| 17 | 8 | Forrell Road Resurfacing Puterbaugh Road to Wallace Way (Grind and overlay asphalt surface, and pavement markings.) | WA-10058 | | | | | 05 | CPSTW | 0.510 | CE | No |

| Funding | | Phase | Phase Start Year (YYYY) | Federal Fund Code | Federal Funds | State Fund Code | State Funds | Local Funds | Total Funds |
|---------|-----|-------|-------------------------|-------------------|---------------|-----------------|-------------|-------------|-------------|
| P | ALL | 2021 | Totals | | | TIB | 302,400 | 33,600 | 336,000 |
| | | | | | 0 | | 302,400 | 33,600 | 336,000 |

| Expenditure Schedule | | 1st | 2nd | 3rd | 4th | 5th & 6th |
|----------------------|-----|-----|-----|---------|-----|-----------|
| Phase | ALL | 0 | 0 | 336,000 | 0 | 0 |
| | | 0 | 0 | 336,000 | 0 | 0 |

| Grand Totals for Grandview | | Federal Funds | State Funds | Local Funds | Total Funds |
|----------------------------|--|---------------|-------------|-------------|-------------|
| | | 1,967,700 | 1,503,900 | 5,020,300 | 8,421,900 |

RESOLUTION NO. 2018-26

A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON, PROVIDING FOR AUTHORIZED SIGNATURES ON THE CITY OF GRANDVIEW GENERAL ACCOUNT FOR PAYROLL AND CLAIM CHECKS, TREASURER'S CHECKS, ADVANCE TRAVEL EXPENSE ACCOUNT, POLICE INVESTIGATIVE ACCOUNT AND SAFE DEPOSIT ACCESS

WHEREAS, a personnel change has been made to the position of Deputy City Clerk-Treasurer;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The following named individuals are authorized to sign payroll and claim checks for payment, transfer or withdrawal of any of the funds or other property of the City on deposit with U.S. Bank for the City of Grandview – General Account No. 1535 0283 0257, and shall be binding on the City, as follows:

1. Norm Childress, Mayor
2. Cus Arteaga, City Administrator/Public Works Director
3. Anita Palacios, City Clerk
4. Sue Desallier, Accounting Clerk

The following named individuals are authorized to sign Treasurer's checks for payment, transfer or withdrawal of any of the funds or other property of the City on deposit with U.S. Bank for the City of Grandview – General Account No. 1535 0283 0257, and shall be binding on the City, as follows:

1. Matthew Cordray, City Treasurer
2. Susan Desallier, Accounting Clerk

The following named individuals are authorized to sign advance travel expense checks for payment, transfer or withdrawal of any of the funds or other property of the City on deposit with U.S. Bank for the City of Grandview – Advance Travel Expense Account No. 1535 0283 0265, and shall be binding on the City, as follows:

1. Matthew Cordray, City Treasurer
2. Susan Desallier, Accounting Clerk

The following named individuals are authorized to sign police investigative checks for payment, transfer or withdrawal of any of the funds or other property of the City on deposit with U.S. Bank for the City of Grandview – Police Investigative Account No. 1535 0283 0240, and shall be binding on the City, as follows:

1. Kal Fuller, Police Chief
2. Mike Hopp, Assistant Police Chief

The following named individuals are authorized to sign and have access to the safe deposit box located at USBank:

1. Matthew Cordray, City Treasurer
2. Anita Palacios, City Clerk
3. Susan Desallier, Accounting Clerk

BE IT FURTHER RESOLVED that the Depository Services Resolution and Safe Deposit Authorization are approved, and the above named individuals are hereby authorized to sign such certificates.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on June 26, 2018

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

RESOLUTION NO. 2018-27

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE MAYOR TO SIGN INDUSTRIAL WASTEWATER USER
CONTRACT AMENDMENT WITH SMUCKER FRUIT PROCESSING COMPANY**

WHEREAS, the City of Grandview owns and operates sewer and wastewater treatment facilities (Facility) for the collection, treatment and disposal of municipal and industrial wastewater; and,

WHEREAS, the operation of this Facility is subject to the laws and regulations of the United States and of the State of Washington including, without limitation, laws and regulations relating to discharge of industrial wastewater as administered by the Washington State Department of Ecology (WSDOE), which issues permits to both the City and to the user; and,

WHEREAS, the capacity of the facility shall be defined by the WSDOE approved engineering report and as specified within the waste discharge permit issued to the City; and,

WHEREAS, a portion of the Facility capacity shall be allocated to an industrial user under contract; and,

WHEREAS, said industrial users shall be required to enter into a contract with the City of Grandview prior to discharge to the City wastewater treatment facility,

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

The Mayor is hereby authorized to sign Industrial Wastewater User Contract Amendment with Smucker Fruit Processing Company for the discharge of industrial wastewater to the City of Grandview Wastewater Treatment Plant in the form as is attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on June 26, 2018.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

CITY OF GRANDVIEW
Industrial Wastewater User Contract

CONTRACT AMENDMENT

Contracted User: **Smucker Fruit Processing Company**
 100 Forsell Road
 P.O. Box 698
 Grandview, WA 98930

Date: **June 1, 2018**

WHEREAS, the City of Grandview, a municipal corporation, has entered into an Industrial Wastewater User Contract with the above Contracted User; and

WHEREAS, Section 5.2 of the Industrial Wastewater User Contract provides for the allocation of a portion of the capacity of the City's wastewater treatment facilities to the Contracted User in accordance with Schedule "A" attached to the Contract; and

WHEREAS, the Washington State Department of Ecology has requested changes in wording to be consistent with the compliance requirements of their State Waste Discharge Permit to Discharge Industrial Wastewater to a Publicly-Owned Treatment Works (POTW); and

WHEREAS, the Contract allows for the adjustment of Contracted Capacity, and adjustments in capacity are reasonable based on additional information collected through metering and monitoring of the industrial discharges from the Contracted User.

NOW, THEREFORE, the parties agree to amend the Industrial User Contract as follows:

1. The Schedule "A" attached hereto shall replace the Schedule "A" included in the contract.

IN WITNESS WHEREOF, the parties hereto have executed this Contract Amendment as of the day and year first above written.

CITY OF GRANDVIEW

NORM CHILDRESS, MAYOR

ATTEST:

ANITA PALACIOS, CITY CLERK

CONTRACTED USER



DULY AUTHORIZED REPRESENTATIVE

Brad Mast
1 Plant Manager

SCHEDULE A - Smucker Fruit Processing Company

Capacity Allocation Summary
Effective June 1, 2018

City of Grandview
Wastewater Treatment Facilities
INDUSTRIAL USER CONTRACT

Project No. 18007
June 1, 2018

| | MAXIMUM MONTHLY ALLOCATION | | | | | | | | | | | | |
|--|----------------------------|--------|--------|--------------------------|--------|--------|--------------------------|--------|--------|---------------------------|--------|--------|--------------------------|
| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual |
| <u>Contract Allocation</u> | | | | | | | | | | | | | |
| Flow (MGD) ² | 0.100 | 0.140 | 0.140 | 0.140 | 0.140 | 0.140 | 0.140 | 0.140 | 0.140 | 0.400 | 0.150 | 0.100 | 0.156 |
| Flow (1,000 gallons per month) | 3,100 | 3,920 | 4,340 | 4,200 | 4,340 | 4,200 | 4,340 | 4,340 | 4,200 | 12,400 | 4,500 | 3,100 | 56,980 |
| Peak Flow (1,000 gallons per quarter) ¹ | Quarterly Total = 11,360 | | | | | | Quarterly Total = 12,740 | | | Quarterly Total = 12,880 | | | Quarterly Total = 20,000 |
| BOD (pounds per day) ² | 540 | 540 | 540 | 520 | 520 | 520 | 900 | 900 | 900 | 2,500 | 1,500 | 650 | 878 |
| BOD (pounds per month) | 16,740 | 15,120 | 16,740 | 15,600 | 16,120 | 15,600 | 27,900 | 27,900 | 27,000 | 77,500 | 45,000 | 20,150 | 321,370 |
| Peak Loading (pounds per quarter) ¹ | Quarterly Total = 48,600 | | | Quarterly Total = 47,320 | | | Quarterly Total = 82,800 | | | Quarterly Total = 142,650 | | | |
| TSS (pounds per day) ² | 400 | 700 | 700 | 680 | 680 | 800 | 680 | 800 | 680 | 2,500 | 1,500 | 400 | 877 |
| TSS (pounds per month) | 12,400 | 19,600 | 21,700 | 20,400 | 21,080 | 24,000 | 21,080 | 24,800 | 20,400 | 77,500 | 45,000 | 12,400 | 320,360 |
| Peak Loading (pounds per quarter) ¹ | Quarterly Total = 53,700 | | | Quarterly Total = 65,480 | | | Quarterly Total = 66,280 | | | Quarterly Total = 134,900 | | | |

1. The Contracted User may exceed the monthly contract allocation so long as the quarterly amount (3 month total) does not exceed the Quarterly Total amount listed.
2. The above allowable wastewater discharges are considered to be the maximum discharge for a month expressed in terms of gallons or pounds per day. They represent the average daily loading over the month based on available test data. They do not represent maximum daily discharge limits.
3. The discharge of toxic substances as described in paragraph 6.4 of the contract, or harmful waste as described in section 13.12.030 of the Grandview Municipal Code, is prohibited.

RESOLUTION NO. 2018-28

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
ACCEPTING THE WINE COUNTRY ROAD RESURFACING IMPROVEMENT
PROJECT AS COMPLETE**

WHEREAS, the City contracted with Central Washington Asphalt, Inc., to perform work for the Wine Country Road Resurfacing improvement project; and,

WHEREAS, the City's Public Works Director has determined that the work performed by Central Washington Asphalt, Inc., on this project is complete and ready for final acceptance by the City Council,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The City of Grandview accepts the Wine Country Road Resurfacing improvement project as complete and authorizes staff to release the retainage to Central Washington Asphalt, Inc., once the conditions in the June 7, 2018 letter from HLA Engineering and Land Surveying, Inc., have been satisfied.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on June 26, 2018.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

RESOLUTION NO. 2018-29

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE MAYOR TO SIGN AN IRRIGATION FACILITIES LICENSE
AND HOLD HARMLESS AGREEMENT WITH THE
SUNNYSIDE VALLEY IRRIGATION DISTRICT**

WHEREAS, the City of Grandview is served by the Sunnyside Valley Irrigation District (SVID); and,

WHEREAS, SVID operates and maintains irrigation facilities within and surrounding the City of Grandview; and,

WHEREAS, the City of Grandview intends on building a separate municipal system for all Grandview stormwater, runoff, and other waters, to avoid any commingling of SVID and Grandview waters;

WHEREAS, the City of Grandview desires to use specified SVID irrigation facilities to discharge municipal stormwater, runoff, and other waters, until the separate municipal stormwater system is completed;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The Mayor is hereby authorized to sign an Irrigation Facilities License and Hold Harmless Agreement with the Sunnyside Valley Irrigation District in the form as is attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on June 26, 2018.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

SUNNYSIDE VALLEY IRRIGATION DISTRICT

IRRIGATION FACILITIES LICENSE AND HOLD HARMLESS AGREEMENT

(City of GRANDVIEW)

THIS IRRIGATION FACILITIES LICENSE AND HOLD HARMLESS AGREEMENT (the "Agreement"), entered into and effective this ____ day of _____, 2018, between SUNNYSIDE VALLEY IRRIGATION DISTRICT, a Washington quasi-municipal corporation ("SVID") and THE CITY OF GRANDVIEW, a municipal corporation ("GRANDVIEW" or the "Licensee").

RECITALS

- A. Sunnyside Valley Irrigation District is a quasi-municipal corporation established under Ch. 87.03 RCW, which operates and maintains the irrigation facilities at issue in this Agreement. Sunnyside Valley Irrigation District, SVID, its agents, employees, or assigns shall be collectively referred to as the "SVID."
- B. SVID operates and maintains specified irrigation facilities, including pipes, drains, canals, ditches, flumes, dams, diversion structures and other structures or property (real or personal), including adjacent lands, easements or rights-of-way owned or operated by the SVID and associated with the SVID's ability to deliver water to customers or to drain water back into other water sources (collectively, "SVID Facilities"). For purposes of this Agreement, SVID Facilities include facilities and property existing on the date of this Agreement and as may exist from time to time during the term hereof.
- C. The City of Grandview intends on building a separate municipal system for all Grandview stormwater, runoff, or other waters, to avoid any commingling of SVID and Grandview waters.
- D. By this Agreement, GRANDVIEW seeks temporary license and permission to discharge into and convey through a specified portion of the SVID Facilities certain Licensed Waters as described and defined below.

NOW, THEREFORE, in consideration of the premises, it is agreed as follows:

AGREEMENT

1. Term. Except in the case of Early Termination Events (Paragraph 5), the license and permission granted herein shall be effective until December 31, 2021; or until a new Agreement is executed between the parties regarding future discharge into SVID

facilities, whichever occurs first. Thereafter, this Agreement may be renewed only by mutual agreement of the parties, as evidenced in a separate, signed writing.

2. Licensed Waters. GRANDVIEW seeks license and permission to discharge waters into a specified portion of the SVID Facilities that may arise from streets, houses, and other properties within GRANDVIEW city limits. Attached as Exhibit "A" is a map depicting the specific SVID and GRANDVIEW facilities subject to this Agreement. Waters authorized for discharge from GRANDVIEW's shall, for the purposes of this Agreement, be referred to as the "Licensed Waters."

3. License and Permission – Licensee Requirements. Subject to the herein limitations, exclusions and requirements, SVID grants license and permission to GRANDVIEW to discharge the Licensed Waters into the SVID facilities:

a. Discharge of Licensed Waters shall occur only at the "Discharge Locations" identified on Exhibit A, and only on the express terms and conditions set forth therein.

b. Discharge of Licensed Waters shall not exceed what can be carried in the piped drains and open ditch. If Licensed Waters back up onto streets and lots it has exceeded the limit that can be accepted by Sunnyside Valley Irrigation District.

d. Licensee's use, treatment and discharge of Licensed Waters shall at all times be fully compliant with all applicable federal and state laws governing treatment and discharge of waters, including without limitation, the federal Clean Water Act, 33 U.S.C. § 1251 *et seq.*, Chapter 90.48 Revised Code of Washington and Chapter 173 Washington Administrative Code (collectively, the "Clean Water Laws"). Licensee shall be responsible for obtaining and maintaining any and all permits or other approvals as may be required under the Clean Water Laws to lawfully discharge the Licensed Waters.

e. Licensee's use, treatment and discharge of the Licensed Waters shall not invalidate, be inconsistent with, or otherwise jeopardize SVID's continuing exemptions from Clean Water Laws' NPDES permitting requirements applicable to irrigation return flows or agricultural runoff.

f. Licensed Waters shall be discharged in a manner consistent with any and all water quality standards or requirements, including protection of human health, stockwater, agricultural use, and the environment.

g. At all times during the term hereof, SVID may:

i. Collect, test and evaluate samples of the Licensed Waters from the GRANDVIEW points of discharge, or any location within the SVID facilities. In connection therewith, Licensee hereby grants and conveys to SVID reasonable rights of ingress and egress to property under Licensee's ownership or control as reasonably necessary to facilitate SVID's exercise of its rights under this Agreement; and

ii. Obtain from Licensee data, reports, or other information concerning the use, treatment, and discharge of the Licensed Waters as Licensee may be required to compile or maintain under any permits, federal or state laws and regulations, including without limitation, any NPDES monitoring reports.

h. Licensee shall immediately provide written notice to SVID in the event Licensee receives notice of any kind related to GRANDVIEW'S discharge into SVID's facilities, specifically including any notices that GRANDVIEW'S discharges fail to comply with requirements or conditions of any federal, or state laws or regulations, any Wastewater Discharge Permit (including, without limitation, upon notice to Licensee of such failure by the U.S. Environmental Protection Agency or the Washington Department of Ecology), or in the event of any modification, change or cancellation of GRANDVIEW'S rights to discharge water during the term hereof.

i. Licensee shall exercise its license and permission hereunder without cost to SVID and in such a manner as to cause no injury, impairment or damage to SVID facilities, or otherwise to interfere with SVID operations.

4. GRANDVIEW system. On or before August 1, 2018, GRANDVIEW shall provide definitive plans on a new water system that will separate its waters from SVID facilities. The plan shall include an implementation schedule and date of completion.

5. Early Termination Events. SVID shall, in its sole discretion, be entitled to revoke and terminate this license and permission, without prior notice to Licensee, in the event Licensee fails to fully comply with this License Agreement, including any or all of the Licensee Requirements under Paragraph 3, above. In that event, this Agreement shall immediately terminate and neither party will have any continuing rights or duties hereunder, EXCEPT for the release and indemnification rights granted to SVID by Licensee under Paragraph 8, which shall survive this Agreement for a period of seven (7) years following termination.

6. Non-Exclusive and Limited Rights. Licensee's rights hereunder are subject to any rights previously granted by the SVID to third parties, as well as to other permissions or use rights as may be granted by the SVID to third parties in the future and not inconsistent with Licensee's license and permission hereunder. This license and permission shall not ripen into any claim of title by prescription, adverse possession, or otherwise, nor of any claim of possessory or use rights concerning DR 35 apart from those expressly granted herein.

7. Third Party Rights Unaffected by Agreement. Licensee acknowledges that SVID holds rights-of-way or similar interests in third-party owned lands on which the SVID Facilities are located. Licensee assumes sole and exclusive responsibility to obtain any further clearance or permissions as necessary in order to exercise its license and permission hereunder.

8. Release and Indemnity. Licensee acknowledges that substantial damages (including injury to third-party-owned lands on which SVID Facilities are located, as well as consequential damages stemming from unavailability of sufficient irrigation water) may be suffered as a consequence of Licensee's exercise of its license and permission hereunder. As an express condition on Licensee's participation under this Agreement, Licensee hereby releases and agrees to indemnify and hold harmless the SVID, its officers, agents and employees, on account of all losses, damages or claims for damages, liabilities, obligations, costs or expenses, including, without limitation, reasonable attorneys' fees (collectively, "Losses"), by whomsoever made and of any nature whatsoever, arising out of or in any manner connected with the exercise by the Licensee, its officers, agents, and employees of the license and permission hereunder, EXCEPT for such Losses as may be directly caused by the negligence or willful misconduct of the SVID.

9. Liability Insurance. Licensee shall maintain and provide a valid Certificate of Insurance, confirming general liability coverage with limits of \$5,000,000 per occurrence / \$10,000,000 aggregate, and naming SVID as an additional insured, as to any events from which liability or claims may arise incident to Licensee's exercise of its license and permission hereunder.

10. Fees. SVID shall waive the administrative fee in the amount of two thousand, five hundred DOLLARS (\$2,500) in consideration of rights granted under this Agreement. Additionally, during the term of this Agreement, GRANDVIEW shall reimburse SVID for eighty percent (80%) of all operation and maintenance costs related to the SVID facilities subject to this Agreement. SVID shall prepare a statement on an annual basis outlining all costs related to the facilities.

11. Attorney's Fees / Venue. In the event any legal action is brought to enforce or interpret any of the terms of this Agreement, the prevailing party shall be entitled to recover from the other party, reasonable attorneys' fees and costs. The venue for any action brought upon this Agreement shall be in Yakima County, Washington.

12. Counterparts. This Agreement may be executed in counterparts. Each counterpart when so executed shall be deemed to be an original and all of which together shall constitute one and the same agreement of the parties.

LICENSEE:

City of Grandview

By: _____
_____, Title Date

SVID:

SUNNYSIDE VALLEY IRRIGATION DISTRICT SVID

By: _____
Lori Brady, Manager Date

STATE OF WASHINGTON)

) ss.

County of Yakima)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the _____ of the City of GRANDVIEW, a municipal corporation, to be the free and voluntary act of such party for the uses and purposes therein described.

Dated this ____ day of _____, 2018.

NOTARY PUBLIC in and for the State of Washington,
residing at _____
My appointment expires _____

STATE OF WASHINGTON)

) ss.

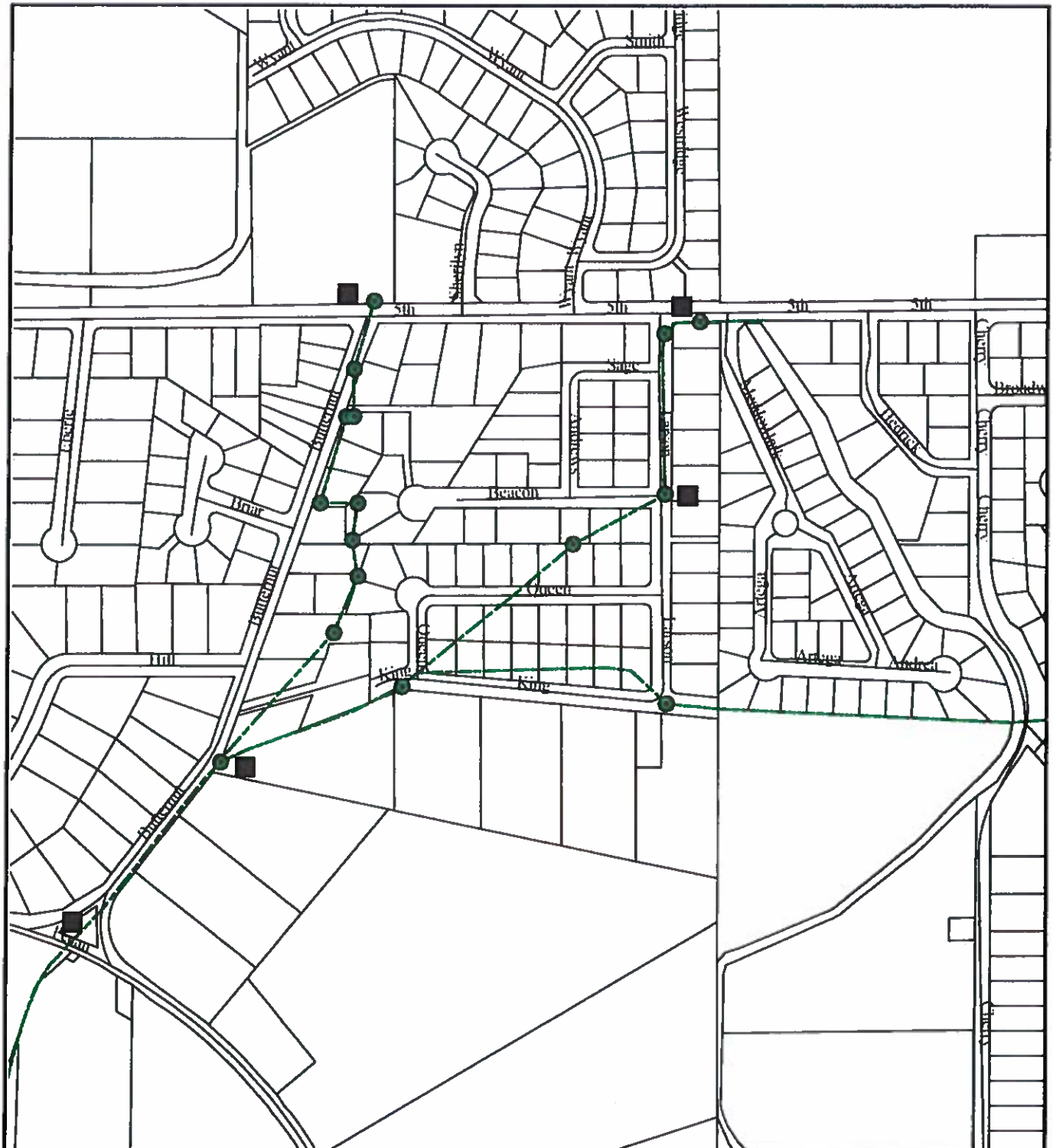
County of Yakima)




I certify that I know or have satisfactory evidence that Lori Brady is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Manager of SUNNYSIDE VALLEY IRRIGATION DISTRICT SVID, a Washington quasi-municipal corporation, to be the free and voluntary act of such party for the uses and purposes therein described.

Dated this ____ day of _____, 2018.

NOTARY PUBLIC in and for the State of Washington,
residing at _____
My appointment expires _____

EXHIBIT A



-  SVID Drain
-  SVID Manhole and/or Catch Basin
-  City Discharge Location

0 200 400 Feet
1" = 400 feet



RESOLUTION NO. 2018-30

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE MAYOR TO SIGN THE LOCAL AGENCY STATE AID PROJECT
PROSPECTUS AND SUPPLEMENT-LOCAL PROGRAM STATE FUNDING
AGREEMENT WITH THE WASHINGTON STATE DEPARTMENT OF
TRANSPORTATION FOR THE SAFE ROUTES TO SCHOOL ELM STREET AND FIR
STREET SIDEWALK IMPROVEMENTS**

WHEREAS, the City received funding through the 2017 Washington State Safe Routes to School Program for Elm Street and Fir Street Sidewalk Improvements; and,

WHEREAS, the City must execute the Local Agency State Aid Project Prospectus and Supplement-Local Program State Funding Agreement with the Washington State Department of Transportation setting forth the terms and conditions and the regulations by which the City must comply in order to receive said funding,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The Mayor is hereby authorized to sign the Local Agency State Aid Project Prospectus and Supplement-Local Program State Funding Agreement with the Washington State Department of Transportation in the forms as are attached hereto and incorporated herein by reference for the Elm Street and Fir Street Sidewalk Improvements.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on June 26, 2018.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



**State
Local Agency Federal Aid
Project Prospectus**

| | | | | |
|-----------------------------|---------|--------------------|------|--------------------------------|
| Prefix | Route | () | Date | 5/23/2018 |
| Federal Aid Project Number | HLP | SR17 | 005 | DUNS Number |
| Local Agency Project Number | LA 9208 | (WSDOT Use Only) | | Federal Employer Tax ID Number |
| | | 916001437 | | |

| | | | | |
|--|--|--|--|-------------------------------------|
| Agency City of Grandview | CA Agency <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Federal Program Title <input type="checkbox"/> 20.205 <input checked="" type="checkbox"/> Other | | |
| Project Title Elm Street and Fir Street Sidewalk Improvements | | Start Latitude N 46.25861 End Latitude N 46.25125 | Start Longitude W 119.894572 End Longitude W 119.889208 | |
| Project Termini From-To Bonnieview Road E. 4th St. | | Nearest City Name Grandview | | Project Zip Code (+4) 98930-1360 |
| Begin Mile Post | End Mile Post | Length of Project 2,100 feet | Award Type <input checked="" type="checkbox"/> Local <input type="checkbox"/> Local Forces <input type="checkbox"/> State <input type="checkbox"/> Railroad | |
| Route ID | Begin Mile Point | End Mile Point | City Number 0515 | County Number 39 |
| | | | | County Name Yakima |
| WSDOT Region South Central Region | Legislative District(s) 15 | Congressional District(s) 4 | | Urban Area Number 31 |

| Phase | Total Estimated Cost (Nearest Hundred Dollar) | Local Agency Funding (Nearest Hundred Dollar) | State Federal Funds (Nearest Hundred Dollar) | Phase Start Date Month Year |
|--------|--|--|---|--------------------------------|
| P.E. | \$53,500 | \$10,500 | \$43,000 | 11/2017 |
| R/W | | | | |
| Const. | \$363,000 | \$51,100 | \$312,900 | 06/2018 |
| Total | \$416,500 | \$68,500 | \$354,900 | |

Description of Existing Facility (Existing Design and Present Condition)

| | |
|---------------------|----------------------|
| Roadway Width 36 | Number of Lanes 2 |
|---------------------|----------------------|

These streets have limited and disconnected sidewalk that lead to Smith Elementary and Grandview Adventist Jr. Academy.

Description of Proposed Work

Description of Proposed Work (Attach additional sheet(s) if necessary)

Construct curb and gutter, sidewalk, storm drainage, crosswalks, and speed feedback signs near Smith Elementary and Grandview Adventist Jr. Academy.

| | | |
|--|-----------------------------------|-----------------------|
| Local Agency Contact Person Cus Arteaga | Title City Administrator | Phone 509-882-9206 |
| Mailing Address 207 W. Second St. | City Grandview | State WA |
| | | Zip Code 98930 |
| Project Prospectus | By _____ | |
| | Approving Authority | |
| | Title SCR Local Programs Engineer | Date |

| | | |
|-----------------------------|--|-------------------|
| Agency City of Grandview | Project Title Elm Street and Fir Street Sidewalk Improver | Date 5/23/2018 |
|-----------------------------|--|-------------------|

Type of Proposed Work

Project Type (Check all that Apply)

- | | | |
|--|---|--------------------------------|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Path / Trail | <input type="checkbox"/> 3-R |
| <input checked="" type="checkbox"/> Reconstruction | <input checked="" type="checkbox"/> Pedestrian / Facilities | <input type="checkbox"/> 2-R |
| <input type="checkbox"/> Railroad | <input type="checkbox"/> Parking | <input type="checkbox"/> Other |
| <input type="checkbox"/> Bridge | | |

Roadway Width

36

Number of Lanes

2

Geometric Design Data

| Description | Through Route | Crossroad |
|--|--|--|
| Federal Functional Classification | <input type="checkbox"/> Urban | <input type="checkbox"/> Urban |
| | <input checked="" type="checkbox"/> Rural | <input checked="" type="checkbox"/> Rural |
| | <input type="checkbox"/> NHS | <input type="checkbox"/> NHS |
| | <input type="checkbox"/> Principal Arterial | <input type="checkbox"/> Principal Arterial |
| | <input type="checkbox"/> Minor Arterial | <input type="checkbox"/> Minor Arterial |
| | <input type="checkbox"/> Collector | <input type="checkbox"/> Collector |
| | <input type="checkbox"/> Major Collector | <input type="checkbox"/> Major Collector |
| | <input type="checkbox"/> Minor Collector | <input type="checkbox"/> Minor Collector |
| | <input checked="" type="checkbox"/> Local Access | <input checked="" type="checkbox"/> Local Access |
| Terrain | <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Roll <input type="checkbox"/> Mountain | <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Roll <input type="checkbox"/> Mountain |
| Posted Speed | 25 | 25 |
| Design Speed | | |
| Existing ADT | | |
| Design Year ADT | | |
| Design Year | | |
| Design Hourly Volume (DHV) | | |

Performance of Work

| | | |
|--|-------------------|-------------|
| Preliminary Engineering Will Be Performed By Consultant | Others 100 % | Agency % |
| Construction Will Be Performed By Contractor | Contract 100 % | Agency % |

Environmental Classification

- | | |
|--|---|
| <input type="checkbox"/> Class I - Environmental Impact Statement (EIS) | <input type="checkbox"/> Class II - Categorically Excluded (CE) |
| <input type="checkbox"/> Project Involves NEPA/SEPA Section 404 Interagency Agreement | <input type="checkbox"/> Projects Requiring Documentation (Documented CE) |
| <input type="checkbox"/> Class III - Environmental Assessment (EA) | |
| <input type="checkbox"/> Project Involves NEPA/SEPA Section 404 Interagency Agreements | |

Environmental Considerations

05-05 was completed. SEPA exempt.

41

| | | |
|-----------------------------|--|-------------------|
| Agency City of Grandview | Project Title Elm Street and Fir Street Sidewalk Improver | Date 5/23/2018 |
|-----------------------------|--|-------------------|

Right of Way

| | |
|--|---|
| <input checked="" type="checkbox"/> No Right of Way Needed * All construction required by the contract can be accomplished within the exiting right of way. | <input type="checkbox"/> Right of Way Needed <input type="checkbox"/> No Relocation <input type="checkbox"/> Relocation Required |
|--|---|

Utilities

| |
|---|
| <input checked="" type="checkbox"/> No utility work required <input type="checkbox"/> All utility work will be completed prior to the start of the construction contract <input type="checkbox"/> All utility work will be completed in coordination with the construction contract |
|---|

Railroad

| |
|--|
| <input checked="" type="checkbox"/> No railroad work required <input type="checkbox"/> All railroad work will be completed prior to the start of the construction contract <input type="checkbox"/> All the railroad work will be completed in coordination with the construction contract |
|--|

Description of Utility Relocation or Adjustments and Existing Major Structures Involved in the Project

FAA Involvement

Is any airport located within 3.2 kilometers (2 miles) of the proposed project? ☐ Yes ☒ No

Remarks

This project has been reviewed by the legislative body of the administration agency or agencies, or it's designee, and is not inconsistent with the agency's comprehensive plan for community development.

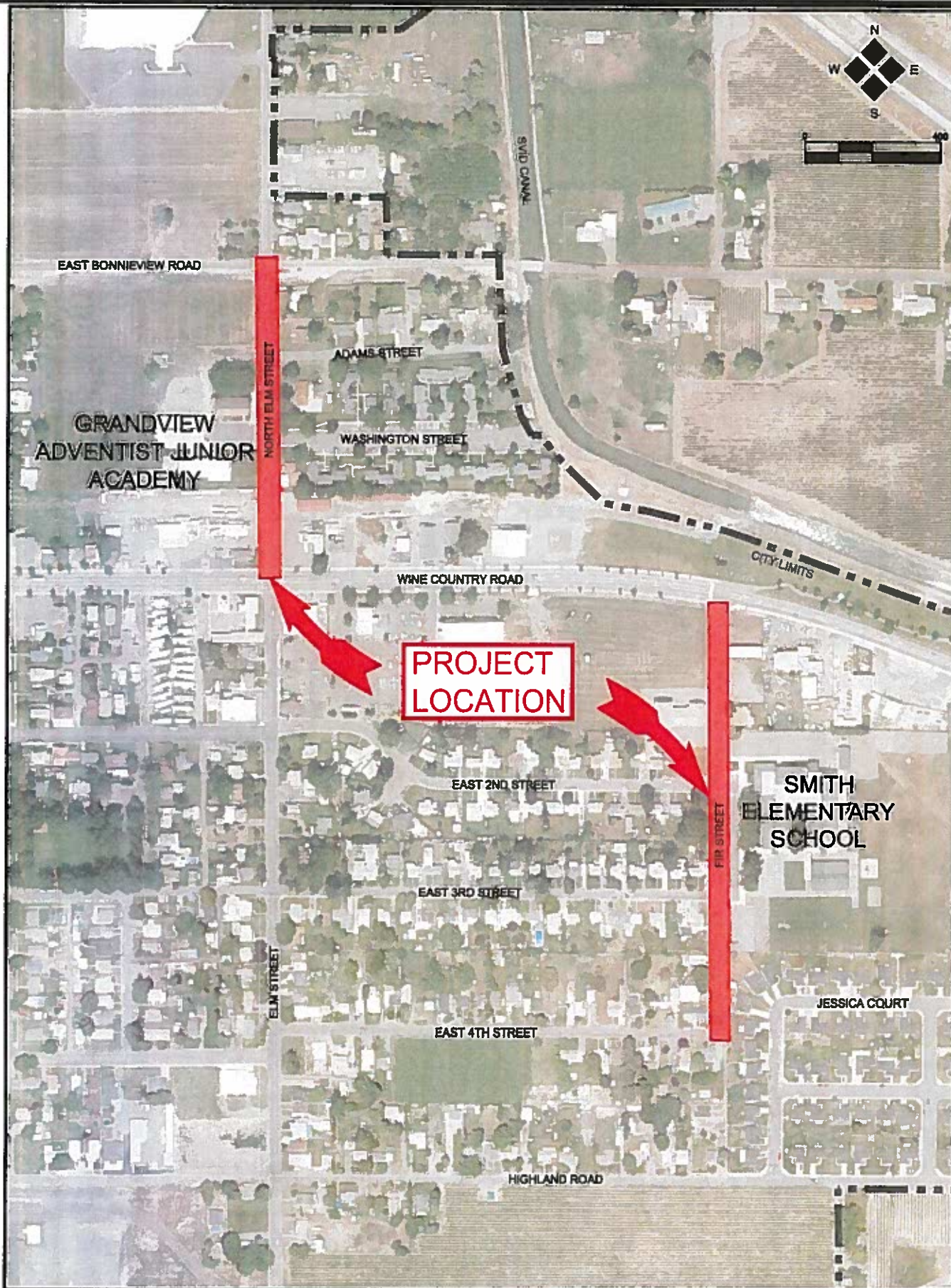
Agency City of Grandview

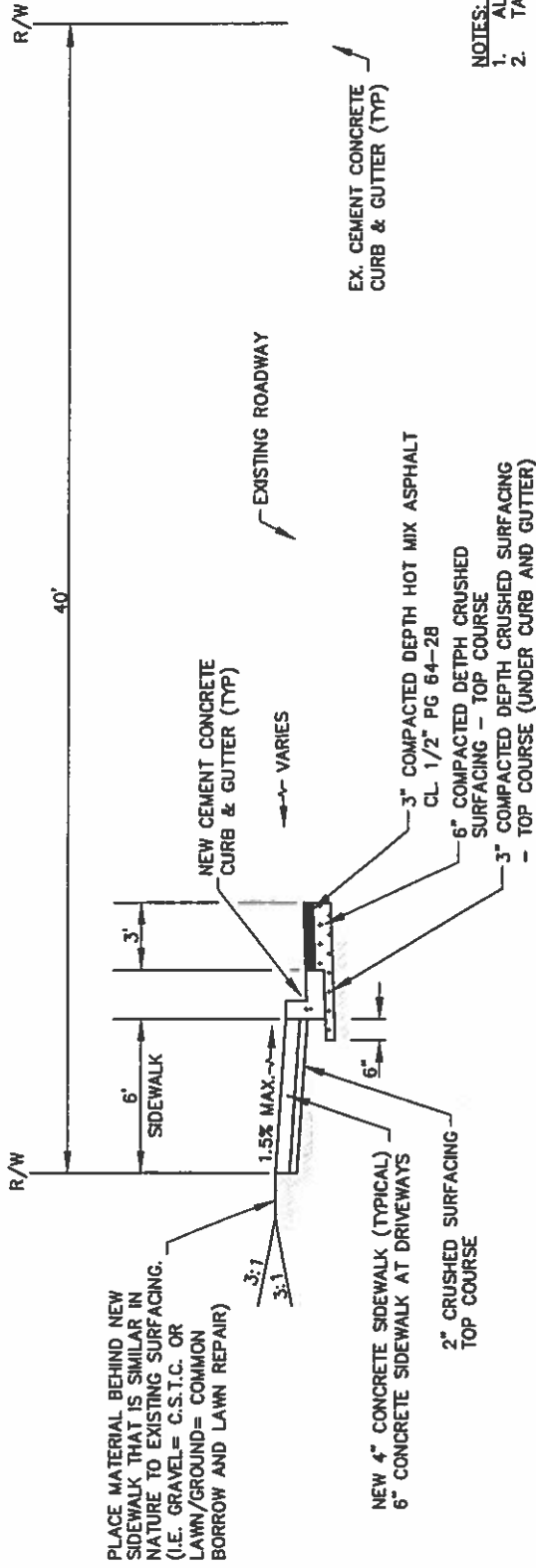
Date

By

Mayor/Chairperson

42

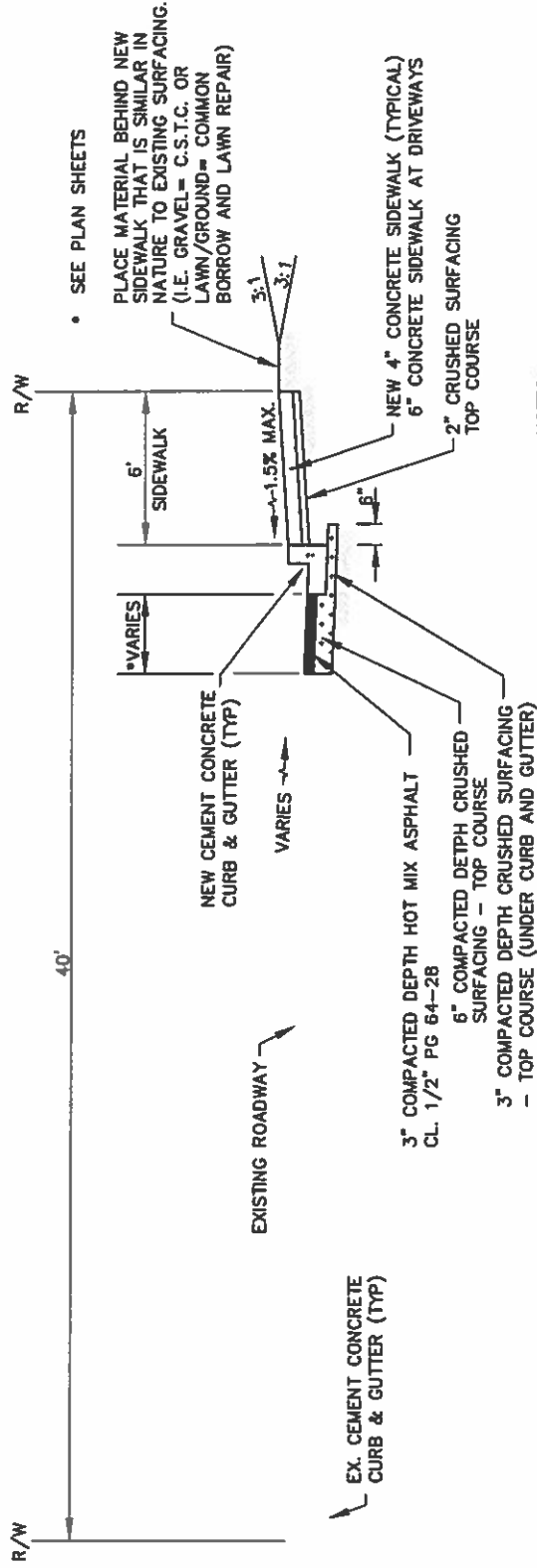




- NOTES:
1. ALL THICKNESSES ARE COMPACTED DEPTHS.
 2. TACK AND SEAL ALL JOINTS.

ELM STREET TYPICAL SECTION

NOT TO SCALE (LOOKING UP STATION)



- SEE PLAN SHEETS

- NOTES:
1. ALL THICKNESSES ARE COMPACTED DEPTHS.
 2. TACK AND SEAL ALL JOINTS.

FIR STREET TYPICAL SECTION

NOT TO SCALE (LOOKING UP STATION)



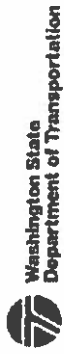
Engineering and Land Surveying, Inc.

2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hilacivil.com

CITY OF GRANDVIEW

ELM ST AND FIR ST IMPROVEMENTS

TYPICAL SECTION



Six Year Transportation Improvement Program From 2018 to 2023

Agency: Grandview
County: Yakima
MPO/RTPO: YVCOG

N Inside

Y Outside

| Functional Class | Priority Number | A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description | B. STIP ID G. Structure ID | Hearing | Adopted | Amendment | Resolution No. | Improvement Type | Utility Codes | Total Length | Environmental Type | RW Required |
|------------------|-----------------|---|-------------------------------|---------|---------|-----------|----------------|------------------|---------------|--------------|--------------------|-------------|
| 07 | 10 | Elm Street and Fir Street Sidewalk Improvements Bonnieview Road to Highland Drive Construct curb and gutter, sidewalk, pathway, storm drainage, crosswalks, and speed feedback signs near Smith Elementary and Grandview Adventist Jr. Academy. | WA-10750 | | | | | 28 | 0 | 0.500 CE | | No |

| Funding | | Phase Start Year (YYYY) | Federal Fund Code | Federal Funds | State Fund Code | State Funds | Local Funds | Total Funds |
|---------|--------|-------------------------|-------------------|---------------|-----------------|-------------|-------------|-------------|
| Status | Phase | 2018 | | | | | | |
| S | CN | | | 0 | SRTS | 312,178 | 58,032 | 370,210 |
| | Totals | | | 0 | | 312,178 | 58,032 | 370,210 |

| Expenditure Schedule | | | | |
|----------------------|---------|-----|-----|-----|
| Phase | 1st | 2nd | 3rd | 4th |
| CN | 370,210 | 0 | 0 | 0 |
| Totals | 370,210 | 0 | 0 | 0 |

| Grand Totals for Grandview | | Federal Funds | State Funds | Local Funds | Total Funds |
|----------------------------|--|---------------|-------------|-------------|-------------|
| | | 0 | 312,178 | 58,032 | 370,210 |



**Washington State
Department of Transportation**

**Supplement - Local Programs
State Funding Agreement**

| | | |
|---------------------------------|-----------------------------|----------------------------|
| Agency City of Grandview | | Supplement Number 2 |
| Project Number HLP-SR17(005) | Agreement Number LA 9208 | |

This supplemental agreement is made and entered into November 29, 2017

All provisions in the AGREEMENT identified above remain in effect except as expressly modified by this supplement.

The changes to the agreement are described as follows:

Project Description ☒ No Change

Name Elm St. & Fir St. Sidewalk Improvements

Location _____

Description of Work ☒ No Change

Reason for Supplement

Obligate construction funding.

| Type of Work | Estimate of Funding | | | | |
|---|-------------------------------------|-------------------|---|----------------------------------|---------------------------------|
| | (1) Previous Agreement/Suppl. | (2) Supplement | (3) Estimated Total Project Funds | (4) Estimated Agency Funds | (5) Estimated State Funds |
| PE a. Agency | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| b. Other Non-Participating | \$ 10,474.00 | \$ 0.00 | \$ 10,474.00 | \$ 10,474.00 | \$ 0.00 |
| c. Other Consultant | \$ 42,686.00 | \$ 0.00 | \$ 42,686.00 | \$ 0.00 | \$ 42,686.00 |
| d. State | \$ 300.00 | \$ 0.00 | \$ 300.00 | \$ 0.00 | \$ 300.00 |
| e. Total PE Cost Estimate (a+b+c+d) | \$ 53,460.00 | \$ 0.00 | \$ 53,460.00 | \$ 10,474.00 | \$ 42,986.00 |
| RW f. Agency | | | | | |
| g. Other | | | | | |
| h. Other | | | | | |
| i. State | | | | | |
| j. Total R/W Cost Estimate (f+g+h+i) | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| CN k. Contract | \$ 0.00 | \$ 269,814.00 | \$ 269,814.00 | \$ 0.00 | \$ 269,814.00 |
| l. Other Contract (Other Funds) | \$ 0.00 | \$ 44,336.00 | \$ 44,336.00 | \$ 44,336.00 | \$ 0.00 |
| m. Other Consultant | \$ 0.00 | \$ 41,364.00 | \$ 41,364.00 | \$ 0.00 | \$ 41,364.00 |
| n. Other Consult. (Other Funds) | \$ 0.00 | \$ 6,796.00 | \$ 6,796.00 | \$ 6,796.00 | \$ 0.00 |
| o. Agency | | | | | |
| p. State | \$ 0.00 | \$ 700.00 | \$ 700.00 | \$ 0.00 | \$ 700.00 |
| q. Total CN Cost Estimate (k+l+m+n+o+p) | \$ 0.00 | \$ 363,010.00 | \$ 363,010.00 | \$ 51,132.00 | \$ 311,878.00 |
| r. Total Project Cost Estimate (e+j+q) | \$ 53,460.00 | \$ 363,010.00 | \$ 416,470.00 | \$ 61,606.00 | \$ 354,864.00 |

AGENCY

BY: _____

STATE

BY: _____
Director, Local Programs

Title: Mayor

Date: _____

Date: _____

CITY OF GRANDVIEW
**Elm Street and Fir Street Sidewalk Improvements
Engineer's Opinion of Construction Cost**

5/1/2018

State Aid Project No. HLP-SR17(005)

HLA Project No. 17141

| Item No. | Description | Payment Specification | Unit | Unit Cost | Overall Quantity | Overall Cost |
|--|---|-----------------------|------|-------------|------------------|---------------------|
| 1 | Minor Change | 1-04.4(1) | FA | \$15,000.00 | 1 | \$15,000.00 |
| 2 | Mobilization | 1-09.7 | LS | \$26,000.00 | 1 | \$26,000.00 |
| 3 | Project Temporary Traffic Control | 1-10.5 | LS | \$10,000.00 | 1 | \$10,000.00 |
| 4 | Removal of Structures and Obstructions | 2-02.5 | LS | \$3,000.00 | 1 | \$3,000.00 |
| 5 | Unclassified Excavation Incl. Haul | 2-03.5 | CY | \$40.00 | 350 | \$14,000.00 |
| 6 | Crushed Surfacing Top Course | 4-04.5 | TON | \$70.00 | 340 | \$23,800.00 |
| 7 | HMA Cl. 1/2-Inch PG 64-28 | 5-04.5 | TON | \$175.00 | 150 | \$26,250.00 |
| 8 | Storm Sewer Pipe 12 In. Diam. | 7-04.5 | LF | \$60.00 | 80 | \$4,800.00 |
| 9 | Storm Sewer Pipe 8 In. Diam. | 7-04.5 | LF | \$50.00 | 20 | \$1,000.00 |
| 10 | Underdrain Pipe Infiltration Trench System 12 In. Diam. | 7-04.5 | LF | \$120.00 | 120 | \$14,400.00 |
| 11 | Catch Basin Type 2 48 In. Diam. | 7-05.5 | EA | \$3,300.00 | 3 | \$9,900.00 |
| 12 | Catch Basin Type 1 | 7-05.5 | EA | \$1,500.00 | 4 | \$6,000.00 |
| 13 | Adjust Catch Basin | 7-05.5 | EA | \$1,000.00 | 1 | \$1,000.00 |
| 14 | Shoring or Extra Excavation | 7-08.5 | LF | \$2.50 | 120 | \$300.00 |
| 15 | Select Backfill, as Directed | 7-08.5 | CY | \$50.00 | 35 | \$1,750.00 |
| 16 | Adjust Valve Box | 7-12.5 | EA | \$400.00 | 1 | \$400.00 |
| 17 | Landscape Restoration | 8-02.5 | FA | \$2,500.00 | 1 | \$2,500.00 |
| 18 | Cement Conc. Traffic Curb and Gutter | 8-04.5 | LF | \$25.00 | 1,780 | \$44,500.00 |
| 19 | Cement Conc. Sidewalk 6-Inch Thick | 8-14.5 | SY | \$65.00 | 310 | \$20,150.00 |
| 20 | Cement Conc. Sidewalk 4-Inch Thick | 8-14.5 | SY | \$55.00 | 780 | \$42,900.00 |
| 21 | Cement Conc. Curb Ramp | 8-14.5 | EA | \$1,300.00 | 13 | \$16,900.00 |
| 22 | Mailbox Support, Type 1 | 8-18.5 | EA | \$1,100.00 | 2 | \$2,200.00 |
| 23 | Adjust Utility Vault | 8-20.5 | EA | \$400.00 | 1 | \$400.00 |
| 24 | Permanent Signage | 8-21.5 | LS | \$25,000.00 | 1 | \$25,000.00 |
| 25 | Pavement Markings | 8-22.5 | LS | \$2,000.00 | 1 | \$2,000.00 |
| Total Estimated Construction Cost | | | | | | \$314,150.00 |

Available Funding

| | |
|---------------------------------|---------------------|
| Design Engineering and Environ. | \$53,160.00 |
| Construction Engineering | \$48,180.00 |
| State | \$1,000.00 |
| <u>Construction</u> | <u>\$314,150.00</u> |
| Total Project Cost | \$416,470.00 |

Funding Awarded \$416,470.00
Prospective Shows

314150

48160 Construction Engineering

700 State for Construction Phase

363010

Independent Estimate for Consultant Services Worksheet

City of Grandview

Elm Street and Fir Street Sidewalk Improvements (Construction Services)

Direct Salary Cost (DSC):

| <u>Classification</u> | <u>#</u> | <u>Man</u> | | <u>Hours</u> | <u>Rate</u> | <u>Cost (\$)</u> |
|-------------------------------------|----------|------------|---|--------------|-------------|------------------|
| Senior Principal Engineer | | 8 | x | | \$202.00 | = \$1,616.00 |
| Licensed Principal Land Surveyor | | 4 | x | | \$197.00 | = \$788.00 |
| Licensed Professional Engineer | | 24 | x | | \$165.00 | = \$3,960.00 |
| Licensed Professional Land Surveyor | | 8 | x | | \$150.00 | = \$1,200.00 |
| Surveyor | | 48 | x | | \$95.00 | = \$4,560.00 |
| Resident Engineer | | 250 | x | | \$112.00 | = \$28,000.00 |
| Contract Administrator | | 40 | x | | \$124.00 | = \$4,960.00 |
| Engineering Tech | | 40 | x | | \$79.00 | = \$3,160.00 |

Grand Total \$48,244.00

Prepared by: Stephen S. Hazzard, PE

Date: 5/9/2018



**Washington State
Department of Transportation**

Transportation Building
310 Maple Park Avenue S.E.
P.O. Box 47300
Olympia, WA 98504-7300
360-705-7000
TTY: 1-800-833-6388
www.wsdot.wa.gov

June 21, 2017

Mr. Cus Arteaga
Public Works Director
City of Grandview
207 West 2nd Street
Grandview, WA 98930-1398

**Elm Street and Fir Street Sidewalk Improvements
2017 Safe Routes to School Program
State Funding**

Cus
Dear Mr. Arteaga:

WSDOT is pleased to advise you that the above mentioned project was selected to receive funding through the Safe Routes to School program. The state funding is limited as shown below:

Elm Street and Fir Street Sidewalk Improvements
Scope: See attached project summary

\$354,864

✓ 416,470
723,378
- 354,864

CITY → 60,506
61,606

In order to meet state requirements, the following are required:

- Project expenditures incurred before receiving notice from Local Programs of state fund authorization are not eligible for reimbursement.
- Please refer to the Local Programs web page for detailed authorization information, including: (<http://www.wsdot.wa.gov/localprograms/>)
 - ✓ Local Agency Guidelines (LAG) manual for detailed requirements;
 - ✓ Transportation Improvement Program (TIP) and Statewide Transportation Improvement Program (STIP) amendments, as applicable;
 - ✓ Funding and billing forms;
 - ✓ Quarterly Project Report required to be completed by the end of March, June, September and December each year. To access the database you will need an account name and password. Your account name is Grandview and your password is Grand728. The password is case sensitive.

TIP
STIP

As a reminder, Local Programs encourages all agencies to submit monthly progress billings to ensure timely reimbursement of eligible expenditures.

For assistance please contact Bill Preston, your Region Local Programs Engineer, at 509.577.1780.

Sincerely,

Stephanie Tax

Stephanie Tax
Interim Director
Local Programs

SJT:sas

cc: Larry Mattson, Executive Director, YVCOG
Bill Preston, South Central Region Local Programs Engineer



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

May 16, 2018

Mr. Cus Arteaga
City Administrator
City of Grandview
201 West Second St.
Grandview, WA. 98930

In future correspondence please refer to:

Project Tracking Code: 2018-01-00682

Property: City of Grandview- Elm Street and Fir Street Sidewalk Improvements

Re: Executive Order 05-05- No Effect

Dear Mr. Arteaga:

Thank you for contacting the Department of Archaeology and Historic Preservation (DAHP) and providing a copy of the cultural resources survey report for the above referenced project. As a result of our review, we agree with recommendations made in the report and your finding of no effect on cultural resources. As a result of our agreement, further contact with DAHP on this matter is not necessary.

Should new information become available or the scope of work changes, please resume consultation as our assessment may be revised. In the event that archaeological or historic materials are discovered during project activities, work in the immediate vicinity must stop, the area secured, and contact made with concerned tribes and DAHP for further consultation.

We would appreciate receiving any correspondence or comments from concerned tribes or other parties that you receive as you consult under the requirements of Executive Order 05-05.

These comments are based on the information available at the time of this review and on the behalf of the State Historic Preservation Officer in conformance with Executive Order 05-05.

Thank you for the opportunity to review and comment. If you have any questions, please contact me.

Sincerely,


Dennis Wardlaw
Transportation Archaeologist
(360) 586-3085
dennis.wardlaw@dahp.wa.gov



RESOLUTION NO. 2018-31

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
ACCEPTING THE OPERATION AND MANAGEMENT OF THE OFF-LEASH DOG
PARK FROM THE FRIENDS OF THE DOG PARK COMMITTEE**

WHEREAS, the City Council approved an Agreement between the City of Grandview and the Friends of the Dog Park on the off-leash area program on September 9, 2014; and

WHEREAS, the City, with the support and cooperation of the Friends of the Dog Park, a Washington non-profit corporation, was responsible for the operation and management of the off-leash dog park; and

WHEREAS, the Friends of the Dog Park have disbanded and have requested that the City accept the full operation and management of the off-leash dog park;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The City Council approves the full operation and management of the off-leash dog park located on North Willoughby Road.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on June 26, 2018.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

ORDINANCE NO. 2018-8

**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 LPI HOLDINGS, LLC, AND RAMANDEEP MALHI &
SUKHJINDER KAUR FOR PARCEL NO. 230922-43470, 912 HILLCREST,
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 May 8, 2018 upon an application for rezone which was duly filed by LPI Holdings, LLC, and Ramandeep Malhi & Sukhjinder Kaur for 912 Hillcrest, Grandview, WA, Parcel No. 230922-43470; and

WHEREAS, the Hearing Examiner, after receiving public comments and reviewing the staff report containing staff's findings of fact, issued his recommendation dated May 17, 2018 entitled RZ#2018-02, copy attached, recommending said rezone application 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 on June 12, 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 LPI Holdings, LLC, and Ramandeep Malhi & Sukhjinder Kaur rezone for 912 Hillcrest, Grandview, WA, Parcel No. 230922-43470, RX#2018-02,

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: 912 Hillcrest, Grandview, WA

Parcel No.: 230922-43470

Acres: 1.97

Rezone: C-1 Neighborhood Business to R-3 High 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 June 26, 2018.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLISHED: 6/27/18
EFFECTIVE: 7/2/18

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

May 17, 2018

| | | |
|--|---|--------------------------------|
| In the Matter of an Application |) | |
| For a Rezone Submitted by: |) | |
| |) | |
| Owner: LPI Holdings, LLC |) | RZ#2018-02 |
| Applicants: Ramandeep |) | Parcel No. 230922-43470 |
| Malhi & Sukhjinder Kaur |) | |
| |) | |
| To Rezone a 1.97-Acre Parcel at |) | |
| 912 Hillcrest Avenue from the C-1 |) | |
| Neighborhood Business to the R-3 |) | |
| High Density Residential District |) | |

A. Introductory Findings. The introductory findings relative to the public hearing process for this application may be summarized as follows:

(1) The Hearing Examiner conducted an open record public hearing for this application on May 8, 2018.

(2) Mike Shuttleworth, Planning Manager of the Yakima Valley Conference of Governments serving as Planner for the City of Grandview, presented his staff report recommending approval of this application for a rezone of a parcel where an existing building is located from the C-1 Neighborhood Business District to the R-3 High Density Residential District.

Owner: LPI Holdings, LLC
Applicant: Ramandeep Malhi
Applicant: Sukhjinder Kaur
Rezone from C-1 to R-3 Zone
912 Hillcrest Avenue
RZ#2018-02; #230922-43470

(3) Nick Parodi, the Managing Member of the owner of the subject parcel at 912 Hillcrest Avenue, LPI Holdings, LLC, testified that the existing building on the property has only been used as a nursing home in the past and that the applicants who are potential purchasers of the property, Ramandeep Malhi and Sukhjinder Kaur, wish to use the building and grounds for an assisted living facility. Applicant Ramandeep Malhi testified that his partner Sukhjinder Kaur is a registered nurse with training and experience that qualifies her to operate an assisted living facility. They were advised at the hearing that the City would have to issue an interpretation as to whether an assisted living facility is permitted in the R-3 district without the need for a text amendment to the zoning ordinance.

(4) City Clerk Anita Palacios testified that no written comments were received relative to this application prior to the hearing other than a comment from the Sunnyside Valley Irrigation District to the effect that there are no SVID facilities on the subject parcel.

(5) No public testimony nor written public comments were submitted in opposition to the requested rezone.

(6) This recommendation has been issued within 14 days after the hearing of May 8, 2018, as required by Subsection 14.09.030(A)(4) of the Grandview Municipal Code.

B. Summary of Recommendation. The Hearing Examiner recommends that the Grandview City Council approve the requested rezone from the Neighborhood Business District (C-1 District) to the High Density Residential District (R-3 District).

C. Basis for Recommendation. Based upon a view of the site without anyone

Owner: LPI Holdings, LLC
Applicant: Ramandeep Malhi
Applicant: Sukhjinder Kaur
Rezone from C-1 to R-3 Zone
912 Hillcrest Avenue
RZ#2018-02; #230922-43470

else present on May 8, 2018; the information contained in the staff report, exhibits, testimony and other evidence presented at an open record public hearing on May 8, 2018; and a consideration of the standards and criteria for approval of rezones; the Hearing Examiner makes the following:

FINDINGS

I. Property Owner/Applicants. The property owner is LPI Holdings, LLC, whose Managing Member is Nick Parodi, and the applicants who are potential purchasers of the property are Ramandeep Malhi and Sukhjinder Kaur, 8804 West 5th Avenue, Kennewick, Washington 99336.

II. Location. The location of the 1.97-acre parcel is 912 Hillcrest Avenue on the west side of the street. It is Yakima County Assessor's parcel no. 230922-43470 and is Lot 2 of Short Plat 83-60 in Section 22, Township 9, Range 23 E.W.M.

III. Proposal. The application requests approval of a rezone from the Neighborhood Business District (C-1 District) to the High Density Residential District (R-3 District). Even though the applicants wish to operate an assisted living facility in the existing building on the parcel that was built in 1962, the effect of approval of the rezone by the City Council would be to allow the subject parcel to be used for any of the uses that are allowed in the R-3 zoning district.

Owner: LPI Holdings, LLC
Applicant: Ramandeep Malhi
Applicant: Sukhjinder Kaur
Rezone from C-1 to R-3 Zone
912 Hillcrest Avenue
RZ#2018-02; #230922-43470

IV. Public Notice. Notice of the open record public hearing of May 8, 2018, was given in the following ways that are required by Subsection 14.07.030(B) of the Grandview Municipal Code:

| | |
|--|----------------|
| Notice mailed to owners of property within 300 feet: | April 6, 2018 |
| Notice posted on the property and at City Hall: | April 6, 2018 |
| Notice published in the Grandview Herald: | April 11, 2018 |

V. Environmental Review. On April 6, 2018, the City issued a Preliminary Determination of Non-Significance (DNS) for this application. The comment period ended on April 25, 2018. The only comment submitted was a letter from the Sunnyside Valley Irrigation District indicating that it does not have any facilities within the subject parcel. The City's DNS therefore remained unchanged and was not subject to any administrative appeal.

VI. Comprehensive Plan, Zoning and Land Uses. The Comprehensive Plan designates the subject parcel and all adjacent parcels as "Residential." The subject parcel is currently zoned Neighborhood Business (C-1). An existing 17,280-square-foot building is located on the parcel which has previously been used as a nursing home and which has been out of use for many years. All adjacent properties also have the "Residential" Comprehensive Plan designation. Adjacent properties to the east, northeast and southeast are zoned Low Density Residential (R-1) and have single-family residential uses on them. Adjacent properties to the west, northwest, southwest and south are zoned High Density Residential (R-3)

Owner: LPI Holdings, LLC
Applicant: Ramandeep Malhi
Applicant: Sukhjinder Kaur
Rezone from C-1 to R-3 Zone
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and also have single-family residential uses on them, as well as two-family residential uses and multifamily residential uses to the south. The adjacent property to the north is zoned Manufactured Home (MR) and has a mobile home park on it. The characteristics of the three zoning districts located in this area are explained in the 2016 Comprehensive Plan as follows:

(a) The existing C-1 Neighborhood Business District is established to provide for the location of commercial activities outside the central business district that meet the retail shopping and service needs of the community. There are no lot area requirements except for nonconforming residential uses.

(b) The adjacent and recommended R-3 High Density Residential District is established to provide a high density residential environment. Lands within this district generally should contain multiple-unit residential structures of a scale compatible with structures in low density districts with useful yard spaces. The R-3 district is intended to allow for a gradual increase in density from lower-density residential districts and, where compatible, can provide a transition between different use areas. Minimum area of a lot is 7,500 square feet for single-family structures and 8,000 square feet for two-family structures governed by the standards in R-1 and R-2 districts. Minimum area of a lot for multifamily dwellings is 3,000 square feet for the first four dwelling units and 6,000 square feet for each additional dwelling unit.

(c) The adjacent MR Manufactured Home Park District is established to provide a procedure to accommodate the placement of manufactured homes in designated park developments where individual spaces are leased or rented and not sold to the occupants. Up to 12 manufactured homes are permitted per park, except that up to 18 may be allowed with the addition of site amenities such as sidewalks and walking paths.

(d) Permitted uses in the existing C-1 Neighborhood Business District include any uses permitted outright in the Office District, Chapter 17.41 GMC; artist and office supplies; bakeries, retail for distribution from the premises; banks and financial institutions; barber and beauty shops; bookstores, except adult bookstores; churches and similar places of worship; clothing, shoes and accessories, and costume rentals; crafts, stationery and gift shops; day care centers; fresh and frozen meats, including seafood; florists; galleries for art and restored or refinished antiques; gift shops; jewelry and gem shops, including custom work; landscaping and nursery products shops; clubs; massage parlors; parking lots within 500 feet of a C-2 district boundary (provided such lots are paved and half of the required landscape is live vegetation and provided further, that any such property adjacent [to] a residential zoned parcel shall provide a site obscuring fence along the common lot line(s) in accordance with residential fence height requirements); police and fire stations; printing shops; private nursery schools, preschools, child mini-day care and child day care centers; public libraries, and municipal office buildings; public and private schools, public parks and playgrounds; restaurants, sandwich shops, cafes, catering establishments, and delicatessens; sign shops, commercial (no outdoor storage of materials); single-family residential uses within the business structures (such residential uses shall not exceed 40 percent of the business structure, the residence's entrance must not front on the same street as the business entrance and, in addition, said residence must be occupied only by the owner or the manager of the business in which the residence is located); stores and shops for repair and similar services such as locksmith shops, photo shops and shoe repair shops; tailoring and seamstress shops; upholstery shops; and veterinarian clinics for household pets (no boarding or outdoor treatment facilities).

(e) Permitted uses in the requested R-3 High Density Residential District include 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 17.35.050; two-family dwellings (duplexes) consisting of two attached

Owner: LPI Holdings, LLC
Applicant: Ramandeep Malhi
Applicant: Sukhjinder Kaur
Rezone from C-1 to R-3 Zone
912 Hillcrest Avenue
RZ#2018-02; #230922-43470

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 17.35.050; multifamily dwellings; churches and similar places of worship; and uses of vacant property for gardening or fruit raising.

VII. Floodway and Shoreline. The subject parcel does not lie within or near a floodplain or within a designated Shoreline Environment as regulated by the Yakima County Regional Shoreline Master Program.

VIII. Concurrency. Since the subject parcel could possibly be used for a number of different uses, from 11 single-family residences generating an estimated 110 vehicle trips each day to a multifamily facility with 16 units generating an estimated 105 vehicle trips each day to other possible uses, the final determination as to concurrency will need to be based on the type of development that is proposed at the time a permit application is submitted for the use.

IX. Standards and Criteria for Rezones. Section 14.03.035 of the Grandview Municipal Code (GMC) 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. Subsection 14.07.030(B) of the GMC requires at least 10 days notice of public hearings by publication, mailing and posting. Subsection 14.03.040(A)(4), Subsection 14.09.030(A)(4) and Subsection

17.88.020(A)(2) provide that a recommendation is to be made to the City Council regarding rezones in accordance with Title 14 of the GMC. Subsections 14.09.030(A)(3) and (A)(4) of the GMC provide procedures that are involved. Subsection 14.01.040(H) of the GMC 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. The Grandview Municipal Code provides in Subsection 14.09.030(A)(3)(c) that the Hearing Examiner is not to recommend approval of a proposed development such as a rezone without first making the following findings and conclusions:

(1) The development (proposed rezone) is consistent with the Comprehensive Plan and meets the requirements and intent of the Grandview Municipal Code. The requested rezone to the R-3 High Density Residential District is consistent with the “Residential” Comprehensive Plan designation. The need for 565 additional residential housing units by 2035 is projected by the Housing Element of the Comprehensive Plan to accommodate the 2035 medium population projection of 13,137. The Housing Element also indicates that 211.6 additional acres of new housing will be needed for that purpose based upon the following assumptions: (i) an average lot size of 18,730 square feet (0.43 of an acre) per single-family unit which approximates the current average lot size of single-family homes in the City of Grandview; (ii) 4,000 square feet (0.1 of an acre) per unit for all other housing types which is currently the minimum lot size per unit per the City’s zoning code; and (iii) an average household size of 3.6 persons. The Comprehensive Plan further provides that “Residential” areas are appropriate for rural, single-family and multifamily living which are types of uses allowed in the requested R-3 zone. No changes to the City’s Comprehensive Plan would be required in order to approve the requested rezone to the R-3 District. The requested rezone to the R-3 District would also

meet the requirements and intent of the City's zoning ordinance so long as it satisfies all of the criteria for approval of a rezone.

(2) The development (proposed rezone) makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes. The existing building is connected to City services. Future uses on the property will be able to utilize the existing streets and utilities which are available in the area and which are adequate for R-3 uses.

(3) The development (proposed rezone) adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18. The proposed rezone adequately mitigates impacts identified particularly in GMC Title 18 because the City determined that the requested rezone would not result in any probable significant adverse environmental impacts under GMC Title 18 by way of its SEPA Determination of Non-Significance (DNS).

(4) The development (proposed rezone) is beneficial to the public health, safety and welfare and is in the public interest. The requested rezone is beneficial to the public health, safety and welfare and is in the public interest because it will be an infill project that will be more compatible with surrounding residential uses than the commercial uses allowed in the existing C-1 Neighborhood Business District.

(5) The development (proposed rezone) 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 there is no indication in the record that R-3 uses would lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan or would generate more traffic than uses allowed in the existing C-1 Neighborhood Business District. As noted in

the text of the required finding above, 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. The term “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.

(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. Here there is no land proposed for dedication.

In addition, Section 17.88.060 of the Grandview Municipal Code provides that the Hearing Examiner shall enter findings for a rezone indicating whether the following additional criteria are satisfied:

(1) Whether the proposal is in accord with the goals and policies of the Comprehensive Plan. The rezone is in accord with the following goal and the following policies of the Comprehensive Plan:

(i) Goal 1: Create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values.

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

(iii) 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.

(iv) 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 appropriate City staff or consultants to identify site-specific environmental problems.

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

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

(2) Whether the effect of the proposal on the immediate vicinity will be materially detrimental. The effect of the requested rezone to the R-3 High Density Residential District will not be materially detrimental to the immediate vicinity because it will be a residential use surrounded by residential uses, including two-family and multifamily residential uses to the south, and it is adjacent to existing R-3 High Density Residential zoning to the northwest, west, southwest and south of the subject parcel.

(3) Whether there is merit and value in the proposal for the community as a whole. There is merit and value in R-3 High Density Residential District zoning of the subject lot for the community as a whole because it will help the City meet its growth projections without impacting critical areas and because it promotes infill growth without requiring the extension of utilities.

(4) Whether conditions should be imposed in order to mitigate any significant adverse impacts from the proposal. There is no need for conditions to be imposed in order to mitigate significant adverse impacts from the requested rezone to the R-3 High Density Residential District. The City's SEPA Determination of Non-Significance determined that no likely significant adverse environmental impacts will result from the requested rezone.

(5) Whether a development agreement should be entered into between the City and the petitioner and, if so, the terms and conditions of such an agreement. There is no need for a development agreement between the City and the owner or applicants for the proposed rezone.

CONCLUSIONS

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

(1) The Hearing Examiner has authority to recommend that the Grandview City Council approve the requested rezone in accordance with authority set forth in Section 14.03.035 of the Grandview Municipal Code.

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

(3) SEPA environmental review completed pursuant to RCW 43.21C resulted in the issuance of a Determination of Non-Significance (DNS) following a comment period which ended on April 25, 2018.

(4) The City of Grandview has sufficient water, sewer and street capacity for the requested rezone to the R-3 High Density Residential District.

(5) The requested rezone would be compatible with the surrounding residential land uses.

(6) The public use and interest in promoting infill growth within the City that does not require the extension of utilities would be served by the requested rezone.

(7) The requested rezone would satisfy all of the City's ordinance criteria for approval of rezones.

(8) The Hearing Examiner's recommendation regarding the requested rezone will be considered by the Grandview City Council in order to render a final decision which it deems appropriate relative to the request.

RECOMMENDATION

The Hearing Examiner recommends that the Grandview City Council approve the requested rezone from the C-1 Neighborhood Business District to the R-3 High Density Residential District for the 1.97-acre lot which is located at 912 Hillcrest Avenue and which is assigned Yakima County Assessor's parcel number 230922-43470 and is described as Lot 2 of Plat 83-60 in Section 22, Township 9, Range 23 E.W.M.

DATED this 17th day of May, 2018.




Gary M. Cuillier, Hearing Examiner

Owner: LPI Holdings, LLC
Applicant: Ramandeep Malhi
Applicant: Sukhjinder Kaur
Rezone from C-1 to R-3 Zone
912 Hillcrest Avenue
RZ#2018-02; #230922-43470

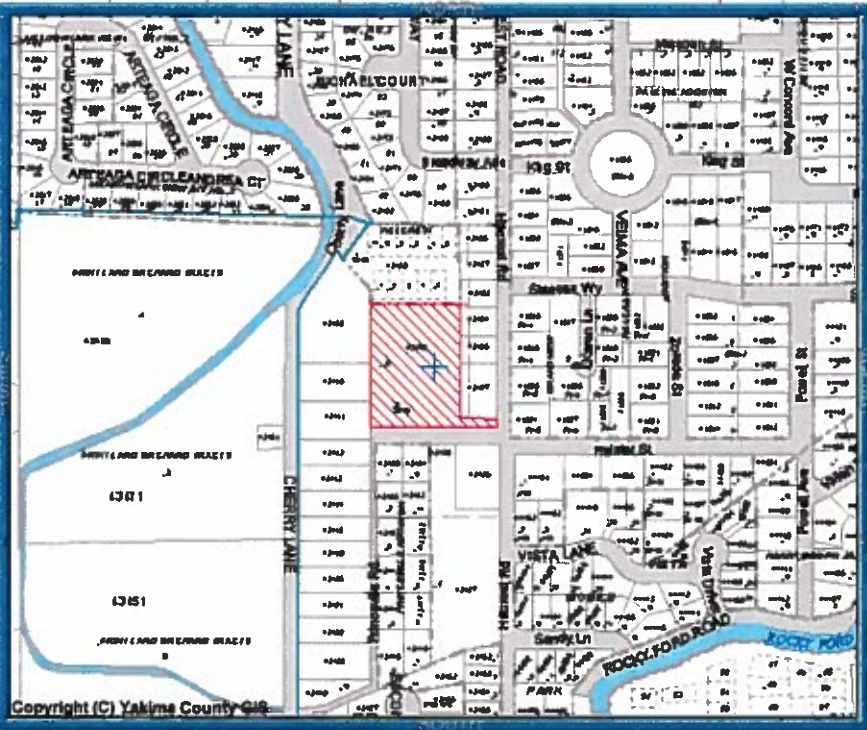
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Search

MapScale: 1 inch = 400 ft.

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MapSize: Small (800x600)


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Map ? Report

Easting(N) : Northing(N)
 Longitude(W) : Latitude(N)

One Inch = 400 Feet
 Feet 200 400 600

| PROPERTY PHOTOS: 1 2 3 4 | | PROPERTY INFORMATION AS OF 6/18/2018 11:11:34 PM | | | | | PRINTING | | | | |
|---|------------|--|-----------------------------|--|-----------|---------------------------|---------------------------|-----------------------|--------------------|---------------------------------|--|
|  | | Parcel Address: | | 912 HILLCREST AVE, GRANDVIEW ,WA 98930 | | | Printer-Friendly Page | | | | |
| | | Parcel Owner(s): | | LPI HOLDINGS LLC | | | | | | | |
| | | Parcel Number: | | 23092243470 | | Parcel Size: 1.97 Acre(s) | | Detailed Report | | | |
| | | Property Use: | | 65 Service - Professional | | | | | | | |
| | | TAX AND ASSESSMENT INFORMATION | | | | | | | Print Detailed MAP | | |
| Tax Code Area (TCA): | | 440 | | Tax Year: 2018 | | | | | | | |
| Improvement Value: | | \$16900 | | Land Value: \$85600 | | | | | | | |
| CurrentUse Value: | | \$0 | | CurrentUse Improvement: \$0 | | | | | | | |
| New Construction: | | \$0 | | Total Assessed Value: \$101600 | | | | | | | |
| RESIDENTIAL INFORMATION | | | | | | | SECTION MAPS | | | | |
| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms (full/3/4, 1/2) | Garage (bsm/att/bltn) | Carport | Section Map 1in=400ft | |
| No Residence Information Found. | | | | | | | | | | | |
| SALE INFORMATION | | | | | | | | | | Qtr SECTION MAPS | |
| Excise | Sale Date | Sale Price | Grantor | | | | | Portion | | | |
| E010331 | 6/24/2016 | \$101101 | KB NORTHWEST ASSOCIATES LLC | | | | | N | | | |
| DISCLAIMER | | | | | | | | | | NW-Qtr 1"=200ft NE-Qtr 1"=200ft | |
| 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 . | | | | | | | | | | SW-Qtr 1"=200ft SE-Qtr 1"=200ft | |

| 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: | 53077C2281D |
| | | Download Map | |
| LOCATION INFORMATION | | | |
| + Latitude:46° 14' 49.076" | | + Longitude:-119° 56' 17.782" | |
| | | Range:23 Township:09 Section:22 | |
| Narrative Description: SP 83-60: LOT 2 | | | |
| DISCLAIMER | | | |
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