

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE
MEETING AGENDA
TUESDAY, MAY 25, 2021**



This meeting will be held in person and will also be available via teleconference. For meeting information and instructions, please contact City Hall at (509) 882-9200.

COMMITTEE-OF-THE-WHOLE MEETING – 6:00 PM

PAGE

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. 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.
- 4. NEW BUSINESS**
 - A. Ordinance amending the 2021 Annual Budget 1-7
 - B. R-1P Single-Family Residential Park District – Roof Slope Construction 8-18
- 5. OTHER BUSINESS**
- 6. ADJOURNMENT**

The City of Grandview Committee-of-the-Whole and Regular Council Meetings scheduled for Tuesday, May 25, 2021 at 6:00 pm and 7:00 pm will be held in person and will also be available via teleconference.

Please join the meeting from your computer, tablet or smartphone.

Join Zoom Meeting

<https://zoom.us/j/94143229894?pwd=eng4SXNpR1FGalJrTjZybk45cUtkdz09>

Meeting ID: 941 4322 9894

Passcode: 418786

To join via phone: +1 253 215 8782 US


Meeting ID: 941 4322 9894

Passcode: 418786

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COMMITTEE-OF-THE-WHOLE MEETING**

ITEM TITLE Ordinance amending the 2021 Annual Budget	AGENDA NO.: New Business 4 (A) AGENDA DATE: May 25, 2021
DEPARTMENT City Treasurer	FUNDING CERTIFICATION (City Treasurer) (If applicable)

DEPARTMENT DIRECTOR REVIEW
Matthew Cordray, City Treasurer 

CITY ADMINISTRATOR  **MAYOR** 

ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)
Staff monitoring and review of fund and department budgets has identified a budget account to be amended. An ordinance will be prepared to provide for the amending of the 2021 Annual Budget to accommodate the changes in sources and uses.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.
By Fund the highlights of the budget changes are:
CURRENT EXPENSE FUND: Increase appropriations for Parks Maintenance Office & Operating Supplies for Norm Childress signage. Net effect is a decrease to estimated ending fund balance.

ACTION PROPOSED
Move Ordinance amending the 2021 Annual Budget to the next regular Council meeting for consideration.



Memorandum

To: Joan Souders, Councilmember

From: Cus Arteaga, City Administrator/Public Works Director

Date: May 5, 2021

Re: Sign

I am providing the following information regarding the cost for the sign recommendation for Norm Childress. You can present the information at our next Council Meeting and if they approve we can follow up with a budget amendment at the next meeting.

1. Five-foot by three-foot E panel signboard with acrylic lettering and vinyl at \$1,550.00 plus tax.
2. The cost for two two-foot by two-foot pillars with masonry caps at \$5,780.00 plus tax.
3. Three-foot by ten-foot concrete base \$1,000

I recommend that Council appropriate \$9,000 for the total project cost. This would require a budget amendment to the Parks Maintenance budget.



NORM CHILDRESS

AMPHITHEATER

5' x 3' E-panel signboard with acrylic lettering and vinyl.
\$1,550.00+tax



NORM
CHILDRESS

AMPHITHEATER

Ordinance No. 2021-X

to Sue 5/xx/2021 - mc

Account	Description Fund/Account	Original Estimate	Amendment Amount	New Estimate	Treasurer's notes
001 000 000 308 80 00 00	Current Expense Fund Beginning Fund Balance	1,350,130		1,350,130	
	Revenues/Sources	5,717,190		5,717,190	
	Current Exp. Fund Total	7,067,320	-	7,067,320	
001 082 000 576 80 31 00	Office & Office Supplies		9,000		Norm Childress Signage
	Expenditures/Uses	6,880,240		6,889,240	
001 099 000 508 80 00 00	Ending Fund Balance	187,080	(9,000)	178,080	
	Current Exp. Fund Total	7,067,320	-	7,067,320	

ORDINANCE NO. 2021-_____

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,
AMENDING THE 2021 ANNUAL BUDGET**

WHEREAS, the original 2021 estimated beginning fund balances and revenues do not reflect available budget sources; and

WHEREAS, there are necessary and desired changes in uses and expenditure levels in the funds; and

WHEREAS, there are sufficient sources within the funds to meet the anticipated expenditures.

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

Section 1. That the 2021 annual budget be amended to reflect the changes presented in Exhibit A.

Section 2. That the City Administrator is authorized and directed to adjust estimated revenues, expenditures and fund balances reflecting the determined changes.

Section 3. This Ordinance shall be in full force and effect five (5) day after its passage and publication as required by law.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on _____, 2021.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLICATION:
EFFECTIVE:

Exhibit A

	Beginning Balance	Estimated Revenues	Appropriated Expenditures	Ending Balance	Budget Total
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Current Expense Fund					
Original 2020 Budget	1,350,130	5,717,190	6,880,240	187,080	7,067,320
Amendment Amount			9,000	(9,000)	-
Amended Total	1,350,130	5,717,190	6,889,240	178,080	7,067,320

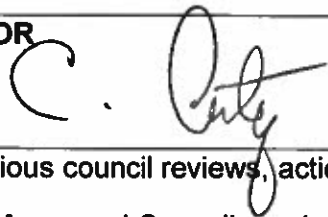
**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COMMITTEE-OF-THE-WHOLE MEETING**

ITEM TITLE R-1P Single-Family Residential Park District – Roof Slope Construction	AGENDA NO.: New Business 4 (B) AGENDA DATE: May 25, 2021
DEPARTMENT Building Department	FUNDING CERTIFICATION (City Treasurer) (If applicable)

DEPARTMENT DIRECTOR REVIEW

Cus Arteaga, City Administrator/Public Works Director

CITY ADMINISTRATOR



MAYOR



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

On May 5, 2021, the Mayor and Council received a letter from Holly Castle requesting that the City change the minimum roof slope requirements in the R-1P Single-Family Residential Park District.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

The Sandy Lane and Vista Drive area of the City is the only neighborhood that is zoned R-1P Single-Family Residential Park District. This area consists of 38 mobile/manufactured homes. The MR Manufactured Home Park District do not require the minimum 5/12 pitch roof.

The reason for the change request is primarily due to cost and availability of homes that meet this requirement. The manufacturers that build these homes with the 5/12 roof pitch option will usually complete the roof structure onsite. This is due to the added height of the home and height restrictions to meet DOT standards for transport on the highway.

Staff does not see any negative neighborhood impacts from making this change.

ACTION PROPOSED

Staff recommends that GMC Chapter 17.36.080 Area regulations – Construction and siting standards (A) Roof Slope be amended to allow a minimum of 3/12 roof pitch and direct staff to prepare an ordinance amending that section for Council consideration at the June 8, 2021 C.O.W. meeting.

May 5, 2021

To the Mayor and City Council Members,

I am writing to request that the R-1P Single-Family Residential Park District; Chapter 17.36.080 Paragraph A, area regulations for Roof Slope be changed. Currently it says a 5' rise for each 12' of horizontal run. However, standard manufactured homes 2016 and newer are built with a 3' rise for each 12' of horizontal run.

Attached is information of the slope and pictures of what a home looks like with the different runs. The inside ceiling height does not change unless it's vaulted or recessed. All manufactured homes built have been engineered and meet Labor and Industry Standards.

A 5-12 roof pitch usually entails a hinged truss so that it can be pieced in on site like how a modular home would be built. But a manufactured home comes in pieces with roof and sides already attached. Most manufactured home builders won't build a 5-12 because of leaking issues after set up. I have found one dealership that will do a 6-12 pitch. A manufactured home with a 6-12 roof pitch is a significant cost increase over than one with a 3-12 roof pitch. Using the same manufactured home 26.8x44 dimensions.

In the 17.36.080 it references in paragraph B and C that the home has to be compatible in appearance with surrounding homes including materials. The surrounding homes on Vista and Sandy Lane are older mobile homes majority being 1968 to 1978. Most have metal siding, metal roofs, asbestos and aluminum wiring. When an owner removes one of these older mobile homes they have to get an asbestos test and submit to Clean Air Authority in order to remove it and dispose of it at the landfill. By having the roof slope be at a 5-12 is contradictory to saying that they have to meet compatible material and roofing material as the surrounding neighbors. The roof slope regulation is keeping people from improving their homes because of the cost.

I am requesting that you change this regulation to a 3-12 minimum roof rise.

Sincerely,

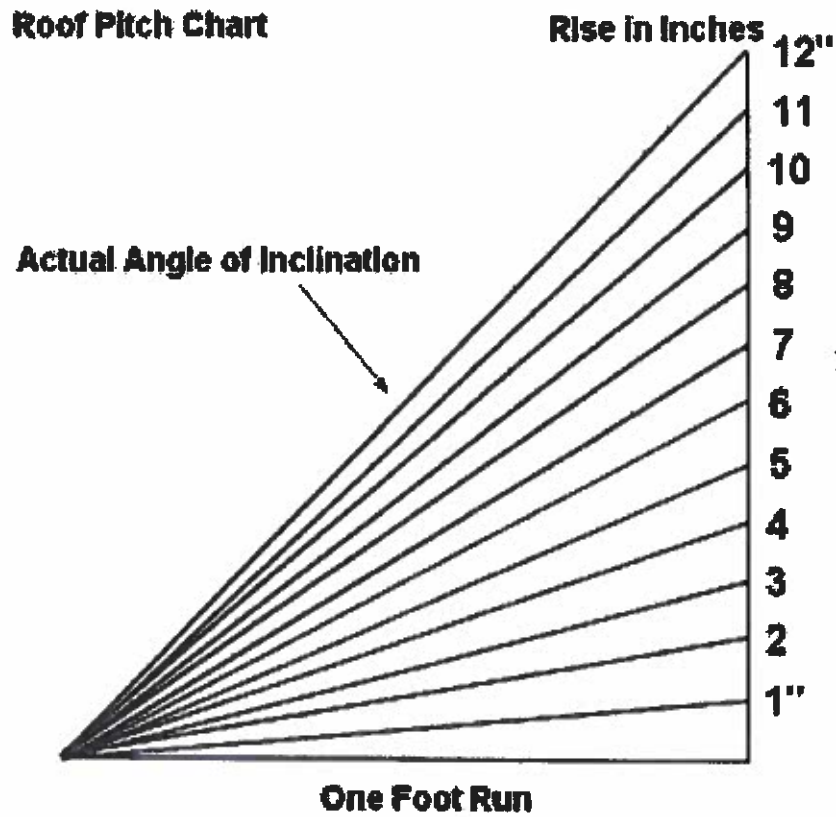


Holly Castle



Northwest Wine Country Real Estate Inc.
101 E Wine Country Rd
Grandview, WA 98930
509.830.4137 cell
509.882.2001 office
Holly@HollyCastle.com





Many manufactured homes come with a 3/12 roof pitch but some can be upgraded to a 4/12, better. Usually pitches of 5/12 come only on modular homes with hinged roofs, so they are sorted within height limits. The roof is flat and a crane lifts it up and it is unfolded on site.

Us

Chapter 17.36

R-1P SINGLE-FAMILY RESIDENTIAL PARK DISTRICT

Sections:

17.36.010 Purpose.

17.36.030 Permitted uses.

17.36.040 Permitted accessory uses.

17.36.050 Conditional uses.

17.36.060 Development standards.

17.36.070 Minimum requirements.

17.36.080 Area regulations – Construction and siting standards.

17.36.010 Purpose.

The R-1P single-family residential park district is established to provide for medium density residential areas which would be compatible for the development of residential parks, and to prohibit the development of incompatible uses that are detrimental to the residential character. It is also to provide protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. (Ord. 2011-29 § 5 (Att. B)).

17.36.030 Permitted uses.

The following uses shall be permitted in the R-1P single-family residential park district:

A. Residential parks which are licensed for the placement of individual single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home within the approved park boundaries and subject to the standards as set forth in this chapter; and

B. Community recreation facilities, clubhouse, park office, laundry, storage and similar uses appurtenant to the residential park residents only. (Ord. 2011-29 § 5 (Att. B)).

17.36.040 Permitted accessory uses.

The following uses shall be permitted as accessory in the R-1P single-family residential park district:

- A. Accessory uses and structures incidental to the convenience needs within the park and related to any permitted use; provided no container storage, as defined in GMC [17.12.430](#), shall be permitted;
- B. All accessory buildings shall be constructed in conformance with the city building code and placed upon an individual site in accordance with the required dimensional regulations of this zone;
- C. In-home family day care providers, as defined in GMC [17.12.196](#), licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter [17.66](#) GMC;
- D. Group homes as defined in GMC [17.12.215](#);
- E. Adult family homes as defined in GMC [17.12.032](#). (Ord. 2017-1 § 11; Ord. 2011-29 § 5 (Att. B)).

17.36.050 Conditional uses.

The following uses are permitted subject to approval of a special permit as provided in Chapter [17.86](#) GMC:

- A. Public and quasi-public uses related to the district; and
- B. Private nursery school, preschool, child mini-day care and child day care center. (Ord. 2011-29 § 5 (Att. B)).

17.36.060 Development standards.

- A. Minimum lot area: 5,000 square feet per unit;
- B. Minimum park district size: five acres;
- C. Lot coverage: 50 percent;
- D. Minimum yard setbacks:
 - 1. No individual home site shall be closer than 20 feet to any park boundary or street right-of-way nor closer than 10 feet to an interior private street except that the setback dimension may be reduced by half if a solid fence or wall is provided at the park boundary or street right-of-way.
 - 2. There shall be a minimum side-to-side dimension of 20 feet between homes and a minimum end-to-end dimension of 10 feet between homes.

3. Accessory structures: there shall not be less than 10 feet between any home and any detached carport;

E. Maximum building height:

1. Principal building: 25 feet;

2. Accessory buildings: 15 feet;

F. Fences and hedges: see Chapter [17.75](#) GMC;

G. Parking: see Chapter [17.78](#) GMC;

H. Landscaping. The landscape provisions shall be in addition to the landscape and screening provisions provided in Chapter [17.75](#) GMC. In apparent cases of conflict between provisions, the most restrictive shall prevail. A planting strip, not less than 20 feet in width, shall be located along all lot lines of a residential park not bordering a public street, except that distance may be reduced to 10 feet if a solid wall or fence is provided. Such planting strips shall be composed of one row of deciduous and/or evergreen trees, spaced not more than 40 feet apart and not less than three rows of shrubs, spaced not more than eight feet apart of which the trees will grow to a height of five feet or more after one full growing season and of which the shrubs will eventually grow to a height of not less than six feet. The setback areas of a residential park adjoining a public street shall be planted in grass or shrubbery. All such required landscaping shall be maintained in a healthy living condition for the life of the residential park;

I. Recreational Area. A central recreational area shall be established in each residential park created pursuant to the provisions of this chapter. The size of each area shall be at least 200 square feet per home site. The recreation area may contain community club houses, swimming pools, shuffleboard courts and similar facilities. The public works director may permit decentralization of the recreational facilities in accordance with principles of good planning; provided, that the total recreational area meets the above stated minimum size. The recreational areas shall be easily accessible, improved and maintained in such a manner so as to provide adequate recreational facilities for the residents of a home residential park. (Ord. 2013-10 § 1; Ord. 2011-29 § 5 (Att. B)).

17.36.070 Minimum requirements.

A. No recreational vehicle sites for occupancy purposes shall be permitted within any residential park. An RV storage area shall be provided in all residential parks sufficient in size to permit the storage of one RV/boat for every two residential lots; and

B. Development and other minimum requirements for residential parks are provided in GMC Title [12](#), Streets, Sidewalks and Public Places, GMC Title [13](#), Public Services, GMC Title [15](#), Buildings and Construction, GMC Title [16](#), Subdivisions, and GMC Title [17](#), Zoning; and

C. Covenants, property owner agreements or other provisions, which will govern the use, maintenance and perpetual care of the R-1P single-family residential park district and all of its open space and property held in common. (Ord. 2011-29 § 5 (Att. B)).

17.36.080 Area regulations – Construction and siting standards.

A. Roof Slope. Roof slope shall be not less than a five-foot rise for each 12 feet of horizontal run.

B. Roofing Materials. Roofing materials shall be compatible in appearance with surrounding homes.

C. Siding Materials. Siding materials shall be wood or other material compatible with surrounding homes that have siding materials commonly used on conventional site-built International Building Code single-family residences.

D. All manufactured homes shall comply with the following standards:

1. Age Restriction. All manufactured homes shall have to be a “new manufactured home” and shall not be more than five years old as determined by the manufacturer’s date.

2. Pit Set. Manufactured homes shall be “pit set” with the first floor elevation no more than 12 inches above finished grade. The pit shall be of sufficient depth to accommodate 18 inches’ clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code. Skirting or side walls shall be installed around the perimeter and the tongue and axles shall be removed.

3. Transportation Equipment. All wheels, tongues and other transportation equipment must be removed when the manufactured home is placed upon a lot.

4. Facade. All manufactured homes shall have skirting and exterior siding that will match those of a typical site-built residence.

5. HUD Code. All manufactured homes must conform to the U.S. Department of Housing and Urban Development (HUD) 1976 Federal Manufactured Home Construction and Safety Standards Act.

E. Replacement of a nonconforming mobile home/manufactured home on an individual lot shall be with a new manufactured home or by a stick-built home meeting current lot setback requirements.

F. Residential dwellings located within the 100-year floodplain shall conform to the Grandview flood ordinance and shoreline master program. (Ord. 2013-10 § 2; Ord. 2011-29 § 5 (Att. B)).

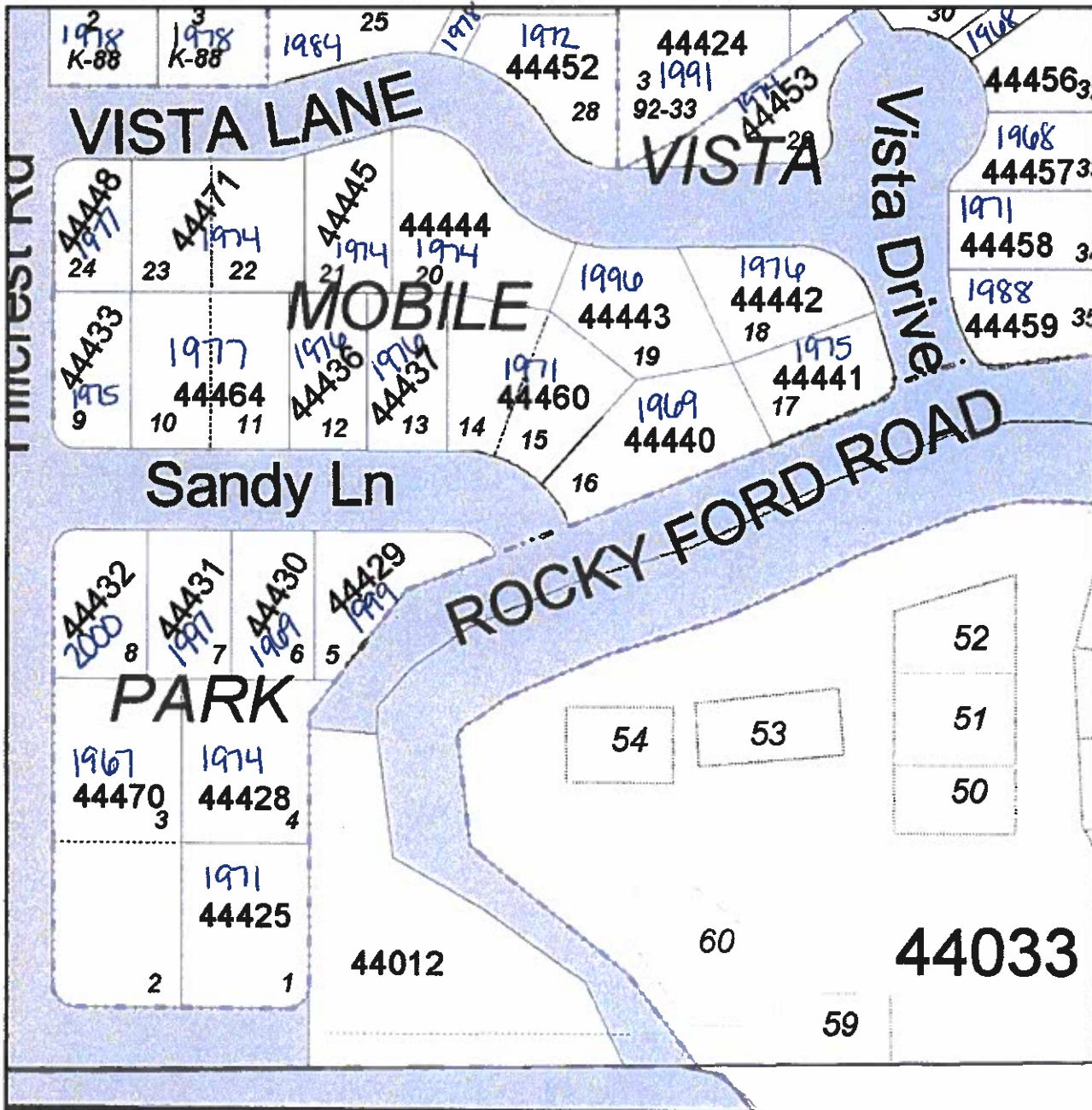
The Grandview Municipal Code is current through Ordinance 2021-3, passed March 23, 2021.

Disclaimer: The city clerk's office has the official version of the Grandview Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://grandview.wa.us/>

City Telephone: (509) 882-9200

[Code Publishing Company](#)



Map Center: Range:23 Township:9 Section:22

City Limits
 Sections

WWW.YAKIMAP.COM
 Yakima County GIS
 128 N 2nd Street
 Yakima, WA 98901
 (509)574-2992



One Inch = 100 Feet
 Feet 50 100 150

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION

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1830 SOUTH FIRST STREET • YAKIMA, WA 98903 • BUS: (509) 453-8937 • FAX: (509) 575-7702

May 6, 2021

To: Grandview Mayor and City Council
From: Valley Quality Homes, Inc / Valley Manufactured Housing, Inc
Re: Letter in Support of Holly Castle's request to the City of Grandview to change the Grandview City Code Requirement of a 5-12 roof pitch to allow a 3-12 roof pitch

As stated in Ms. Castle's request, manufactured homes with a 5-12 roof pitch are generally inferior in construction to homes that come with a 3-12 pitch as a standard feature due to the after-the-fact method of roof construction which creates a high risk of early roof deterioration and leaking.

The homes with 5-12 and greater roof pitch are constructed with an incomplete roof to enable shipping due to height restrictions such as low wires, bridge clearances and low overpass routes to their destination. To finish the steeper pitched roofs, hinged trusses must be folded up or piggyback trusses added on site – both methods are inferior in strength and durability to full trusses installed at the time of manufacture.

Please consider the 3-12 roof pitch; especially in the case of the Valley Manufactured homes we build in Sunnyside, WA. We build all of our roofs standard as a 3-12 pitch; they also come engineered with a standard 40# psf snow load (HUD code requires only 20#). We use plywood NOT chipboard for sheeting on our roofs AND we use 30 year warranty shingles as our standard.

Our homes are constructed like a quality site-built home with every home rated Energy Star for energy efficiency, every home is plumbed with copper plumbing, every home comes with premium vinyl windows that are both lo E and Argon gas-filled for superior energy efficiency. We use James Hardie fiber cement siding and so many other features that have made our Yakima location the #1 retailer of Multi and Extra-Wide manufactured homes in the State of Washington for 28 years in a row!

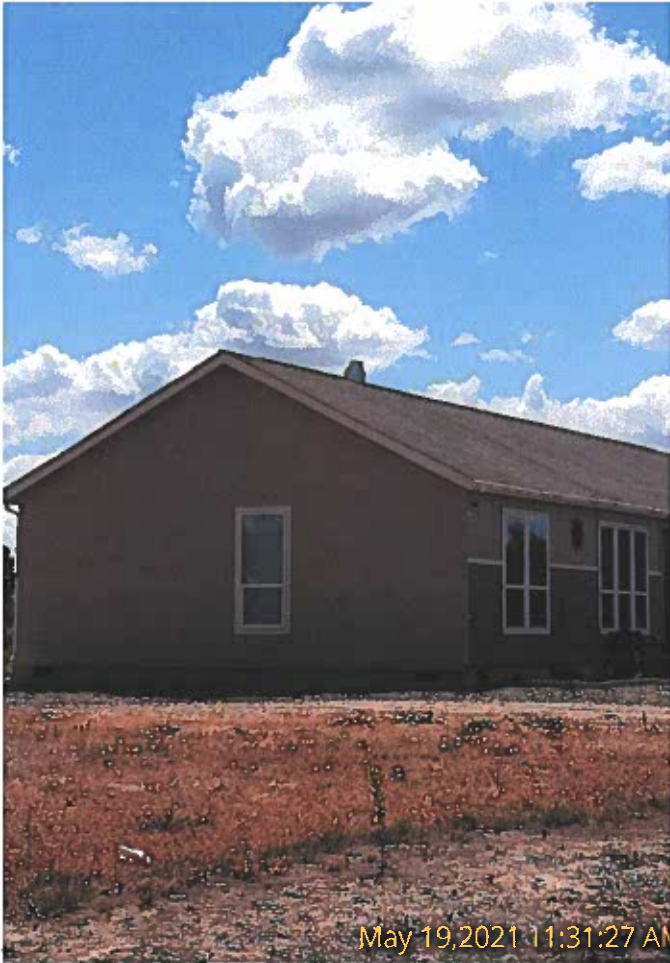
Respectfully,

A handwritten signature in cursive script that reads 'Art Berger'.

Art Berger - President/CEO



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May 19, 2021 11:31:27 AM

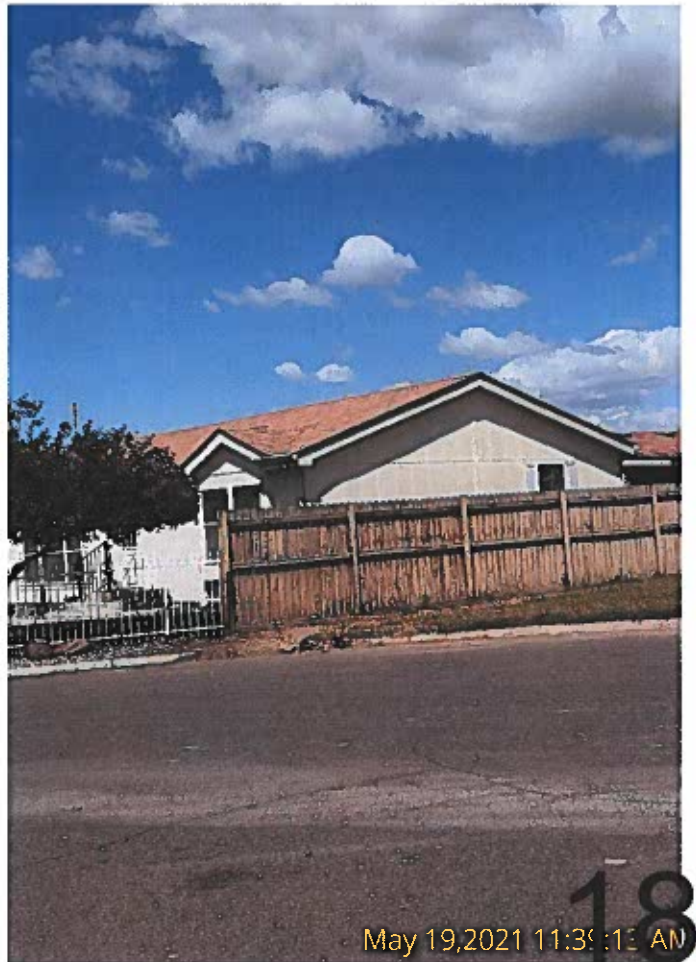


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