

**GRANDVIEW CITY COUNCIL
REGULAR MEETING AGENDA
TUESDAY, JANUARY 11, 2022**



PLEASE NOTE: The maximum occupancy of the Council Chambers is 49 individuals at one time. Access to exits must be kept clear to ensure everyone in the Chambers can safely exit in the event of an emergency.

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.

REGULAR MEETING – 7:00 PM

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- 1. CALL TO ORDER & ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PRESENTATIONS**
 - A. Wayne D. Lutomski, President, FruitSmart, Inc. 1
- 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. If you would like to address the Council, please step up to the microphone and give your name and address for the record. Your comments will be limited to three minutes.
- 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 December 14, 2021 Committee-of-the-Whole meeting 2-29
 - B. Minutes of the December 14, 2021 Council meeting 30-37
 - C. Payroll Check Nos. 12518-12558 in the amount of \$124,067.18
 - D. Payroll Electronic Fund Transfers (EFT) Nos. 60695-60699 in the amount of \$84,242.14
 - E. Payroll Electronic Fund Transfers (EFT) Nos. 60701-60707 in the amount of \$97,992.65
 - E. Payroll Direct Deposit 12/01/21-12/15/21 in the amount of \$117,098.13
 - F. Payroll Direct Deposit 12/16/21-12/31/21 in the amount of \$128,172.05
 - F. Claim Check Nos. 123294-123469 in the amount of \$816,846.10
- 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. Closed Record Public Hearing – Gauley Rezone – 501 Concord Avenue 38-41
 - Grandview Hearing Examiner Public Hearing Packet dated November 3, 2021 is included as part of the agenda packet per reference in the Hearing Examiner's Recommendation and Decision (1-88)

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- B. Ordinance No. 2022-01 changing the zoning classification of certain lands and amending the zoning map of the City of Grandview as requested by James E. Gauley for Parcel No. 230922-41565 located at 501 Concord Avenue, Grandview, Washington 42-57

- 7. **UNFINISHED AND NEW BUSINESS**
- 8. **CITY ADMINISTRATOR AND/OR STAFF REPORTS**
- 9. **MAYOR & COUNCILMEMBER REPORTS**
- 10. **EXECUTIVE SESSION** – Union negotiations proposals for the following bargaining units:
Police Sergeants-Patrol, Police Support and Public Works
- 11. **ADJOURNMENT**

Anita Palacios

From: Wayne Lutomski <wlutomski@fruitsmart.com>
Sent: Wednesday, December 8, 2021 10:30 AM
To: Anita Palacios
Cc: Cus Arteaga
Subject: RE: Grandview City Council Presentation - January 11, 2021 @ 7 pm

CAUTION: External Email

Anita and Cus:

Yes, it was a pleasure to meet you this morning. I look very much forward to working with you and building upon our partnership with the city of Grandview.

I will look forward to introducing myself and sharing what is happening with FruitSmart at the City Council Meeting on Jan. 11.

Thanks,

Wayne

Wayne D Lutomski

President | FruitSmart Inc.

wlutomski@fruitsmart.com

Cell: 914-497-7909

Direct: 509-203-6258

PO Box 177 / 506 6th Street Prosser, WA 99350

www.fruitsmart.com



From: Anita Palacios <anitap@grandview.wa.us>
Sent: Wednesday, December 8, 2021 10:23 AM
To: Wayne Lutomski <wlutomski@fruitsmart.com>
Cc: Cus Arteaga <carteaga@grandview.wa.us>
Subject: Grandview City Council Presentation - January 11, 2021 @ 7 pm

Wayne,

It was a pleasure meeting with you and Terry today. As discussed, we will place you on the Tuesday, January 11, 2022 City Council agenda for a presentation. The meeting will be held in the Council Chambers at City Hall and the regular City Council meeting starts at 7 pm.

Thanks,

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
DECEMBER 14, 2021**

1. CALL TO ORDER

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

The meeting was held in person and was also available via teleconference.

2. ROLL CALL

Present in person: Mayor Mendoza and Councilmembers David Diaz, Bill Moore (Mayor Pro Tem), Robert Ozuna and Joan Souders

Present via teleconference: Councilmembers Mike Everett, Diana Jennings and Javier Rodriguez

Absent: None

Staff present: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, City Treasurer Matt Cordray, Fire Chief Pat Mason, Assistant Public Works Director Todd Dorsett and City Clerk Anita Palacios

3. PUBLIC COMMENT

Cody Goepfner, President of the Grandview Chamber of Commerce, thanked the Public Works Department for setting up the Christmas tree for the Cocoa and Carols event.

4. NEW BUSINESS

A. Resolution authorizing the Mayor to sign the Washington State Transportation Improvement Board Fuel Tax Grant Agreement Project Number 8-4-183(004)-1 for the Wine Country Road and McCreadie Road Roundabout

City Administrator Arteaga explained that the City submitted a grant funding application to the Washington State Transportation Improvement Board for the Wine Country Road and McCreadie Road Roundabout. On November 23, 2021, the Washington State Transportation Improvement Board announced that the City was awarded 90% of approved eligible project costs with a maximum grant of \$1,512,684 for the Wine Country Road and McCreadie Road Roundabout. The City would be required to provide a 10% local match which would be allocated from the Capital Improvement Fund. He presented the Fuel Tax Grant Agreement with TIB that would require Council approval.

Discussion took place.

On motion by Councilmember Diaz, second by Councilmember Moore, the C.O.W. moved a resolution authorizing the Mayor to sign the Washington State Transportation Improvement Board Fuel Tax Grant Agreement Project Number 8-4-183(004)-1 for the Wine Country Road and McCreadie Road Roundabout to the December 14, 2021 regular Council

meeting for consideration.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

B. Resolution approving Task Order No. 2021-06 with HLA Engineering and Land Surveying, Inc., for the Wine Country Road and McCreddie Road Roundabout

City Administrator Arteaga explained that on November 23, 2021, the City was awarded grant funding from the Washington State Transportation Improvement Board for the Wine Country Road and McCreddie Road Roundabout. He presented Task Order No. 2021-06 with HLA Engineering and Land Surveying, Inc., to provide professional engineering services and land surveying for the Wine Country Road and McCreddie Road Roundabout in the amount of \$192,180 for design engineering, \$15,000 for right-of-way services and \$182,180 for construction engineering with a total fee for services in the amount of \$389,360.00.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. moved a resolution approving Task Order No. 2021-06 with HLA Engineering and Land Surveying, Inc., for the Wine Country Road and McCreddie Road Roundabout to the December 14, 2021 regular Council meeting for consideration.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

C. Resolution approving Task Order No. 2019-06 Amendment No. 2 with HLA Engineering and Land Surveying, Inc., for the Sanitary Sewer Trunk Main Replacement

City Administrator Arteaga explained that the City applied for and was granted a Water Quality Combined Financial Assistance 2019 Agreement between the State of Washington Department of Ecology to fund the Sanitary Sewer Trunk Main Replacement project. On December 10, 2019, the City approved Task Order No. 2019-06 with HLA Engineering and Land Surveying, Inc., for the Sanitary Sewer Trunk Main Replacement for professional engineering services and land surveying during construction. Amendment No. 2 to both Task Order No. 2019-06 and

Amendment No. 1 revised time of performance and fee for services to reflect 54 additional construction contract days utilized by the former contractor C&R Tractor, work necessary to formalize contract termination with C&R Tractor, preparation of a new bid package reflecting remaining contract work, re-bid services, and 60 construction contract days associated with completion of the re-bid work. The total fee for services under Amendment No. 2 was \$195,000.

Discussion took place.

On motion by Councilmember Ozuna, second by Councilmember Diaz, the C.O.W. moved a resolution approving Task Order No. 2019-06 Amendment No. 2 with HLA Engineering and Land Surveying, Inc., for the Sanitary Sewer Trunk Main Replacement to the December 14, 2021 regular Council meeting for consideration.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

D. Resolution authorizing the Mayor to sign the Equipment Use Agreement between West Benton Regional Fire Authority, City of Grandview and City of Sunnyside

Fire Chief Mason explained that the Grandview Fire Department has a reserve fire engine, the 1995 E-One Engine, that was replaced in April 2018. It was determined that it would be of more benefit to the City in regards to the Washington Survey and Rating Bureau (WSRB) score to keep the engine rather than sell it. It was also determined that if the City of Grandview puts this agreement in place with West Benton Regional Fire Authority and the City of Sunnyside, WSRB would recognize that all three agencies have a reserve engine when scored. It was the intent of the fire chiefs of the West Benton Regional Fire Authority, Sunnyside FD and Grandview FD to put an agreement in place that would benefit all three agencies in regards to: provide replacement apparatus if one of their front line apparatus has a major mechanical issue and is out of service for an extended amount of time; provide all three agencies with the opportunity to improve their score with the WSRB; and decrease annual maintenance costs by sharing the cost to maintain the apparatus among all three agencies. The end goal was to eventually have two engines and one aerial available to all three agencies as reserve apparatus. This would allow each department to cover ourselves in the event of an unexpected emergency and gain the maximum benefit in regards to the WSRB scoring system as it pertains to apparatus. The City currently has one engine that was designated as a reserve engine. Initially this would slightly decrease current budget costs. When the three reserve apparatus level was reached, costs would be back to the current level.

Discussion took place.

On motion by Councilmember Everett, second by Councilmember Moore, the C.O.W. moved a resolution authorizing the Mayor to sign the Equipment Use Agreement between West Benton Regional Fire Authority, City of Grandview and City of Sunnyside to the December 14, 2021 regular Council meeting for consideration.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

E. Ordinance amending the 2021 Annual Budget

City Treasurer Cordray explained that in September 2021, Council passed Ordinance No. 2021-11 authorizing the refinance of the City of Grandview's Joint Library. There was no cost to the City for this action and there would be a savings of \$75,520 over the remaining life of the loan. This ordinance was to show the sources and uses of the refinance. By Fund the highlights of the budget change was:

- Current Expense Fund: Increased revenues with an equal change in expenditures for the refinancing of the Joint Library. This created no effect in the estimated ending fund balance.

Discussion took place.

On motion by Councilmember Diaz, second by Councilmember Rodriguez, the C.O.W. moved an Ordinance amending the 2021 Annual Budget to the December 14, 2021 regular Council meeting for consideration.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

F. ARPA Plan Timeline and Tasks – ARPA Group

Mayor Mendoza explained that the ARPA Group members would consist of Mayor Mendoza, Councilmember Ozuna, Councilmember Moore, City Administrator Arteaga and City Treasurer Cordray. She presented the ARPA Plan Timeline and Tasks as follows:

Phase 1 – Goal: ARPA Group is organized (11/23/21 – 12/16/21)

- ARPA Group is appointed by Mayor Mendoza
- 1st group meeting – Group was organized

- 2nd group meeting – Identified potential eligible activities
- 3rd group meeting to review range of possible activities
- ARPA group visits City of Walla Walla

Phase 2 – Goal: Input from City Council (12/14/21 – 1/2/22)

- Provide ARPA Plan and Timeline to Councilmembers
- Receive input from City Council on potential ideas and activities
- ARPA Group finalizes list

Phase 3 – Goal: Review of Activities for Eligibility (January 2022 – 1/25/22)

- City Council reviews all projects to determine if they were eligible and meeting the funding agency requirements
- List is revised based on eligible projects
- List is presented to City Council for approval

Phase 4 – Goal: Develop Process for Disbursement of Funds (February 2022)

- City Council and ARPA Group develops procedures for granting of funds for business, organizations and residents
- ARPA Group prepared marketing strategies and materials

Phase 5 – Goal: Disbursement of Funds (March 2022)

- City Council announces availability of funds to businesses, organizations and community
- City Council receives and reviews all applicants
- City Council select successful applicants
- Applicants receive ARPA funds for selected projects
- City staff monitors and tracks expenses

Phase 6 – Goal: Begin reviewing 2nd ARPA Funding (June/July 2022)

- Follow similar process as first round of funding
- City Council approves final list of activities

Discussion took place.

On motion by Councilmember Everett, second by Councilmember Rodriguez, the Council agreed to decide on the ARPA funding list and process at the January 25, 2021 C.O.W. meeting.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

G. Economic Development Report – Economic Development Group

Present on behalf of the Economic Development Group was consultant Jeanna Hernandez.

Councilmember Everett, on behalf of the Economic Development Group, presented the Grandview Economic Development Strategic Guide, a copy of which is attached hereto and incorporated herein as part of these minutes.

Discussion took place.

On motion by Councilmember Everett, second by Councilmember Souders, the C.O.W. agreed to schedule a stakeholder’s meeting at the February 22, 2022 C.O.W. meeting.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

5. **OTHER BUSINESS** – None

6. **ADJOURNMENT**

On motion by Councilmember Moore, second by Councilmember Souders, the Committee-of-the-Whole meeting adjourned at 7:00 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk



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EXECUTIVE SUMMARY

This Economic Development Strategic Guide is a framework that seeks to bring together the different efforts and priorities for Grandview's economic growth and vitality in an overview and to address the 44 items prioritized by Grandview's City Council. It is recognized herein that Grandview has more than one entity seeking to progress and expand its gainful commerce. This Strategic Guide is intended to help unite and propel the varied Economic Development efforts of the Grandview City Council and provide added cohesion while still being an adaptable living document.

Based on the list created by Grandview's City Council as desired for "Economic Development" in 2021, those line items have been compiled, considered and categorized. How the entire City Council's priority list has addressed each item is included as Appendix A following a Supplement of Community Enhancement.

VISION:

With a strong, connected community valuing its workforce, education, business districts and increasing entrepreneurs, the City of Grandview is inclusive and vigorous, well situated in the Pacific Northwest - growing industry, intellect and innovation while enjoying life wholistically.

MISSION

The mission of the City of Grandview Economic Development Agenda is to provide a financially sustainable community and offer cost effective municipal services to its citizens. The city strives to promote civic responsibility and partnerships with other government entities for the betterment of its citizens.

The City of Grandview specifically desires to:

- ❖ Ensure that all community individuals and businesses are welcome
 - We value inclusion, diversity, equity and choice
- ❖ Provide an economic environment (business climate) which cultivates and invites business investment that is advantageous to the City and its residents
- ❖ Facilitate strategic (and expandable where suitable) infrastructure for development, residents and business options
- ❖ Plan for creative solutions including local and regional opportunities with regard to infrastructure issues
 - Including water, sewer, improved transportation, internet access
 - We desire to be a walkable and bikeable city
 - We desire to foster varied housing options
 - We will consider all development and planning to be strategic
 - We will collaborate for desired business sections/districts within the City that are distinct and complementary
- ❖ Ensure a workforce that is preferred and pursued
 - We desire education options to be valued and obtained, serving a vibrant workforce
 - We will encourage and incubate learning, knowledge, experiences and opportunities for our residents
- ❖ Grow Grandview as “a great place to live,” but also to work, shop and play (recognizing that the Branding focus may change as more work is done)

Downtown Revitalization

Combining efforts with interested stakeholders, those willing and capable of driving logical, sequential changes in the Downtown area and for the betterment of Grandview as a whole, the objective is to revitalize the downtown area as part of overall economic growth in Grandview.

The Downtown Revitalization efforts, in cooperation with stakeholders, may further determine how to address and persist with these City Council identified objectives:

- Improve downtown building appearance
- Hotel
- Restaurant
- Economic Dev Opportunities to Pursue
- Drugstore
- Art Contest
- Identify City Ambassadors for Potential Business
- City Stroll Event on Wine Country Road
- Grape Stomp
- Develop Artisan Gallery in Downtown



Economic Development Task Force

Develop marketing and promotional materials Economic development opportunities to pursue

An Economic Development Task Force (EDT) is suggested to be formed in order to persist with Economic Development matters in cooperation with stakeholders, particularly from Grandview. The EDT is to seek to collaborate with all stakeholders as appropriate.

A top priority is IDENTIFYING the Branding message and methods for Grandview and seeks to be done in partnership with stakeholders for a cohesive message. The EDT should ensure the foundation is laid with stakeholders and that Grandview's *intentional* Branding message and methods are determined prior to strategizing any marketing because the marketing is to be based on the Branding.

Branding is that consistent, cohesive, identifying message that communicates WHO Grandview is and/or WHO they are becoming. Branding ensures that Grandview is identifiable - even distinct, and recognizable. Branding helps make sure that the City's voice is unmistakable and alive.

An individual to promote the Branding and other economic development efforts is reasonably necessary, so funding is required. Equally important, however, is the commitment of City Council and stakeholders (as community leaders) to uphold the Branding and strategies put forth. While there may not always be complete agreement in all aspects, there should be steadfast support for the destination and roadmap that will be jointly laid out for the growing City of Grandview.

The need to strategize for Economic Development and/or Communication staffing, recruiting and retaining in order to persist in obtaining objectives is considered a (possibly *the*) major priority.

Regarding Marketing

Whether under EDT, stakeholders or a combination, it's important to ask what success from Marketing & Promotional Materials would look like.

How will you gauge marketing or promotional Progress? Failure? Success?

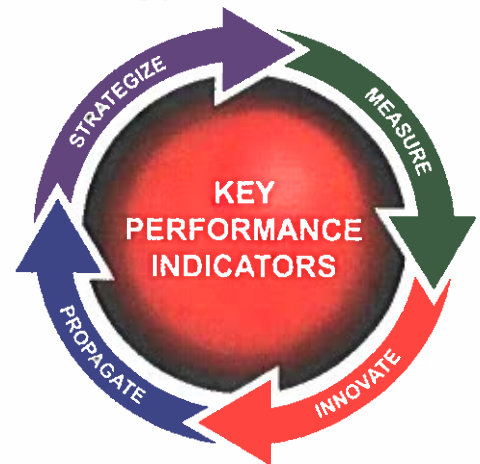
Initially Agreed Upon Objectives are how materials are developed and how they logically hunt results.



→ Key Performance Indicators (KPIs)

- ◆ KPIs make sure we are tracking what we've determined matters
- ◆ KPIs tell us if there is effectual change following a promotion or marketing effort
- ◆ KPIs help us gauge the value received for the marketing/promotional cost and effort

KPIs and ROI go hand in hand



→ Return On Investment (ROI)

- ◆ How much time and/or money was allocated for specifically what?
- ◆ What was the direct result of the investment? What was the Return?
- ◆ Gauging HOW MUCH of specifically what was wanted was actually delivered tells if the investment was well spent
- ◆ A positive ROI validates the value of the cost and proves the City has been enhanced or enriched

Careful consideration for professionalism, staffing, recruitment and all expenses should be considered here.

Engage community to access needs and wants - The Survey

The City Council has approved the Burke Group to conduct a survey which will be used to gauge community concerns and desires. YVCOG input may be sought and information (sample questions) will be shared with the Burke team when they come to meet with the City Council.

Grandview is experiencing a growth spike. In order to gauge the needs and wants of Grandview, it is vital to get perspectives and priorities from the community; its residents and its businesses. City government could specify exactly what it is seeking to learn. In return, this data would position the City for informed action with regard to preparations, pursuits and funding.

Following the survey results, stakeholder input is to be sought in order to further refine the data and its application. YVCOG has shared a number of complimentary, minimal cost, and efficient methods for ensuring that the community voice is heard and amalgamated for appropriate action.

Pursue grant availability Business grants

While this is pressing, we can quickly limit opportunities and funds if we don't put our ducks in a row here. The Community Assessment and stakeholder input is essential in properly prioritizing where resources should be allocated, particularly where to focus time and effort given that the City currently has budget items on hold.

The Council may recall that it has existing relationships with Yakima County Development Association (YCDA), with HLA Engineering and Land Surveying, Inc., and with Yakima Valley Council of Governments (YVCOG), all of which offer grant writing services. YVCOG makes no profit from its grant writing and the current leadership is in direct communication with legislators, the Department of Commerce and such entities from which grants are awarded.

Stakeholders will also have ideas and pursuits with regard to grants and are well suited to discuss funding priorities with regard to Economic Development in Grandview.

Planning and Infrastructure

Strategic infrastructure in Grandview requires extensive planning, integration, timing and bankrolling. This list of tasks includes intricate, costly and lengthy processes. Grandview's City Administration has worked and is working with various entities on a number of challenging projects including the increasing of water and internet services. Some of those tasks are already in motion and others are currently in planning stages. Certain aspects are further addressed below.

East entrance business clean-up

Increase code enforcement

Add Code Enforcement Officer

The resources and resolve to guide and guard the safety and attractiveness of Grandview would not just add to visual appeal and structural stability, but they are likely to promote a positive image of the City's efficiency. Thus, current City Codes might be further emphasized in order to encourage widespread compliance, with the will of the Council and the appropriate staffing.

Input from residents and contributions from the Police and Fire Departments may be considered by EDT (and perhaps other stakeholders) going forward as they consider options to boost code conformity. In the meantime, Code Enforcement has a page of resources given out regarding clean up help. Another list of resources is made available to senior citizens who are in need of volunteer clean up assistance from local church offerings. A City-wide spring cleanup event is held twice yearly and costs to the City are minimized by partnerships made with local businesses to maximize efficiency (recycling appliances and landscape materials). An informational (reminder) letter giving residents a positive view of specific Codes to be sent out before the spring cleanups can, with regular reminders, help the City collectively view the set standards as beneficial. A consistent expectation of Code enforcement (collective accountability) tends toward initial compliance.



Professional Development
in Code Enforcement

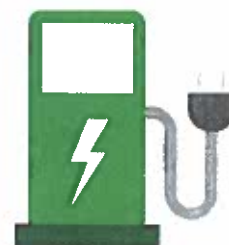


Vehicle charging stations

Pacific Power has already agreed to provide funding for some charging stations for low or transitional emission vehicles (LEVs and TZEVs, respectively) and zero emission vehicles (ZEVs). The plug-in hybrid vehicles are PHEVs and are generally the same as TZEVs. Just for reference, a battery electric vehicle is a BEV and the fuel cell vehicle, which uses hydrogen is a FCV).

PacifiCorp doing business as Pacific Power advised that the City was selected in 2021 “to receive an Electric Vehicle Charging Station Grant award of up to \$75,639 to help advance the City’s electric vehicle charging project at the Lower Yakima Valley Pathway (Rose Garden Park),” per City Council Meeting Minutes.

<https://grandview.wa.us/wp-content/uploads/2021/07/June-22-2021-Council-Meeting-Minutes.pdf>



Commercial Truck Stop

This is currently thought to be viable due to the transportation industry in the Grandview area and the inflow of visitors and their currency. A partnership between the City of Grandview and the Port of Grandview could maximize opportunities to bring this to fruition, initially identifying a suitable location and truck routes. It will be necessary to verify that sufficient market demand exists, evaluate varied risks, City costs and determine what segment of the market might reasonably be expected and why.

Royalty Free Electric Vehicle Charging Station Clip Art, Vector Images & Illustrations - [istockphoto.com](https://www.istockphoto.com)
Cartoon Semi Truck Royalty Free Vector Image - [VectorStock.com](https://www.vectorstock.com)



Aquatic Splash Pool

Also more Community Enhancement than Economic Development, this has a strong Planning and Infrastructure component as well as already being in the City's plans before being offered for an economic development list, so it is included here rather than under Community Enhancement.

This is currently on hold as funds have been redirected. When resumed (target date of March 1, 2022), the splash pad is to be located outside of the pool area in order that the City offers a convenient recreational space

without fee to our residents and responsibly mitigates expenses with an "at your own risk" placement.



From the Grandview City Council

Special Meeting Minutes - Budget, October 18, 2021

Aquatics Services:

2021 Budget \$142,775

2022 Proposed \$145,835

Notable Changes in 2022--

- Request to redirect the \$180,000 (within the Capital Improvement Fund) from future swim pool splash pad project to swim pool tank restoration & park pathway project. Discussion took place regarding utilizing ARPA funding for swim pool tank restoration and park pathway project.

<https://secureservercdn.net/45.40.150.47/8zg.139.myftpupload.com/wp-content/uploads/2021/10/October-18-2021-Special-Budget-Meeting-Minutes.pdf>

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CONCLUSION

The Economic Development Group formed as a sort of committee from the Grandview City Council has considered and prioritized many options. It has looked at where Grandview is and the economic efforts the City Council desires to see going forward. Ultimately, a consistent, persistent effort is absolutely necessary in order for much of this to come to fruition. The ongoing Economic Development Taskforce would address such efforts while working with Grandview's stakeholders in order to persevere for Grandview, strategically and cohesively.

Quarterly EDT meetings would include stakeholders and the first would be held on or before February 28 of 2022. The second quarterly meeting would be held before the end of May, the third by the close of August and the year end quarterly meeting would be before November 30th in 2022. Following the quarterly meetings with stakeholders, the EDT might provide an update to Grandview's City Council the following month.

The entire purpose of the EDT, quarterly meetings and more is to persist with the foundations laid in the process that brings you this strategic guide.



Supplement

Community Enhancement

While encouraging City participation, healthy pursuits and general enhancement of the city, some things do not directly benefit a city's economic base or its businesses. Community Enhancement is important, perhaps some is even critical, and yet it is important to distinguish the difference from Economic Development. Making a place more attractive or more fun does not expand its gainful commerce, of itself. A *business* might benefit from a remodeled space, but the *business* itself (like a taco truck or hair salon - beautified or worn) is what creates the *business* wealth. It is possible to dilute rather than strengthen efforts, including grant requests, if one does not correctly distinguish city efforts.

As presented, the points that follow are considered to be more appropriate under Community Enhancement (*please note that economic aspects have been considered and are included, as applicable*).

A Note about Economic Development Opportunities to Pursue

Many "Opportunities to Pursue" were addressed as part of **Downtown Revitalization** and the **EDT**, above. These tasks and their follow up would run optimally as a cooperative between applicable and interested stakeholders.

Certain items on the City's Economic Development prioritized list that are currently here with Community Enhancement items are here because other services are currently in place (Ambulance), because a market has not yet been formally identified (Golf Course), or because a stakeholder organization has not yet proven a listed item to be profitable (Increase use of Country Park and Amphitheater / Movie in the Park). These three options (and others) could well become profitable and beneficial to Grandview as a whole, they are just not always expressly businesses and/or there is another service at the moment.

Ambulance

Pursuit of this task and its follow up would run cooperatively between the EDT, and other Grandview participant organization/s until it transitions to (presumably) Public Safety.

Ambulance Program Costs could be mitigated with ARPA Funds, likely.

Anticipated:

- ❖ Sleeping Quarters
 - Purchase and place or site build a sleeping quarters to be located in the gravel lot adjacent to the Fire Station and City Hall.
- ❖ Ambulance and Equipment
 - Purchase Ambulance
- ❖ Residency Program
 - 6 Person program
- ❖ FTE's
 - Hire 5 Paramedics as FTE's



A local ambulance system may be a prudent and viable option to serve Grandview with excellence based on American Rescue Plan Act (ARPA) Funds. Said funds are expected to be available for the betterment of communities to "Address systemic public health and economic challenges that have contributed to the unequal impact of the pandemic."

<https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/state-and-local-fiscal-recovery-funds> and below.

[Ambulance Royalty Free Vector Image - VectorStock.com](https://www.vectorstock.com/royalty-free-vector/ambulance-vector-image)

Increase use of Country Park and Amphitheater

The City's use of these facilities is expected to encourage and increase the attention/participation of residents leading to increased private use as well as public exposure. There are a few options and outlines included in the Appendix that are offered for the pursuit of the EDT, as deemed appropriate.

Again, this is more Community Enhancement than actual Economic Development, but Grandview does well to leverage what it can and this is a marvelous feature. There is clearly potential to create events that draw people and funds* from surrounding communities and create opportunities for City marketing photos for use in furthering Grandview branding. [* The draw of funds may be anticipated at the events but also into local markets, restaurants, gas stations and such.]

Movie in the Park Nights - possibilities

- 1-2 x monthly movies in park hosted by nonprofit organizations
- May - September, 2022
- Local Organizations run their own event (1 per year) compensated by concession profit
- One Flyer is promoted & distributed by each Org, but includes all other movie night info allowing increased visibility for all movie events and manages costs/efforts
- A Free event for families/community where they bring their own lawn chairs/blankets
- Sponsored by the City of Grandview and multiple Orgs. - determine the City's role (compliance lead, providing movies - to assure family/community friendliness, Parking Diagram, Concession Awning, ...)

Expense: Minimal but Variable. Maybe ~\$250 (per event) to rent a portable screen and buy a movie. YVC has a screen. Maybe the partnering/sponsoring Org covers that cost or Donors are sought. Promotional Flyers. Event Assessment Form.

Supplement: Community Enhancement Increase use of Country Park and Amphitheater, continued

Movie in the Park Nights - continued

The City will send information and a "Request for Consideration" application to all known/registered nonprofit groups and entities within city limits.

The "Request for Consideration" will allow groups to request dates by priority (a minimum of 3, maximum of 5 dates, from which it is expected that only one date will be available).

The "Nights" will be awarded with a set criteria, predetermined and included in the information sent.

- "Requests" must meet all criteria/standards set
- Requests will be assigned dates of preference as received (or by drawing starting on a set date, or ...)
- Dates requested with conflicts will be determined by a live FaceBook drawing at a set time and date (also noted in published info, and during business hours). The names of the organizations and priority of request will be clear and clean and obviously random in the drawing. Who will oversee the draw is to be predetermined with an alternate - any non-conflict individual may actually draw, appropriately. An appropriate age child doing the draw is always peace promoting.

The drawing could be at a City Council Meeting or other...

- Dates awarded are 1x (or 2x) monthly on a Friday or Saturday, alternatively.
- Movie times are to be set in advance. This info may help:

Fri, May 27, 2022 (sunset) **8:40:58 pm** (twilight end) 9:16:16 pm

Sat, Aug 6, 2022 (sunset) **8:24:41 pm** (twilight end) 8:56:59 pm

Sat, Sep 17, 2022 (sunset) **7:08:47 pm** (twilight end) 7:37:21 pm

- EACH Night to be followed up within 3 days with an Event Assessment (Evaluation/Recap/Debrief) where concerns, successes, modifications and "next time, we ought to's." Event Assessment form to be created.

Theatrical Events - possibilities

- Consider partnering with YVC, the High School, Middle School, Senior Center, or Church(es)... for performances such as Music/Concerts, Family Friendly Comedy, Plays, Monologues, Dialogues, Debates, Host Candidate Forums (at least "both" sides) here
- Christmas Carols - Dual Language, ...
- Consider lighting safety, and/or Portable holiday lighting
- August has a Tractor Parade for the Fair/Rodeo. Consider any desire for a Christmas/Holiday Parade that ends up at the Park/Amphitheater for Carols or similar. A walking (or non-motorized) Christmas light parade might allow wagons, bikes and promote the walk & bike-ability of Grandview while not competing with other motorized parades nearby
- Also, consider using this space to give thanks and/or recognition - for Community Members, groups, contributors, volunteers, those 90 or 95 or 100+ years of age... As stand alone events or in conjunction with other events

Supplement: Community Enhancement Increase use of Country Park and Amphitheater, continued

Coffee with Councilmembers - possibilities

Like Coffee with a Cop. 2+ Council members and a Staff member host an opportunity to engage with constituents on a systematic basis. Feedback, conversations and care will build relationships and offer opportunities for further Branding.

These may be held at the park in good weather.

IF meetings are Quarterly, March, June, September and December, the middle two meetings would be good options to plan to hold in the park. In the case of quarterly options, each Council member would only need to commit to attend 2-3 events, yearly and still have at least 2 Council members at each event.

Meetings could also be used as an ongoing means of community response.

Anticipated cost: notices, pan dulce and coffee or similar.

This is ONLY suggested as an effective option IF and WHEN there is a familiar and reliable method to Get the Word Out, and perhaps an Economic Communications Liaison (or such) for effective promotion.

Skate Park



This will take a qualified location, planning, finances, and time but is desired for a wide range of youth in Grandview. We have existing park space that would accommodate the skate space. Beneficial exercise, enjoyable activity and a chance at sharpening skills would be possible. Constructive options for our youth benefit the entire community. Skateboarding competitions might be leveraged to bring both business and events to the city. [Youth occupied with healthy pursuits helps avoid unproductive and destructive actions. Competitions and healthy Branded events could be monetized for the community.]

<https://www.shutterstock.com/image-vector/illustrations-skating-labels-skateboarders-vector-monochrome-781161862>

Extend Rose Garden to Veterans Park

Already recognized as Tree City USA, the Veterans Park and the Rose Garden together host residents, events and visitors. Additional roses, benches, lighting and repair of the water fountain are sought.

Together they offer a healthy stroll and relaxation respite. Enhancing this part of the city is desired to entice visitors to stop and visit the location. Adding lighting and a few more benches might make the site a pleasant place to stop and relax.



Golf course

Grandview is within 15 minutes of Prosser Hospital (within the oncall staff's limit) and has potential for the only high desert golf course within about an hour's drive. The next nearest high desert course is in Mattawa and boasts a bit of housing, camping, fly fishing, hiking, tennis and pickleball. This won't be hosting tee time tomorrow afternoon, but Branding Grandview and having our ducks in a row could see us on Grandview greens before we know it. This will, of course, require cooperation with Planning and Infrastructure and more. This could certainly become beneficial to Economic Development, depending upon how things proceed.



<https://www.shutterstock.com/image-vector/illustrations-skating-labels-skateboarders-vector-monochrome-781161862>
<https://negativespace.co/aerial-view-of-golf-course/>

APPENDIX A

Grandview Economic Development Strategic Guide
 City Council Provided Priority List

HOW Each Line Item Was Addressed

Downtown Revitalization is now **MSG** = the Main Street Grandview Association
 Suggested Economic Development Taskforce = **EDT**, intended to collaborate & complete
 Planning and Infrastructure = **PI**

#	Line Item	Addressed in Guide	Notes..	S-Short Term I-Intermediate L-Long Term
1	Improve Downtown Building Appearance	Cooperatives,	Possible bldgs assessment, Plan, buy-in, funds	S
2	Serve the Community		Not Definable	ELIMINATED
3	Extend Infrastructure to east & west Entrances	Included under #8/Improve Infrastruct		L
4	Develop Marketing & Promotional Materials	- EDT	SWOT, Branding, Plan to Destination, KPIs	S / L
5	Economic Development Policies for Growth	- EDT	Collaboration with other stakeholders	S
6	Exit 75 Roundabout	- PI		I
7	Engage the Community; Assess Needs & Wants	- EDT	Burke Group Contracted by Council	
8	Improve Infrastructure	- PI	Inc #s 3, 6, 14, 15	L
9	Pursue Grant Availability	- EDT		S / I / L
10	East Entrance Business Clean Up	- PI	Meeting held . . .	Ongoing BiAnnual ✓
11	Hotel		Also, See # 4 above	L
12	Develop Mission Statement for Econ Development	✓		S Done - David
13	Improve Internet Access	See #8, Improve Infrastructure		S / ongoing

14	Water / Sewer Capacity.	See #8, Improve Infrastructure		S / L
15	Business Grants	- EDT		ongoing
16	Restaurant.		Also, See # 4 above	
17	Truck Stop	- PI , EDT	req's needed traffic, parking, roads, ...	S ? / L
18	Econ Dev Opportunities to Pursue	- EDT	Also, See # 4 above	
19	Drugstore		Also, See # 4 above	I
20	Comprehensive Plan Update	A YVCOG item. Next update is 20026.		S/I 2026, a ten year cycle
21	National Econ Dev Conference	This conf is not novice friendly.	Unelected staff is apt to b best \$, IF any	
22	Increase Code Enforcement	- PI	Codes in existing need personnel & protocol for enforcemt	Ongoing; Resources, Clean Ups
23	Business Profile on Website	Needs strategy, development & admin. Is part of #4, above	After plan, a Website policy review is needed for protocol	S
24	Aquatic Center/Splash Pool	- PI		I Funding redirected
25	Vehicle Charging Stations	EDT & stakeholder to consider options for next locations		S / L First set are secured
26	ELIMINATED Transportation Accessibility.	Not City authority/ job.	Much is under People to People. Roads/ etc Covered in Infrastructure	Eliminated
27	Vocational Ed/Training Opportunities	Options Exist; private & public. Other efforts should grow desire for Ed expansion in GV.	Anything further would need to be a collaboration, creative.	Refer to EDT for additional consideration
28	Beautification Projects	- EDT	Collaborate w/ Beautif Commission	S / I
29	Youth Leadership Initiative	Is Under Parks & Rec Director	Possible to assist	?Consider covered

30	Skate Park	- EDT	needs SWOT analysis	L
31	Increase Use of Country Park & Amphitheatre.	- EDT	Coordinator/ Communicator funded, selected	S / I
32	Community Art Contest	- w/ 38, 40, 41		
33	Additional Housing Opportunities	- Planning - EDT		L
34	Extend Rose Garden to Veterans Park	- EDT Basics needed . . .	Who is responsible for fixing water fountain?	I
35	Resurface Bsktbl Crts	Planning/		DONE
36	Increase Library.	Is Under Parks & Rec...Joint w/ College	Possible to assist	Consider covered
37	Identify City Ambassadors for potential business	- EDT - w/ stakeholders	Objectives	Active stakeholders exist
38	City Stroll Event on Wine Country Road	- EDT	Plan, Contacts. Possible business intern at City, or . . .	
39	Golf Course	W/in 15 min of Prosser Hosp... requires population to sustain.	Plan... Identify location options, Consider Infrastructure	L
40	Grape Stomp - w/ 32, 38, 41	- w/ 32, 38, 41	Plan, Contacts. Possible business intern at City, or . . .	
41	Develop Artisan Gallery in Downtown - w/ 32, 38, 40	- w/ 32, 38, 40	Plan, Contacts. Possible business intern at City, or . . .	
42	Enhance partnerships w/ School Dist, YVC, etc.	- EDT	Plan, Contacts. Possible business intern at City, or . . .	
43	Restaurant Grease Trap	-Process in Place for Civic Effort, if desired	- A code change request by Company benefiting from it	ELIMINATED
44	Ambulance	EDT	Possible bldg/s, Plan, buy-in, funds	L
?	Add Communications, Liaison, Code Enforcement or other Position? or a Split job description?			

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
DECEMBER 14, 2021**

1. CALL TO ORDER

Mayor Gloria Mendoza called the regular meeting to order at 7:05 p.m. in the Council Chambers at City Hall.

The meeting was held in person and was also available via teleconference.

Present in person: Mayor Mendoza and Councilmembers David Diaz, Bill Moore (Mayor Pro Tem), Robert Ozuna and Joan Souders

Present via teleconference: Councilmembers Mike Everett, Diana Jennings and Javier Rodriguez

Absent: None

Staff present: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, City Treasurer Matt Cordray, Assistant Public Works Director Todd Dorsett and City Clerk Anita Palacios

2. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Moore led the pledge of allegiance.

3. PRESENTATIONS – None

4. PUBLIC COMMENT – None

5. CONSENT AGENDA

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

- A. Minutes of the November 23, 2021 Special Meeting**
- B. Minutes of the November 23, 2021 Committee-of-the-Whole meeting**
- C. Minutes of the November 23, 2021 Council meeting**
- D. Minutes of the December 7, 2021 Special Meeting**
- E. Payroll Check Nos. 12490-12517 in the amount of \$38,434.34**
- F. Payroll Electronic Fund Transfers (EFT) Nos. 60680-60686 in the amount of \$135,823.36**
- G. Payroll Direct Deposit 11/16/21-11/30/21 in the amount of \$169,018.79**
- H. Claim Check Nos. 123185-123293 in the amount of \$265,614.22**

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes

- Rodriguez – Yes
- Councilmember Souders – Yes

6. ACTIVE AGENDA

A. Closed Record Public Hearing – Pro-Made Construction Annexation & Rezone – Wilson Hwy, North 4th Street and North 5th Street and Resolution No. 2021-52 authorizing the petition to annex properties known as the Pro-Made Construction Annexation that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action

Mayor Mendoza opened the closed record public hearing to consider a Petition for Annexation and Rezone submitted by Pro-Made Construction LLC., to annex 17 parcels located on Wilson Hwy, North 4th Street and North 5th Street, Grandview, Washington to the City of Grandview, by reading the public hearing procedure

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

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

City Clerk Palacios provided the following review of the record:

The City received a Letter of Intent and Petition for Annexation and Rezone signed by Pro-Made Construction LLC., to annex the following 17 parcels located on Wilson Hwy, North 4th Street and North 5th Street, Grandview, Washington, to the City of Grandview:

Parcel No.	Property Owner	Address	Assessed Value	60%
230914-24006	Felicitas & Maria S. Lara*	720 Wilson Hwy	\$ 238,400	\$ 238,400
230914-24010	Donald E. & Terry Golladay	Wilson Hwy	\$ 6,300	
230914-31003	Pro Made Construction Inc.*	650 Wilson Hwy	\$ 402,960	\$ 402,960
230914-31004	Patricia Schlotfeldt*	507 N. 5 th	\$ 136,100	\$ 136,100
230914-34006	Frank J. & Patricia C. Coleman*	450 Wilson Hwy	\$ 159,600	\$ 159,600
230914-34009	Tom Honeycutt	430 Wilson Hwy	\$ 97,200	
230914-34401	Estuardo Velasquez*	315 N. 4 th	\$ 128,900	\$ 128,900
230914-34402	Juanita I. & Salvador Avalos*	401 N. 4 th	\$ 99,500	\$ 99,500
230914-34403	Roberto & Mayra E. Frias*	405 N. 4 th	\$ 133,800	\$ 133,800
230914-34404	Lorenzo & Marlene Cisneros	407 N. 4 th	\$ 132,200	
230914-34405	Jose B. & Margarita Ramirez Prieto*	411 N. 4 th	\$ 160,000	\$ 160,000

230914-34406	Guadalupe & Antonia Chadis	501 N. 4 th	\$ 67,700	
230914-34407	Jose Luis & Francisa Mendez	505 N. 4 th	\$ 162,700	
230914-34421	David Barajas Maria Ruiz*	307 N. 4 th	\$ 170,800	\$ 170,800
230914-34422	Joel Martinez-Franco*	305 N. 4 th	\$ 169,700	\$ 169,700
230914-34423	Maria S. Sherrill*	301 N. 4 th	\$ 85,400	\$ 85,400
230914-34424	Matthew Sears	410 Wilson Hwy	\$ 123,800	
			\$ 2,475,060	\$ 1,885,160

(*) denotes property owners who signed annexation petition

The 17 parcels included in the annexation consist of 54 acres. The 11 petitioners elected to request annexation under the 60% petition method of annexation. The 60% petition method requires signatures by owners of not less than 60% of the assessed value of the total property proposed for annexation. The petition contained sufficient signatures of the assessed value.

The petitioners requested the parcels be annexed with an R-1 Low Density Residential District zoning designation as identified on the City's Future Land Use map. The parcels are included in the City's designated Urban Growth Area as residential.

At the September 14, 2021 City Council meeting, Council approved Resolution No. 2021-39 accepting a request from Pro-Made Construction for annexation of Parcel Nos. Resolution No. 2021-39 accepting a request from Pro Made Construction LLC for annexation of Parcel Nos. 230914-24006, 230914-24010, 230914-31003, 230914-31004, 230914-34006, 230914-34009, 230914-34401, 230914-34402, 230914-34403, 230914-34404, 230914-34405, 230914-34406, 230914-34407, 230914-34421, 230914-34422, 230914-34423, 230914-34424 located on Wilson Hwy, North 4th Street, and North 5th Street, Grandview, Yakima County, Washington to the City of Grandview and directed staff to present the Petition for Annexation to the Hearing Examiner for a public hearing.

On October 28, 2021, a public hearing was held before the Hearing Examiner to receive comments on the proposed annexation and rezone. A copy of the Hearing Examiner's Recommendation was presented.

Following the closed record public hearing, staff recommended Council accept the Hearing Examiner's conclusions and recommendation that the Petition for Annexation of the 54-acre area submitted by Pro Made Construction LLC., be approved with R-1 Low Density Residential District zoning.

Staff further recommended Council approve Resolution No. 2021-52 authorizing the petition to annex properties known as the Pro-Made Construction Annexation that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action.

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

Diaz – Madam Mayor.

Mendoza – Yes.

Diaz – I know that this is already kind of going on, but just I've heard some concerns from some of the folks that live in that Wilson area and the traffic will be increasing, there's no sidewalks there, so, probably the City would be the one responsible for a lot of that later on down the road.

Arteaga – The developer, the developer.

Diaz – Outside Wilson Highway.

Arteaga – Each developer, the developer for this property will be responsible for improving half a road of Wilson Highway to include curb, gutter, sidewalk.

Diaz – On Wilson.

Arteaga – On Wilson Highway on the west side. The developer that we're working with on the east side will then widen that section, curb, gutter and sidewalk on that side so when these two developments are complete, you will have a wider street, sidewalk on both sides, curb, gutter, illumination. It will improve that roadway. The other concern was the speed and as it is annexed into the City, the City then has the ability to reduce the speed to 25 which we have talked about that all the way to the interstate and then the north side of the interstate would then be county.

Plant – This is just an annexation and rezone right?

Arteaga – I'm just answering his question.

Plant – Okay, okay. You had mentioned traffic. This is just annexing property. There is no development being contemplated.

Everett – Would you speak up? I can't hear you very well.

Souders – Oh, sorry, sorry, sorry.

Plant – I just wanted to clarify the record, Councilmember Diaz had indicated he heard there would be an increase in traffic, but the application that's before you is to annex and rezone property. There's no development contemplated at all. There will be nothing built on the property under this proposal that's before you right now. It's just being annexed to the City. That's all that's happening.

Diaz – But, I mean, it's foreseeable that eventually, that's the intent, I mean.

Plant – Yeah, eventually there may, something else may come before you, but right now all that's coming is an annexation.

Diaz – No, I understand that.

Mendoza – Okay. Any other clarification on the rezone and annexation before you. Okay, now that we have reviewed the record concerning this issue, this subject is open for decision. Council may: (A) approve as recommended, (B) approve with conditions, (C) modify with or without the applicant's concurrence provided that the modifications do not: enlarge the area or scope of the

project, increase the density or proposed building size, significantly increase adverse environmental impacts as determined by the responsible official, deny re-application and re-submittal is permitted, deny with prejudice re-application or re-submittal is not allowed for one year, remand for further proceedings and/or evidentiary hearing in accordance with Section 14.09.070.

The public hearing was declared closed.

On motion by Councilmember Moore, second by Councilmember Souders, Council accepted the Hearing Examiner's conclusions and recommendation that the Petition for Annexation of the 54-acre area submitted by Pro-Made Construction LLC., be approved with R-1 Low Density Residential District zoning and approved Resolution No. 2021-52 authorizing the petition to annex properties known as the Pro-Made Construction Annexation that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

B. Resolution No. 2021-53 approving a Site Use Agreement between People For People and the City of Grandview Community Center

This item was previously discussed at the November 23, 2021 C.O.W. meeting.

On motion by Councilmember Everett, second by Councilmember Jennings, Council approved Resolution No. 2021-53 approving a Site Use Agreement between People For People and the City of Grandview Community Center.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

C. Resolution No. 2021-54 authorizing the Mayor to sign Change Order No. 1 with Alba's Excavating for the Sludge Drying Bed Improvements – Phase 1

This item was previously discussed at the November 23, 2021 C.O.W. meeting.

On motion by Councilmember Diaz, second by Councilmember Ozuna, Council approved Resolution No. 2021-54 authorizing the Mayor to sign Change Order No. 1 with Alba's Excavating for the Sludge Drying Bed Improvements – Phase 1.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

D. Resolution No. 2021-55 accepting the bid and authorizing the Grandview Herald as the Official City Newspaper for the year 2022

This item was previously discussed at the November 23, 2021 C.O.W. meeting.

On motion by Councilmember Rodriguez, second by Councilmember Ozuna, Council approved Resolution No. 2021-55 accepting the bid and authorizing the Grandview Herald as the Official City Newspaper for the year 2022.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

E. Resolution No. 2021-56 authorizing the Mayor to sign the Washington State Transportation Improvement Board Fuel Tax Grant Agreement Project Number 8-4-183(004)-1 for the Wine Country Road and McCreadie Road Roundabout

Resolution No. 2021- 57 approving Task Order No. 2021-06 with HLA Engineering and Land Surveying, Inc., for the Wine Country Road and McCreadie Road Roundabout

Resolution No. 2021- 58 approving Task Order No. 2019-06 Amendment No. 2 with HLA Engineering and Land Surveying, Inc., for the Sanitary Sewer Trunk Main Replacement

Resolution No. 2021-59 authorizing the Mayor to sign the Equipment Use Agreement between West Benton Regional Fire Authority, City of Grandview and City of Sunnyside

Ordinance No. 2021-27 amending the 2021 Annual Budget

These items were previously discussed at the December 14, 2021 C.O.W. meeting.

On motion by Councilmember Moore, second by Councilmember Souders, Council approved the following:

- **Resolution No. 2021-56 authorizing the Mayor to sign the Washington State Transportation Improvement Board Fuel Tax Grant Agreement Project Number 8-4-183(004)-1 for the Wine Country Road and McCreadie Road Roundabout;**
- **Resolution No. 2021- 57 approving Task Order No. 2021-06 with HLA Engineering and Land Surveying, Inc., for the Wine Country Road and McCreadie Road Roundabout;**
- **Resolution No. 2021- 58 approving Task Order No. 2019-06 Amendment No. 2 with HLA Engineering and Land Surveying, Inc., for the Sanitary Sewer Trunk Main Replacement;**
- **Resolution No. 2021-59 authorizing the Mayor to sign the Equipment Use Agreement between West Benton Regional Fire Authority, City of Grandview and City of Sunnyside; and**
- **Ordinance No. 2021-27 amending the 2021 Annual Budget.**

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

7. UNFINISHED AND NEW BUSINESS

A. December 28, 2021 C.O.W. and Council Meeting Cancellation

On motion by Councilmember Moore, second by Councilmember Jennings, Council cancelled the December 28, 2021 Committee-of-the-Whole and Council meetings due to a lack of agenda items and the Christmas holiday.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

8. CITY ADMINISTRATOR AND/OR STAFF REPORTS

Water System Plan – City Administrator Arteaga reported that staff was in the process of updating the City’s existing Water System Plan (WSP) in accordance with State requirements. A draft would be due to the Department of Health (DOH) by March 2, 2022.

Streetlights – City Administrator Arteaga reported that he met with Pacific Power regarding the faulty LED streetlights. Pacific Power was working to hire a contractor to replace the streetlights.

Japanese Beetle – City Administrator Arteaga reported that the Mayor and staff would be meeting with the Washington State Department of Agriculture (WSDA) to discuss WSDA's proposed quarantine for Japanese beetle by creating a quarantine area around a 49-square mile grid centered on Grandview. The proposed quarantine area would be designed to prevent the spread of Japanese beetle from infested sites within Yakima and Benton counties discovered through a trapping survey this summer. The proposed quarantine would regulate certain items and impose restrictions on movement out of the quarantine area.

Union Negotiations – City Administrator Arteaga reported that union negotiations were ongoing with a second meeting with the bargaining groups scheduled for next week.

Residential Developments – City Administrator Arteaga reported that staff was working with the developers on the Eldorado Estates residential subdivision, Pappy’s Landing residential subdivision and the Grandview Business Center commercial development.

Park & Ride Improvements – City Administrator Arteaga reported that he was researching potential grant opportunities to install a new sidewalk in front of the park and ride located on West Wine Country Road to improve pedestrian safety.

9. MAYOR & COUNCILMEMBER REPORTS

Council Chambers Sound System – Councilmember Moore reported that he and City Administrator Arteaga met with a sound system technician regarding improving the sound quality for Zoom participants. Once a proposal and cost estimate were received, it would be presented to Council for consideration.

10. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Souders, the Council meeting adjourned at 7:40 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk



**CITY OF GRANDVIEW
NOTICE OF CLOSED RECORD PUBLIC HEARING
REZONE – 501 CONCORD AVENUE**

NOTICE IS HEREBY GIVEN that the City Council of the City of Grandview will hold a closed record public hearing on **Tuesday, January 11, 2022 at 7:00 p.m.**, to consider the Hearing Examiner's recommendation that the City Council approve the requested rezone for the following:

Applicant(s) & Property Owner(s): James E. Gauley
Proposed Project: Rezone
Current Zoning: R-1 Low Density Residential
Current Use: Vacant building/former church
Proposed Zoning: R-3 High Density Residential
Proposed Use: Six (6) apartments
Location of Project: 501 Concord Avenue, Grandview, Washington
Parcel No.: 230922-41565

The closed record public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, Washington and will also be available via teleconference as follows:

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

Join Zoom Meeting

<https://us06web.zoom.us/j/88038716999?pwd=b2hlaUNUamt6K0t6bkx3Umdza2RIUT09>

Meeting ID: 880 3871 6999

Passcode: 760550

To join via phone: +1 253 215 8782

Meeting ID: 880 3871 6999

Passcode: 760550

A copy of the Hearing Examiner's recommendation is available at no charge from the City Clerk's Office, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200 or anitap@grandview.wa.us.

CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publish: Grandview Herald – December 8, 2021

**CITY OF GRANDVIEW
CITY COUNCIL**

CLOSED RECORD PUBLIC HEARING PROCEDURE

THE FOLLOWING PROCEDURE IS USED BY THE GRANDVIEW CITY COUNCIL TO MEET APPEARANCE OF FAIRNESS REQUIREMENTS AND TO CREATE OR SUPPLEMENT THE HEARING RECORD:

MAYOR

Tonight's closed record public hearing will include the following land use proposal:

Applicant(s) & Property Owner(s): James E. Gauley
Proposed Project: Rezone
Current Zoning: R-1 Low Density Residential
Current Use: Vacant building/former church
Proposed Zoning: R-3 High Density Residential
Proposed Use: Six (6) apartments
Location of Project: 501 Concord Avenue, Grandview, Washington
Parcel No.: 230922-41565

The closed record public hearing will now begin:

1. This hearing must be fair in form and substance as well as appearance, therefore:
 - a. Is there anyone in the audience who objects to my participation as Mayor or any Councilmember's participation in these proceedings? (If objections, the objector must state his/her name, address, and the reason for the objection.)
 - b. Do any of the Councilmembers have an interest in this property or issue? Do any of you stand to gain or lose any financial benefit as a result of the outcome of this hearing? Can you hear and consider this in a fair and objective manner?
 - c. Has any member of the Council engaged in communication outside this hearing with opponents or proponents on these issues to be heard? If so, that member must place on the record the substance of any such communication so that other interested parties may have the right at this hearing to rebut the substance of the communication.
 - d. Thank you, the hearing will continue.
(or)
At this point, Councilmember ***** will be excusing him/herself from the meeting. [Ask Councilmember to state his/her reasons for being excused.]

2. The purpose of this hearing is for the Council to review the record and consider the pertinent facts relating to this issue.
3. No new testimony will be allowed. Any clarification of the record being requested by the Councilmembers will first be authorized by the Mayor after consulting with the City Attorney.
4. The record generated will be provided by staff. Staff will now provide a review of the record.
5. Councilmembers will now consider the record and discuss among themselves the facts and testimony from the open record hearing. (Discussion and any requests for clarification of the record are made).

(Requests for clarification are directed to the Mayor and must be specific to the record. The Mayor after consulting with the City Attorney will authorize the clarification or deny it based on the opinion of the City Attorney.

6. If clarification of the record is authorized:
 - a. When you address the Council, begin by stating your name and address for the record.
 - b. Speak slowly and clearly.
 - c. You will be allowed to only provide the clarification of the record as authorized. No new testimony will be allowed.
7. Now that we have reviewed the record concerning this issue, this subject is open for decision. Council may:
 - a. Approve as recommended.
 - b. Approve with conditions.
 - c. Modify, with or without the applicant's concurrence, provided that the modifications do not:
 - i. Enlarge the area or scope of the project.
 - ii. Increase the density or proposed building size.
 - iii. Significantly increase adverse environmental impacts as determined by the responsible official.
 - iv. Deny (re-application or re-submittal is permitted).
 - v. Deny with prejudice (re-application or re-submittal is not allowed for one year).
 - vi. Remand for further proceedings and/or evidentiary hearing in accordance with Section 14.09.070.

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
CITY COUNCIL MEETING**

ITEM TITLE:

Closed Record Public Hearing – Gauley Rezone –
501 Concord Avenue

Ordinance No. 2022-01 changing the zoning
classification of certain lands and amending the zoning
map of the City of Grandview as requested by James
E. Gauley for Parcel No. 230922-41565 located at 501
Concord Avenue, Grandview, Washington

AGENDA NO. Active 6 (A) & (B)

AGENDA DATE: January 11, 2022

DEPARTMENT

Planning/Hearing Examiner

FUNDING CERTIFICATION (City Treasurer)
(If applicable)

DEPARTMENT DIRECTOR REVIEW

Anita Palacios, City Clerk (Planning)



CITY ADMINISTRATOR

MAYOR



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

The City received a rezone application submitted by James E. Gauley requesting a rezone of Parcel No. 230922-41565 located at 501 Concord Avenue, Grandview, Washington, from R-1 Low Density Residential to R-3 High Density Residential. The current use of the property is a vacant 28,437 square foot building that was a former church. The proposed use would be six (6) apartments.

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.

On November 3, 2021, the Hearing Examiner conducted an open record public hearing to receive comments on the proposed rezone. A copy of the Hearing Examiner's Recommendation RZ#2021-05 dated December 2, 2021 is attached.

ACTION PROPOSED

Recommend Council accept the Hearing Examiner's conclusions and recommendation that the City Council rezone the 28,437 square foot Parcel No. 230922-41565 at 501 Concord Avenue from R-1 Low Density Residential District to the R-3 High Density Residential District as outlined in Recommendation RZ#2021-05.

Further recommend that Council approve Ordinance No. 2022-01 changing the zoning classification of certain lands and amending the zoning map of the City of Grandview as requested by James E. Gauley for Parcel No. 230922-41565 located at 501 Concord Avenue, Grandview, Washington.

ORDINANCE NO. 2021-01

**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 JAMES E. GAULEY FOR PARCEL NO. 230922-41565
LOCATED AT 501 CONCORD AVENUE, 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 November 3, 2021 for a rezone which was duly filed by James E. Gauley for Parcel No. 230922-41565 located at 501 Concord Avenue, Grandview, Washington; and

WHEREAS, the Hearing Examiner, after receiving public comments and reviewing the staff report containing staff's findings of fact, issued his recommendation dated December 2, 2021 entitled RZ#2021-05, a copy of which is attached, recommending said rezone 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 January 11, 2022 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 RZ#2021-05 as their own and approved the rezone submitted by James E. Gauley for Parcel No. 230922-41565 located at 501 Concord Avenue, Grandview, Washington,

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: 501 Concord Avenue Grandview, WA

Parcel No. 230922-41565

Rezone: R-1 Low Density Residential District to R-3 High Density Residential District

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 January 11, 2022.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLISHED: 01/12/22
EFFECTIVE: 01/17/22

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

December 2, 2021

In the Matter of Application)
For a Rezone Submitted by:)
)
James E. Gauley, Applicant;)
503 Concord Ave., LLC and)
REJG LLC, Property Owners)
)
Requesting a Rezone of a)
Parcel at 501 Concord Avenue)
From the R-1 Low Density)
Residential District to the R-3)
High Density Residential District)

RZ#2021-05

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

(1) The Hearing Examiner conducted an open record public hearing for this application on November 3, 2021.

(2) Jeff Watson, Yakima Valley Conference of Governments Senior Planner who serves as Planner for the City of Grandview for this matter, presented a detailed staff report which recommended approval of the application.

(3) Testimony in favor of the proposal was also presented by the applicant James Gauley. He presented a site plan for five instead of six apartment units because the former church sanctuary is larger than needed for an apartment and

Applicant James E. Gauley;
503 Concord Ave., LLC and
REJG LLC, Property Owners;
Rezone From R-1 to R-3;
501 Concord Avenue;
RZ#2021-05

may instead be used for a different permitted use in the requested R-3 High Density Residential District (*pages 82-84 of the record*). He further indicated that he will be trying to market the apartments to middle-to-upper income residents such as educational and medical personnel. He plans to construct five or six two-bedroom or three-bedroom apartment units that will each have a kitchen in the existing building formerly used as a church on the property at the southeast corner of the intersection of West 5th Street and Concord Avenue.

(4) City Administrator/Public Works Director Cus Arteaga testified that Concurrency Review had not yet been conducted due to the need for traffic counts on West 5th Street and Euclid Road near that intersection during the week. Since there was a need to know whether weekday traffic there already exceeds the capacity of two-lane streets of 8,000 average daily trips, the record was left open to allow time for traffic counts to be obtained and provided for the record of this application relative to the requisite Concurrency Review determination. After that testimony and answers to questions by City Clerk Anita Palacios, the hearing was closed and the record was left open for the needed traffic count information.

(5) This recommendation has been issued within 10 business days and 14 calendar days after receiving the traffic counts needed to determine whether there is available street capacity for the 30 average daily trips projected to be added by R-3 uses to affected sections of West 5th Street and of Euclid Road (GMC §14.09.030(A)(4)). The needed traffic count information which was received by the Hearing Examiner on November 23, 2021, indicated that both streets have a remaining capacity of more than 2,400 vehicles per day for each section of street that was analyzed and that therefore there is sufficient remaining capacity on the affected street segments to accommodate the added traffic projected for R-3 uses on the subject parcel (*pages 85-88 of the record*).

B. Summary of Recommendation. The Hearing Examiner recommends that the Grandview City Council approve the applicant's request to rezone the parcel located at 501 Concord Avenue from the R-1 Low Density Residential District to the R-3 High Density Residential District.

C. Basis for Recommendation. Based upon a view of the site and surrounding area without anyone else present on November 3, 2021; the information contained in the staff report, exhibits, testimony and other evidence presented at an open record public hearing on November 3, 2021, and subsequent traffic count information; and a consideration of the Grandview Zoning Ordinance and Comprehensive Plan; the Hearing Examiner makes the following:

FINDINGS

I. Applicant/Property Owners. The applicant is James E. Gauley, 2960 North Granger Road, Zillah, Washington 98953. The property owners are 503 Concord Ave., LLC and REJG LLC, also at 2960 North Granger Road, Zillah, Washington 98953 *(page 3 of the record)*.

II. Location. The parcel which contains a former church and parking area is located at 501 Concord Avenue at the southeast corner of the intersection of West 5th Street and Concord Avenue. It is Yakima County Assessor's Parcel Number 230922-41565 *(page 3 of the record)*.

III. Proposal. This application requests approval of a rezone of parcel number 230922-41565 from the R-1 Low Density Residential District to the R-3 High Density Residential District. The applicant's intent is to convert an existing church

either into six two-bedroom or three-bedroom apartments with each having a kitchen or into five such apartments with a different permitted R-3 use in the former sanctuary portion of the building (*pages 3, 46 and 82-84 of the record*). A maximum of six apartments are allowed by GMC §17.35.050(B) on the 28,437-square-foot (0.65-acre) parcel (*pages 63 and 46 of the record*). The subject parcel is not within or near a floodway, floodplain, shoreline environment or other critical area identified in GMC Chapter 18.06 (*page 47 of the record*). Comments submitted relative to this application were as follows:

(1) A letter dated September 24, 2021, from Hasan M. Tahat, the Compliance, Engineering and Planning Division Supervisor of the Yakima Regional Clean Air Agency, which stated:

- “1. A Notification of Demolition and Renovation (NODR) application must be filed with YRCAA and the appropriate fee should be paid;
2. Prior to renovating or demolishing any structures an asbestos survey must be done by a certified asbestos building inspector; and
3. Any asbestos found must be removed by a licensed asbestos abatement contractor prior to demolition; and
4. Contractors doing demolition, excavation, clearing, construction, or landscaping work must file a Dust Control Plan with YRCAA and get approval, prior to the start of any work.” (*page 43 of the record*).

(2) A letter dated October 11, 2021, from Carolyn R. Bren, a concerned resident, which stated:

“I am concerned about the proposal to build six apartments in the former Assembly of God Church on W. 5th Street and the corner of Concord Ave.

I have some serious reasons why this proposal/application should not be granted for a high density R-3 residential area.

1. Fifth Street already is very busy, especially on school days in the mornings, afternoons, and evenings and during sporting events. With approximately twelve or more cars parking in the lot and on the street there will be much more congestion and long wait periods at the 4 way stop on 5th Street and Euclid.
2. Children walk to and from the many schools in the area and have to cross the streets. I fear for the children's safety. Also, there is little outside room for the children to play.
3. I believe my home as well as my neighbors would go down in value as the apartments could very possibly not be kept up to good standards.
4. Please for the sake of safety and less congestion, do not accept this proposal for a R-3 high density residential area." (*pages 44-45 of the record*).

(3) A letter dated September 24, 2021, from Ron Cowin, the Assistant Manager – Engineering of the Sunnyside Valley Irrigation District (SVID), which stated:

“There are no SVID facilities within parcel 230922-41565. The proposed rezone will have no impact on any SVID facilities.” (*page 40 of the record*).

IV. Public Notice. In accordance with the applicable City ordinance requirements for notice of open record public hearings conducted by the Hearing Examiner, the City's Notice of Development Application, Environmental Determination & Notice of Public Hearing for the November 3, 2021, open record public hearing (i) was posted at City Hall, the Library, the Police Department and the City's website and was also mailed to owners of property within 300 feet of the property under consideration, to interested parties and to governmental

Applicant James E. Gauley;
503 Concord Ave., LLC and
REJG LLC, Property Owners;
Rezone From R-1 to R-3;
501 Concord Avenue;
RZ#2021-05

agencies on October 4, 2021; (ii) was posted along West 5th Street and Concord Avenue in front of the parcel in a total of three places on October 6, 2021; and (iii) was published in the official newspaper of the City (Grandview Herald) on October 6, 2021 (*pages 25-33, 35-38 and 39 of the record*).

V. Environmental Review. The City distributed an expected SEPA Determination of Non-Significance with a comment period ending on October 21, 2021, using the optional process set forth in WAC 197-11-355. The City issued a final Determination of Non-Significance on October 22, 2021, which was not appealed (*page 21 of the record*).

VI. Zoning and Land Uses. The property under consideration is currently within the R-1 Low Density Residential District, as is the property to the north, south and west of the property. The property to the east is within the C-1 Neighborhood Commercial District. Nearby land uses on the north, south and west sides are residential and on the east side are commercial (*page 47 of the record*). There are three parcels in the immediate vicinity with R-3 zoning and existing multifamily structures in place (*page 80 of the record*).

VII. The Comprehensive Plan Land Use Designation. The requested rezone from the R-1 Low Density Residential District to the R-3 High Density Residential District would be consistent with the 2016 Comprehensive Plan designation of the site as “Residential.” That designation is intended to include

“Areas appropriate for rural, single-family, and multifamily residential living.”
(pages 70 and 80 of the record). The requested rezone from the R-1 Low Density Residential District to the R-3 High Density Residential District would also be consistent with the following Comprehensive Plan provisions:

GOAL 1 of the Land Use Element: Create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values.

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

Policy 1.4: Accommodate future population growth primarily through infilling and utilization of undeveloped subdivision lots. Conversion of agricultural land to residential, commercial, or industrial use will be encouraged to occur only after existing undeveloped parcels have been built out.

Policy 3.2: New urban development shall be encouraged to locate first within the City limits, and second within the urban growth area where municipal services and public facilities are already present.

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

GOAL 1 of the Housing Element: Provide safe and sanitary housing for all persons within the community.

Objective 5: Encourage infilling in residential areas.

Objective 6: Encourage more medium and high-value residential construction.

(pages 71-72 and 79 of the record).

VIII. Concurrency. The record was left open in order for the concurrency test and requirements of Chapter 14.10 of the Grandview Municipal Code entitled

Transportation Concurrency Management to be completed by determining the existing traffic on affected sections of West 5th Street and Euclid Road during weekday periods. The result of the traffic counts provided to the Hearing Examiner on November 23, 2021, were to the effect that the projected 30 daily vehicle trips from R-3 uses on the parcel would not cause a problem for this area because both roadways have a remaining capacity of more than 2,400 vehicles per day (*pages 85-88 of the record*).

IX. Development Standards. R-3 uses permitted on the subject parcel as a result of the proposed rezone would be required to comply with the Grandview Municipal Code (GMC) development standards in the following particulars:

(1) The permitted R-3 High Density Residential District primary uses are single-family, two-family and multifamily residential uses plus churches and gardening or fruit raising on vacant parcels listed in GMC §17.35.020 and accessory residential uses listed in GMC §17.35.030 (*pages 62-63 of the record*).

(2) Any development or redevelopment of the property that will be a change of occupancy will be subject to compliance with GMC Title 12, Streets, Sidewalks, and Public Places; Title 13, Public Services; Title 14, Administration of Development Regulations; Title 15, Buildings and Construction; Title 16, Subdivisions; Title 17, Zoning; and Title 18, Environmental Protection.

(3) Converting the former church into a residential use also requires compliance with the Yakima Regional Clean Air Agency requirements which include: a Notification of Demolition and Renovation (NODR) application must be filed with YRCAA and the appropriate fee paid; prior to renovating or demolishing any structures, an asbestos survey must be done by a certified asbestos building inspector; any asbestos found must be removed by a licensed asbestos abatement contractor prior to demolition; and contractors doing demolition, excavation, clearing, construction, or landscaping work must file a Dust Control Plan with YRCAA and get approval, prior to the start of any work.

X. Specific Review Criteria for Rezones. GMC §14.03.035 provides that a Hearing Examiner may make land use decisions as determined by the City Council at the request of the Planning Commission or City Administrator. GMC §14.07.030(B) requires at least 10 days notice of public hearings by publication, mailing and posting. GMC §14.03.040(A)(4) and GMC §14.09.030(A)(4) provide that a recommendation is to be made to the Grandview City Council regarding rezones and other types of applications that must comply with the ordinance provisions of GMC §14.09.030(A)(3), of GMC §14.09.030(A)(4) and of GMC §17.88.040. GMC §14.01.040(H) defines a development as any land use permit or action regulated by GMC Titles 14 through 18 which include rezones. GMC §14.09.030(A)(3)(c) provides that the Hearing Examiner is not to recommend approval of a proposed development without first making the following findings and conclusions:

(1) The development (requested rezone) is consistent with the Comprehensive Plan and meets the requirements and intent of the Grandview Municipal Code. The requested rezone will satisfy this requirement. The requested rezone would be consistent with the “Residential” designation of the Comprehensive Plan. It would likewise be consistent with Land Use Element Goal 1 and Policies 1.3, 1.4, 3.2 and 4.2 as well as Housing Element Goal 1 and Objectives 5 and 6 of the Comprehensive Plan as set forth above in Section VII of this recommendation. It would also be consistent with the requirements and intent of the Grandview Municipal Code so long as it satisfies all of the criteria required for approval of the requested 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 Concurrency Review resulted in a determination that there is adequate capacity on the affected streets to accommodate many more than the projected 30 average daily trips that would result from the development of

R-3 uses on the subject parcel. Any development or redevelopment of the subject parcel will require compliance with all applicable City development standards and all other applicable regulations relative to drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes.

(3) The development (requested rezone) adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18. The City determined that the requested rezone would not result in any probable significant adverse environmental impacts under GMC Title 18 by issuing a final SEPA Determination of Non-Significance on October 22, 2021, which was not appealed.

(4) The development (requested rezone) is beneficial to the public health, safety and welfare and is in the public interest. The proposed R-3 zoning would be beneficial to the public health, safety and welfare and would be in the public interest because it would provide needed additional housing stock in the City in a location where there are existing residential uses to the north, south and west of the parcel.

(5) The development (requested 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 remaining capacity on the affected streets to accommodate R-3 uses on the subject parcel without lowering the level of service of transportation below the minimum standards prescribed by the City’s Comprehensive Plan. The concurrency test and requirements of Chapter 14.10 of the Grandview Municipal Code entitled Transportation Concurrency Management were applied. R-3 development on the proposed parcel is not expected to result in traffic volumes on West 5th Street or Euclid Road that would pose a problem for this area. Both streets would have a remaining capacity of more than 2,400 vehicles per day for the sections of the streets that were analyzed.

(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. No dedication of additional right-of-way along West 5th Street or Concord Avenue would be required in order to develop R-3 uses on the subject parcel.

XI. Additional Specific Review Criteria for Rezones. GMC §17.88.060 provides that after the completion of an open record hearing regarding a request for a rezone, the Hearing Examiner shall make and enter findings and conclusions which support a recommendation relative to five considerations. GMC §17.88.080 provides that those findings and conclusions are to be forwarded to the City Council to decide at a regular business meeting in accordance with GMC Chapter 2.50 whether to approve the rezone with or without modification, whether to enter into a concomitant agreement with the applicant or whether to deny the rezone. GMC §17.88.060 provides that the Hearing Examiner shall find whether or not:

(1) The proposal is in accord with the goals and policies of the comprehensive plan. The requested rezone from the R-1 Low Density Residential District to the R-3 High Density Residential District is in accord with the Goals and Policies of the Comprehensive Plan as explained in detail above in Section VII of this recommendation.

(2) The effect of the proposal on the immediate vicinity will be materially detrimental. The effect on the immediate vicinity of the requested rezone of the 0.65-acre parcel to the R-3 High Density Residential District would not be materially detrimental because the subject parcel and the parcels to the north, south and west of the subject parcel are designated for residential uses by the Comprehensive Plan and because the nearby parcels on those three sides of the subject parcel are used for residential purposes. R-3 zoning would also serve as a buffer between the adjacent commercial zoning and land uses east of the subject

parcel and the existing R-1 Low Density Residential District uses west of the subject parcel.

(3) There is merit and value in the proposal for the community as a whole. The merit and value for the community as a whole would be to have additional housing within the City that would comply with all applicable requirements and would be in an area of existing residential uses.

(4) Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal. The City's SEPA Responsible Official determined that the requested rezone will not have any significant adverse impacts in need of mitigation and issued a final Determination of Non-Significance on October 22, 2021, which became final without an appeal.

(5) A development agreement should be entered into between the city and the petitioner, and if so, the terms and conditions of such an agreement. A development agreement has not been recommended by the City's Planner, but can be required of the applicant at the City's discretion.

CONCLUSIONS

Based upon the foregoing Findings, the Hearing Examiner concludes as follows:

(1) The Hearing Examiner has authority to recommend that the Grandview City Council approve rezones where, as here, they satisfy the zoning ordinance and other applicable requirements and criteria for approval.

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

(3) SEPA environmental review for the requested rezone resulted in the issuance of a Determination of Non-Significance on October 22, 2021, which became final without an appeal.

(4) The City of Grandview has sufficient public services and sufficient water, sewer and street capacity for the requested rezone.

- (5) The public use and interest would be served by the requested rezone.
- (6) The requested rezone satisfies the requisite criteria for its approval.
- (7) The Hearing Examiner's recommendation regarding the requested rezone will be considered and decided by the Grandview City Council at a closed record public hearing.

RECOMMENDATION

The Hearing Examiner recommends that the Grandview City Council rezone the 28,437-square-foot parcel number 230922-41565 at 501 Concord Avenue from the R-1 Low Density Residential District to the R-3 High Density Residential District.

DATED this 2nd day of December, 2021.



Gary M. Cuillier, Hearing Examiner

Applicant James E. Gauley;
503 Concord Ave., LLC and
REJG LLC, Property Owners;
Rezone From R-1 to R-3;
501 Concord Avenue;
RZ#2021-05



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Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 Inch = 400 ft.

Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

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Map Report

Easting(E) | Northing(N)
 Longitude(E) | Latitude(N)

Click Map to: **Get Information**

One Inch = 400 Feet
 Feet 200 400 600

PROPERTY PHOTOS: 1 2 3		PROPERTY INFORMATION AS OF 1/5/2022 11:10:03 PM				PRINTING				
	Parcel Address:	UN-ASSIGNED, ,WA				Printer-Friendly Page				
	Parcel Owner(s):	503 CONCORD AVE LLC								
	Parcel Number:	23092241565	Parcel Size:	28437 Square Feet		Detailed Report				
	Property Use:	69 Service - Miscellaneous				Print Detailed MAP				
TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):	440	Tax Year:	2022							
Improvement Value:	\$269000	Land Value:	\$28400							
Current Use Value:	\$0	Current Use Improvement:	\$0							
New Construction:	\$0	Total Assessed Value:	\$297400							
RESIDENTIAL INFORMATION										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/atf/bltn)	Carport	Section Map 1in=400ft
No Residence Information Found.										
SALE INFORMATION								Qtr SECTION MAPS		
Excise	Sale Date	Sale Price	Grantor	Portion						
E030776	4/12/2021	\$238500	NORTHWEST HISPANIC DISTRICT COUNCIL OF THE ASSEMBL	N				NW-Qtr 1"=200ft	NE-Qtr 1"=200ft	
DISCLAIMER								SW-Qtr 1"=200ft		SE-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 .										

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:	53077C1925D
		Download Map	
LOCATION INFORMATION			
+ Latitude:	48° 15' 03.438"	+ Longitude:	-119° 54' 59.911"
		Range:	23 Township: 09 Section: 22
Narrative Description: Section 22 Township 09 Range 23 Quarter SE SHORT PLAT 8038074 Lot 1A			
DISCLAIMER			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD			