

**GRANDVIEW CITY COUNCIL
REGULAR MEETING AGENDA
TUESDAY, JUNE 14, 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

PAGE

1. **CALL TO ORDER & ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVE AGENDA**
4. **PRESENTATIONS**
5. **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.
6. **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 May 24, 2022 Committee-of-the-Whole meeting 1-6
 - B. Minutes of the May 24, 2022 Council meeting 7-13
 - C. Payroll Check Nos. 12741-12769 in the amount of \$30,176.95
 - D. Payroll Electronic Fund Transfers (EFT) Nos. 60802-60812 in the amount of \$115,149.43
 - E. Payroll Direct Deposit 5/16/22-5/31/22 in the amount of \$146,810.76
 - F. Claim Check Nos. 124319-124430 in the amount of \$426,978.83
7. **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 – Darrin Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw Annexation & Rezone, 3160 and 3130 Olmstead Road, Grandview, Yakima County, Washington 14-35
 - Grandview Hearing Examiner Public Hearing Packet dated April 27, 2022 is included as part of the agenda packet per reference in the Hearing Examiner's Recommendation and Decision (1-63)

PAGE

- B. Resolution No. 2022-26 authorizing the petition to annex properties known as the Darrin Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw 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 36-39
- C. Resolution No. 2022-27 authorizing the Mayor to sign Change Order Nos. 3 and 4 with Culbert Construction Inc., for the Sanitary Sewer Trunk Main Replacement – Phase 2 40-44

- 8. UNFINISHED AND NEW BUSINESS
- 9. CITY ADMINISTRATOR AND/OR STAFF REPORTS
- 10. MAYOR & COUNCILMEMBER REPORTS
- 11. ADJOURNMENT

The City of Grandview Special Committee-of-the-Whole and Regular Council Meetings scheduled for Tuesday, June 14 2022 at 5:30 pm and 7:00 pm will be held in person and will also be available via teleconference.

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

Join Zoom Meeting

<https://us06web.zoom.us/j/86095128083?pwd=OTJXWXMvbmNlMDdiZDBDYzh5S2Ftdz09>

Meeting ID: 860 9512 8083

Passcode: 499751

To join via phone: +1 253 215 8782 US

Meeting ID: 860 9512 8083

Passcode: 499751

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
MAY 24, 2022**

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.

Moment of Silence – Council observed a moment of silence in honor and remembrance of the victims who tragically lost their lives on May 24, 2022, at Robb Elementary School in Uvalde, Texas.

2. ROLL CALL

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

Present via teleconference: Councilmember Mike Everett

Absent: Councilmember Javier Rodriguez

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

3. PUBLIC COMMENT

Main Street Grandview Update – Ray Vining, Grandview Main Street, provided an update on Main Street Grandview, a copy of which is attached hereto and incorporated herein as part of these minutes.

YVC Grandview Campus Update – Pedro Navarrette, YVC Grandview Campus Assistant Dean stated that YVC recently updated the campus technology and the college would be coordinating “Express Enrollment” days on June 22nd, June 29th and July 6th from 9 am to 6 pm at the campus, for students to receive assistance with enrollment, testing, advising and financial aid.

4. NEW BUSINESS

A. Resolution No. 2022-21 adopting the 2023-2028 Six-Year Transportation Improvement Program

City Administrator Arteaga explained that each year, the City was required to update the Six-Year Transportation Improvement Program (TIP). The Six-Year TIP identified street priority projects and funding sources. In the past, Council had not added street projects unless there was a funding source available to support the recommendation. She presented the 2023-2028 Six-Year TIP prioritized as follows:

Priority Number: 1

Project Title: Old Inland Empire Highway Improvements from Grandridge Road to Elm Street

Project Description: Reconstruct roadway including widening, excavation, gravel surfacing, hot mix asphalt, curb and gutter, sidewalk, storm drainage improvements, landscaping and street

Committee-of-the-Whole Meeting Minutes

May 24, 2022

Page 2

lights

Project Year: 2023

Funding Source: Surface Transportation Program (STP)

Federal/State Funds: \$1,897,200

Local Funds: \$296,200

Total Funds: \$2,193,900

Priority Number: 2

Project Title: Stover Road Railroad Crossing Improvements

Project Description: Replace outdated railroad crossing equipment, railroad crossing surfacing and pedestrian crossing and resurface roadway

Project Year: 2023

Funding Source: Transportation Improvement Board (TIB)

Federal/State Funds: \$650,000

Local Funds: -0-

Total Funds: \$650,000

Priority Number: 3

Project Title: West Fifth Street Resurfacing from Euclid Road to Grandridge Road

Project Description: Grind and overlay asphalt surface, pavement markings, update sidewalk ramps to ADA standards

Project Year: 2023

Funding Source: Transportation Improvement Board (TIB)

Federal/State Funds: \$491,400

Local Funds: \$54,600

Total Funds: \$546,000

Priority Number: 4

Project Title: Larson Street Improvements from West Fifth Street to Queen Street

Project Description: Roadway reconstruction including excavation, roadway widening, storm drainage improvements, hot mix asphalt, curb and gutter, and water system improvements

Project Year: 2024

Funding Source: City of Grandview

Federal/State Funds: -0-

Local Funds: \$525,000

Total Funds: \$525,000

Priority Number: 5

Project Title: Stassen Street Improvements from Hillcrest Street to Velma Avenue

Project Description: Roadway reconstruction including excavation, roadway widening, storm drainage improvements, hot mix asphalt, and water system improvements

Project Year: 2026

Funding Source: City of Grandview

Federal/State Funds: -0-

Local Funds: \$556,500

Total Funds: \$556,500

Priority Number: 6

Project Title: Highland Road Improvements from Elm Street to east City limits

Project Description: Roadway reconstruction including excavation, road widening, curb and gutter, hot mix asphalt, storm drainage improvements, and water and sewer system

improvements

Project Year: 2027

Funding Source: City of Grandview

Federal/State Funds: -0-

Local Funds: \$3,684,500

Total Funds: \$3,684,500

Priority Number: 7

Project Title: Forsell Road Resurfacing from Wallace Way to Puterbaugh Road

Project Description: Grind and overlay asphalt surface and pavement markings

Project Year: 2025

Funding Source: Transportation Improvement Board (TIB)

Federal/State Funds: \$361,179

Local Funds: \$40,131

Total Funds: \$401,310

Priority Number: 8

Project Title: West Second Street Improvements from Hillcrest Road to Avenue J

Project Description: Reconstruct roadway including excavation, crushed surfacing, hot mix asphalt, curb and gutter, sidewalks, storm drainage, street lighting and pavement markings

Project Year: 2024/2025

Funding Source: Transportation Improvement Board (TIB)

Federal/State Funds: \$1,273,500

Local Funds: \$141,500

Total Funds: \$1,415,000

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. moved Resolution No. 2022-21 adopting the 2023-2028 Six-Year Transportation Improvement Program to the May 24, 2022 regular meeting for consideration.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes
- Councilmember Everett – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

B. Resolution authorizing the Mayor to sign Change Order Nos. 3 and 4 with Culbert Construction Inc., for the Sanitary Sewer Trunk Main Replacement – Phase 2

Present on behalf of HLA Engineering and Land Surveying was City Engineer Terry Alapeteri.

City Engineer Alapeteri explained that the Sanitary Sewer Trunk Main Replacement should be complete by the third week of June. He advised that the City contracted with Culbert Construction Inc., as the contractor for the Sanitary Sewer Trunk Main Replacement – Phase 2. Change Order No. 3 provided for labor and materials necessary for the demolition and haul off of existing shed

which was in conflict with the improvements. This work included the excavation and haul off of native materials, placement of drain fabric, placement of drain rock, installation of perforated pipe, installation of Type-1 24-inch round catch basin, installation of 12-in ADS solid pipe draining into and out of the storm gallery, and quarry spalls around the outfall of the overflow pipe. The Change Order amount was \$73,980.00. Change Order No. 4 was intended to compensate the contractor for additional concrete work that became necessary during the construction of the project. This work included the removal and replacement of the following items: ADA ramp at Euclid intersection, 10-ft long section of sidewalk at Euclid intersection, 10ft x 20ft carport slab, 11ft x 14ft slab at Ivan Way residence (damaged during Phase 1 of this project), and a concrete slab at 2600 South Euclid. The Change Order amount was \$26,150.00.

Discussion took place.

On motion by Councilmember Ozuna, second by Councilmember Diaz, the C.O.W. moved a resolution authorizing the Mayor to sign Change Order Nos. 3 and 4 with Culbert Construction Inc., for the Sanitary Sewer Trunk Main Replacement – Phase 2 to the June 14, 2022 regular meeting for consideration.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes
- Councilmember Everett – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

C. Resolution amending Section 3.09 Paid Holidays of the Personnel Policy Manual and Resolution amending Chapter 9 Longevity Pay of the Personnel Policy Manual

City Administrator Arteaga explained that Council adopted a new holiday schedule for union personnel to include June 19th as a paid holiday. In addition, Council adopted a new longevity schedule for union personnel. Staff recommended Section 3.09 Paid Holidays and Chapter 9 Longevity Pay of the Personnel Policy Manual be amended so that provisions were identical for union and non-union personnel.

Discussion took place.

On motion by Councilmember Everett, second by Councilmember Moore, the C.O.W. moved a resolution amending Section 3.09 Paid Holidays and Chapter 9 Longevity Pay of the Personnel Policy Manual to the May 24, 2022 regular meeting for consideration.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes
- Councilmember Everett – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

6. OTHER BUSINESS

Yakima County ARPA Funding Opportunity – City Administrator Arteaga reported that staff would be recommending that the City apply to Yakima County ARPA Funding for the following projects:

- Sanitary Sewer System Improvements – replace 3,500 linear feet of failing cement sewer transmission main in the amount of \$1,500,000
- 3.0 MG Reservoir Recoating – repair and repaint to prevent corrosion and maintain water quality and tank integrity - \$950,000
- Source Well S14 Cleaning and Rehabilitation – correct biofouling and improve pump and well capacity - \$460,000

Applications were due June 24, 2022.

YVCOG General Membership Meeting – Councilmember Moore and Mayor Mendoza attended the YVCOG General Membership meeting on May 18, 2022. Mark Barkley from the Department of Commerce presented the Capital Project Funds program.

YCDA Annual Meeting – Mayor Mendoza, Councilmembers Moore, Souders, Espinoza and Diaz along with City Administrator Arteaga attended the YCDA Annual meeting on May 12, 2022. The meeting included an update on YCDA's impact in the business community during COVID-19 and keynote speaker, Greg Bell.

Save the Children – Mayor Mendoza reported that Save the Children CEO Janti Soeripto was in Grandview to see the amazing things the Grandview School District and the City of Grandview were doing in our community in conjunction with the Save the Children program.

Yakima County Solid Waste Meeting – City Administrator Arteaga and Councilmember Moore attended a meeting with Yakima County Solid Waste regarding the closure of the Snipes Landfill Station.

7. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. meeting adjourned 7:00 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk

26 May 2022 Committee of the whole 6pm

Public Comment

Mainstreet Grandview Update

From vacancy to vibrancy, the Mainstreet initiative for beautification of Historic Downtown Grandview.

Pursuing a partnership with the Building owners in Historic Downtown and the Grandview Museum to utilize their awesome digital collection of Grandview Images. The means is to have murals made to fit the windows of vacant buildings. Of course this would only be done in buildings where the owners are involved in the work of mural creation and display. This is a part of our ARPA application.

The artists in windows initiative is also moving forward. The Mainstreet beautification committee met with two building owners this past weekend. This too is part of an ARPA application.

Jun 24,25 and 26 the Museum Board and the Friends of the Grandview museum are hosting an outdoor tractor tractor exhibit. The intent is to bring more folks into the museum and into downtown.

We are partnering with the Grandview Basketball parent boosters club to put on a 3 on 3 bball tournament in downtown Grandview. The date will be in late August.

The Mainstreet board has submitted the grant application for the Washington Affiliate Building Grant. We would like to thank you for your support in this application.

Our focus at the moment is building a calendar of perennial activities. A major amount of our effort will then shift to organizing volunteers to lead and present these activities.

Things are a hopping and a popping. This can only be sustained with active volunteer recruitment and maintenance. We will continue our work of bring citizens together for the common good in working to keep Grandview a Great Place to Grow.

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
MAY 24, 2022**

1. CALL TO ORDER

Mayor Gloria Mendoza called the regular meeting to order at 7:00 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, Jessie Espinoza, Bill Moore (Mayor Pro Tem), Robert Ozuna and Joan Souders

Present via teleconference: Councilmember Mike Everett

Absent: Councilmember Javier Rodriguez

On motion by Councilmember Souders, second by Councilmember Diaz, Council excused Councilmember Rodriguez from the meeting.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes
- Councilmember Everett – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

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

2. PLEDGE OF ALLEGIANCE

Mayor Mendoza led the pledge of allegiance.

3. APPROVE AGENDA

On motion by Councilmember Moore, second by Councilmember Diaz, Council approved the May 24, 2022 regular meeting agenda as amended to include the following items from the C.O.W. agenda:

- **Resolution amending Section 3.09 Paid Holidays of the Personnel Policy Manual**
- **Resolution amending Chapter 9 Longevity Pay of the Personnel Policy Manual**

4. PRESENTATIONS

American Legion Penny-A-Day Campaign Certificate of Appreciation – The American Legion Fred E. Hayes Post 57 presented a Certificate of Appreciation to the City of Grandview for assistance with the drive-by Penny-a-Day Campaign conducted March 26, 2022 and in support of community programs supported by the American Legion.

5. **PUBLIC COMMENT** – None

6. **CONSENT AGENDA**

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

- A. **Minutes of the May 10, 2022 Committee-of-the-Whole meeting**
- B. **Minutes of the May 10, 2022 Council meeting**
- C. **Minutes of the May 17, 2022 Special Council meeting**
- D. **Payroll Check Nos. 12725-12740 in the amount of \$88,628.06**
- E. **Payroll Electronic Fund Transfers (EFT) Nos. 60794-60798 in the amount of \$97,018.73**
- F. **Payroll Direct Deposit 5/1/22-5/15/22 in the amount of \$132,285.35**
- G. **Claim Check Nos. 124224-124318 in the amount of \$292,803.61**

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes
- Councilmember Everett – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

7. **ACTIVE AGENDA**

A. **Public Hearing – 2023-2028 Six-Year Transportation Improvement Program**

Mayor Mendoza opened the public hearing to receive comments on an amendment to the 2023-2028 Six-Year Transportation Improvement Program by reading the public hearing procedure.

City Administrator Arteaga explained that each year, the City was required to update the Six-Year Transportation Improvement Program (TIP). The Six-Year TIP identified street priority projects and funding sources. In the past, Council had not added street projects unless there was a funding source available to support the recommendation. She presented the 2023-2028 Six-Year TIP prioritized as follows:

Priority Number: 1

Project Title: Old Inland Empire Highway Improvements from Grandridge Road to Elm Street

Project Description: Reconstruct roadway including widening, excavation, gravel surfacing, hot mix asphalt, curb and gutter, sidewalk, storm drainage improvements, landscaping and street lights

Project Year: 2023

Funding Source: Surface Transportation Program (STP)

Federal/State Funds: \$1,897,200

Local Funds: \$296,200

Total Funds: \$2,193,900

Priority Number: 2

Project Title: Stover Road Railroad Crossing Improvements

Project Description: Replace outdated railroad crossing equipment, railroad crossing surfacing and pedestrian crossing and resurface roadway

Project Year: 2023

Funding Source: Transportation Improvement Board (TIB)

Federal/State Funds: \$650,000

Local Funds: -0-

Total Funds: \$650,000

Priority Number: 3

Project Title: West Fifth Street Resurfacing from Euclid Road to Grandridge Road

Project Description: Grind and overlay asphalt surface, pavement markings, update sidewalk ramps to ADA standards

Project Year: 2023

Funding Source: Transportation Improvement Board (TIB)

Federal/State Funds: \$491,400

Local Funds: \$54,600

Total Funds: \$546,000

Priority Number: 4

Project Title: Larson Street Improvements from West Fifth Street to Queen Street

Project Description: Roadway reconstruction including excavation, roadway widening, storm drainage improvements, hot mix asphalt, curb and gutter, and water system improvements

Project Year: 2024

Funding Source: City of Grandview

Federal/State Funds: -0-

Local Funds: \$525,000

Total Funds: \$525,000

Priority Number: 5

Project Title: Stassen Street Improvements from Hillcrest Street to Velma Avenue

Project Description: Roadway reconstruction including excavation, roadway widening, storm drainage improvements, hot mix asphalt, and water system improvements

Project Year: 2026

Funding Source: City of Grandview

Federal/State Funds: -0-

Local Funds: \$556,500

Total Funds: \$556,500

Priority Number: 6

Project Title: Highland Road Improvements from Elm Street to east City limits

Project Description: Roadway reconstruction including excavation, road widening, curb and gutter, hot mix asphalt, storm drainage improvements, and water and sewer system improvements

Project Year: 2027

Funding Source: City of Grandview

Federal/State Funds: -0-

Local Funds: \$3,684,500

Total Funds: \$3,684,500

Priority Number: 7

Project Title: Forsell Road Resurfacing from Wallace Way to Puterbaugh Road

Project Description: Grind and overlay asphalt surface and pavement markings

Project Year: 2025

Funding Source: Transportation Improvement Board (TIB)

Federal/State Funds: \$361,179

Local Funds: \$40,131

Total Funds: \$401,310

Priority Number: 8

Project Title: West Second Street Improvements from Hillcrest Road to Avenue J

Project Description: Reconstruct roadway including excavation, crushed surfacing, hot mix asphalt, curb and gutter, sidewalks, storm drainage, street lighting and pavement markings

Project Year: 2024/2025

Funding Source: Transportation Improvement Board (TIB)

Federal/State Funds: \$1,273,500

Local Funds: \$141,500

Total Funds: \$1,415,000

No comments were received during the public hearing or by mail and the hearing was closed.

B. Resolution No. 2022-21 adopting the 2023-2028 Six-Year Transportation Improvement Program

On motion by Councilmember Moore, second by Councilmember Souders, Council approved Resolution No. 2022-21 adopting the 2023-2028 Six-Year Transportation Improvement Program.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes
- Councilmember Everett – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

C. Resolution No. 2022-22 authorizing the Mayor to sign a Recreational Use Permit by and Between the City of Grandview and the Grandview Neptune Rotary Swim Team for the use of the swimming pool – 2022 Swim Team Program

This item was previously discussed at the May 10, 2022 C.O.W. meeting.

On motion by Councilmember Everett, second by Councilmember Diaz, Council approved Resolution No. 2022-22 authorizing the Mayor to sign a Recreational Use Permit by and Between the City of Grandview and the Grandview Neptune Rotary Swim Team for the use of the swimming pool – 2022 Swim Team Program.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes
- Councilmember Everett – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

D. Resolution No. 2022-23 amending Section 3.09 Paid Holidays of the Personnel Policy Manual

This item was previously discussed at the May 24, 2022 C.O.W. meeting.

On motion by Councilmember Moore, second by Councilmember Diaz, Council approved Resolution No. 2022-23 amending Section 3.09 Paid Holidays of the Personnel Policy Manual.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes
- Councilmember Everett – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

E. Resolution No. 2022-24 amending Chapter 9 Longevity Pay of the Personnel Policy Manual

This item was previously discussed at the May 24, 2022 C.O.W. meeting.

On motion by Councilmember Souders, second by Councilmember Moore, Council approved Resolution No. 2022-24 amending Chapter 9 Longevity Pay of the Personnel Policy Manual.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes
- Councilmember Everett – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

8. UNFINISHED AND NEW BUSINESS – None

9. CITY ADMINISTRATOR AND/OR STAFF REPORTS

Swim Pool Repainting – City Administrator Arteaga reported that the swim pool repainting was complete and the pool would be filled next week.

Street Re-Striping – Assistant Public Works Director Dorsett reported that street re-striping would commence next week.

Japanese Beetle Eradication – Assistant Public Works Director Dorsett reported that the Washington State Department of Agriculture has treated all City property for the Japanese beetle.

Downtown Flower Pots and Planters – Assistant Public Works Director Dorsett reported that the downtown flower pots and planters would be completed this next week.

10. MAYOR & COUNCILMEMBER REPORTS

Council Retreat – Council discussed the scheduling of a Council retreat. Items for the retreat agenda would include economic development, ARPA funding, branding, and the 2023 budget. A date during the month of July would be coordinated for the retreat.

Employee/Council Appreciation Picnic – Council discussed the scheduling of the annual Employee/Council appreciation picnic. A date at the end of June would be coordinated for the event.

Camp Hope Gala – Councilmember Souders attended the Camp Hope Gala.

11. EXECUTIVE SESSION – UNION NEGOTIATIONS POLICE DISPATCH

Mayor Mendoza adjourned the meeting to an executive session at 7:45 p.m., for approximately 5 minutes to discuss personnel matters per RCW 42.30.110(1)(g) to include the union negotiation proposal for the Police Dispatcher bargaining unit with the aforementioned Mayor, Councilmembers, City Administrator and City Attorney present.

The meeting resumed at 7:50 p.m., with the aforementioned Mayor, Council and staff present.

On motion by Councilmember Ozuna, second by Councilmember Espinoza, Council approved Resolution No. 2022-25 approving the Police Department Dispatch Agreement between the City of Grandview and Teamsters Local No. 760 for the period of January 1, 2022 through December 31, 2022.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes
- Councilmember Everett – No
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

12. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Souders, the Council meeting adjourned at 7:55 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk



**CITY OF GRANDVIEW
NOTICE OF CLOSED RECORD PUBLIC HEARING
STATEWIDE DEVELOPMENT ANNEXATION & REZONE
3160 AND 3130 OLMSTEAD ROAD, GRANDVIEW, WA**

NOTICE IS HEREBY GIVEN that the City Council of the City of Grandview will hold a closed record public hearing on **Tuesday, June 14, 2022 at 7:00 p.m.**, to consider the Hearing Examiner's recommendation that the City Council approve the requested annexation and rezone for the following:

Applicant(s) & Property Owner(s): Darren Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw
Proposed Project: Annexation & Rezone
Current Zoning/Future Land Use: Commercial
Proposed Zoning: C-2 General Business
Location of Project: 3160 and 3130 Olmstead Road, Grandview, Yakima County, WA
Parcel No(s): 230924-12004 and 230924-12008

The closed record public hearing will be held in person 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/86095128083?pwd=OTJXWXMvbmNlMDdlZDBDYzh5S2Ftdz09>

Meeting ID: 860 9512 8083

Passcode: 499751

To join via phone: +1 253 215 8782 US

Meeting ID: 860 9512 8083

Passcode: 499751

A copy of the Hearing Examiner's recommendation is posted on the City's website www.grandview.wa.us or you may request a copy 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 – May 18, 2022

**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): Darren Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw

Proposed Project: Annexation & Rezone

Current Zoning/Future Land Use: Commercial

Proposed Zoning: C-2 General Business

Location of Project: 3160 and 3130 Olmstead Road, Grandview, Yakima County, WA

Parcel No(s): 230924-12004 and 230924-12008

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, Washington
Hearing Examiner’s Recommendation**

May 11, 2022

In the Matter of a Petition for)
Annexation of Two Parcels with)
C-2 General Business District)
Zoning Submitted by:)
) **Annexation Resolution No. 2022-08**
Statewide Development LLC)
& Karissa Carpenter Bradshaw)
)
Relative to About 3.3 Acres at)
3160 and 3130 Olmstead Road)

A. Introduction. The findings relative to the hearing procedure for this petition are as follows:

(1) The Hearing Examiner conducted an open record public hearing on April 27, 2022, regarding this petition to annex about 3.3 acres at 3160 and 3130 Olmstead Road into the City of Grandview with C-2 General Business District zoning.

(2) The staff report was presented by Byron Gumz, Planning Manager of the Yakima Valley Conference of Governments acting as the City’s Planner. He recommended approval of the proposed annexation with C-2 zoning.

(3) Petitioner/property owner Darren Still d/b/a Statewide Development LLC also testified in favor of the application and answered questions.

(4) City Administrator/Public Works Director Cus Arteaga testified about the existence of a 12-inch waterline along the frontage of the parcels which provides fire flow to the adjacent mini-storage facility to the east also owned by Mr. Still. City

Darren Still, Statewide Development LLC 1
Karissa Carpenter Bradshaw
Annexation/Rezone of 3.3 Acres
3160 and 3130 Olmstead Road
Resolution No. 2022-08

Clerk Anita Palacios indicated that one written agency comment was received from the Washington State Department of Transportation.

(5) No other testimony was presented at the hearing and no other written comments were submitted during or before the hearing.

(6) This recommendation has been issued within ten working days of the hearing as required by Subsection 2.50.130(A) of the Grandview Municipal Code.

B. Summary of Recommendation. The Hearing Examiner recommends that the Grandview City Council approve the proposed annexation of the two adjacent parcels at 3160 and 3130 Olmstead Road on the south side of Olmstead Road with the requested C-2 General Business District zoning as recommended by the City’s Planner in order to be consistent with the Comprehensive Plan Future Land Use Map designation of “Commercial” for the parcels.

C. Basis for Recommendation. Based upon a view of the site without anyone else present on April 27, 2022; the information contained in the staff report, the exhibits, the testimony, and the other evidence presented at the open record public hearing on April 27, 2022; and a consideration of the Grandview Comprehensive Plan and Grandview Zoning Ordinance; the Hearing Examiner makes the following:

FINDINGS

I. Petitioners and Property Owners. The petitioner and property owner as to the westernmost triangular-shaped parcel at 3160 Olmstead Road is Darren Still d/b/a Statewide Development LLC, 273 South County Line Road, Grandview,

Darren Still, Statewide Development LLC 2
Karissa Carpenter Bradshaw
Annexation/Rezone of 3.3 Acres
3160 and 3130 Olmstead Road
Resolution No. 2022-08

Washington 98930. The petitioner and property owner of the parcel at 3130 Olmstead Road between that parcel and a mini-storage facility to the east is Karissa Carpenter Bradshaw, 9820 Welsh Drive, Pasco, Washington 99301.

II. Location. The 0.9-acre Statewide Development LLC parcel #230924-12004 that is proposed for annexation with C-2 General Business District zoning at 3160 Olmstead Road is located on the south side of the road about one-fourth of a mile west of the intersection of Olmstead Road and McCreadie Road. The 2.4-acre Karissa Carpenter Bradshaw parcel #230924-12008 proposed for annexation with C-2 General Business District zoning at 3130 Olmstead Road is adjacent to the east between the Statewide Development LLC parcel and the existing mini-storage facility within the City limits which is also owned by that entity. The parcels abut Interstate 82 right-of-way on the south and are contiguous to the City limits on the south of I-82 and on the east of the easternmost Karissa Carpenter Bradshaw parcel.

III. Petition. The background relative to this annexation petition may be summarized as follows:

(1) The Letter of Intention (60% Petition Method) to Commence Annexation Proceedings to the City of Grandview, Washington and the 60% Petition Method for Annexation to the City of Grandview, Washington were both signed by Darren Still d/b/a Statewide Development LLC and Karissa Carpenter Bradshaw who each own one of the two parcels proposed for annexation.

(2) The petition requests annexation of the two parcels with assumption of existing City indebtedness and with C-2 General Business District zoning. That zoning would be consistent with the City's "Commercial" Comprehensive Plan designation for the two parcels.

(3) The annexation with zoning consistent with the current Comprehensive Plan designation for the two parcels would allow the owners to construct residential mini-storage units as a permitted use in the C-2 General Business District pursuant to GMC §17.44.020(CC). It would be west of an adjacent existing mini-storage facility. The existing residence at 2130 Olmstead Road would remain.

(4) At the City Council's regular meeting of March 8, 2022, the City Council by means of Resolution No. 2022-08 accepted the request for annexation subject to the following conditions: (i) that the annexation is accepted for the legal description attached to the Resolution; (ii) that the City requires simultaneous adoption of the City's zoning regulations consistent with the Urban Growth Area Future Land Use Designation: C-2 General Business for the proposed annexation; and (iii) that the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed. The City Council by that Resolution also referred the petition for annexation to the Hearing Examiner to receive and examine available information, conduct a public hearing, prepare a record thereof, and enter findings of fact and conclusions based upon those facts, together with a recommendation to the City Council.

(5) The sufficiency of the petition signed by at least 60% of the property owners was confirmed by a letter from Yakima County Assessor Dave Cook dated February 24, 2022. The accuracy of the legal description for the proposed annexation which includes the portion of Olmstead Road and I-82 rights-of-way adjacent to the parcels and which was prepared by Professional Land Surveyor Eric T. Herzog on March 9, 2022, was confirmed by a letter from Yakima County Engineer Matt Pietrusiewicz, P.E. dated March 10, 2022.

(6) If the City Council agrees with this recommendation, it will authorize the annexation petition to be forwarded to the Boundary Review Board. If it is approved by that Board or if 45 days pass without the filing of a request for review, it will be returned for the City Council's adoption of an annexation ordinance.

IV. State Environmental Policy Act. The City of Grandview distributed a Notice of Application and utilized the optional SEPA process authorized by WAC 197-11-355 with a comment period that ended on April 13, 2022. A final threshold

determination was issued on April 14, 2022, which retained the initial Determination of Non-significance (DNS). The DNS determined that the proposed annexation with appropriate zoning will not have a probable significant adverse environmental impact. The DNS became final without any appeals.

V. Zoning and Land Uses. The easternmost parcel of the two is adjacent to the City limits on the east and also to the City limits across I-82 to the south. Both parcels are currently zoned by Yakima County as Highway/Tourist Commercial. The parcel within the City on the east is the site of an existing mini-storage facility and is currently zoned as M-1 Light Industrial because it currently has a Comprehensive Plan designation of Industrial rather than Commercial. The easternmost parcel subject to this petition is improved with a single-family residence that will remain. The westernmost parcel subject to this petition is undeveloped. Both parcels are within the City’s Urban Growth Area. The properties near this parcel have the following characteristics:

<i>Location</i>	<i>Zoning</i>	<i>Existing Uses</i>	<i>Jurisdiction</i>
North:	M-1 Light Industrial	Agriculture	Yakima County
South:	Highway/Tourist Commercial	Interstate 82	Yakima County
East:	M-1 Light Industrial	Mini-storage	City of Grandview
West:	Highway/Tourist Commercial	Interstate 82	Yakima County

VI. Comprehensive Plan. The 2016 Grandview Comprehensive Plan Future Land Use Map designation for the subject two parcels is “Commercial.”

VII. Floodways or Shorelines. There are no FEMA floodways, floodplains or other flood hazard areas within or near these parcels. Likewise, there are no designated Shoreline Environments regulated by the Yakima County Regional Shoreline Master Program within or near these parcels.

VIII. Critical Areas. There are no known critical areas as defined by GMC Chapter 18.06 within or near these parcels.

IX. Concurrency. This petition is not subject to GMC Chapter 14.10 relative to Transportation Concurrency Management because no development is proposed at this time. A Certificate of Concurrency may be required for future development.

X. Development Standards. This petition is likewise not subject to any of the development standards that are contained in the Grandview Municipal Code since no development of the parcels is proposed at this time.

XI. Infrastructure. There is a 12-inch water line providing fire flow to the mini-storage units east of these two parcels. The water line runs along the Olmstead Road frontage of the proposed annexation area. Sewer lines are not in the area of the proposed annexation. The two parcels in this petition are served by Olmstead Road which is a paved County Road. The portion of the Olmstead Road and I-82 right-of-way adjacent to the parcels is included in the legal description of the proposed annexation. Future development in this area may require road improvements and additional right-of-way for Olmstead Road.

XII. Hearing Examiner Jurisdiction. Annexation procedures are governed by Chapter 17.96 of the Grandview Municipal Code (GMC) and Chapter 35A.14 of the Revised Code of Washington (RCW). The Hearing Examiner has jurisdiction to make a recommendation regarding annexation with appropriate zoning to the City Council based on the criteria set forth in GMC Chapter 17.96, GMC Chapter 14.09 and GMC Chapter 17.88 after a public hearing with prior notice described in RCW 35A.14.130.

XIII. Notices of Hearing. Notices of the Hearing Examiner’s open record public hearing of April 27, 2022, were provided as follows:

(1) The type of notice required for annexations by GMC §2.50.120(B) to be provided at least 10 working days prior to the hearing is not specified by GMC Chapter 17.96 or GMC Chapter 2.50. But RCW 35A.14.130 requires the City to “cause notice of the hearing to be published in one or more issues of a newspaper of general circulation in the city” and requires that “The notice shall also be posted in three public places within the territory proposed for annexation, and shall specify the time and place of hearing and invite interested persons to appear and voice approval or disapproval of the annexation.”

(2) Notice of the public hearing before the Hearing Examiner was posted on the property proposed for annexation on March 23, 2022.

(3) Notice of the public hearing was published in the City’s official newspaper, the Grandview Herald, on March 23, 2022, at least 10 working days prior to the hearing in accordance with RCW 35A.14.130 and GMC §2.50.120(B).

(4) Additional notice for the requested rezone of the parcel proposed for annexation was provided on March 21, 2022, in the manner required for permit or development applications such as rezones by mailing the notice of the public hearing to property owners within 300 feet of the parcels proposed for annexation and for rezoning, and by posting the notice of the public hearing at City Hall, the Library, the Police Department and the City’s website.

XIV. Comments. No written comments were received from any members of the public relative to this petition. The following written comments were submitted by the Washington State Department of Transportation:

“The application indicates future use of the parcels as storage units. As future development applications are submitted, they will be subject to review for their impacts to the highway system in addition to meeting the following requirements:

- The southern boundary of the parcels is adjacent to Interstate 82 (I-82) right of way just west of Exit 75. I-82, including the ramps, is a fully controlled limited access highway with a posted speed limit of 70 miles per hour. No direct access to I-82 will be allowed. Access to this highway is limited to approved intersections.
- Stormwater and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies’ standards, and not be allowed to flow onto WSDOT rights-of-way.
- Any work to be done in WSDOT rights-of-way must be coordinated with the South Central Regional Utilities office prior to beginning any work. The South Central Region Utilities Engineer is Jamil Anabtawi. He can be reached at (509) 577-1785.
- Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. Please contact Trevor McCain of the WSDOT Headquarters Traffic Office for specifics. He can be reached at (360) 705-7282.
- Any proposed lighting should be directed down towards the site, and away from Interstate 82.”

XV. Annexation Review Criteria. The annexation review criteria include the following requirements prescribed in State statutes and City ordinances:

(1) 60% Petition (RCW 35A.14.120). This annexation petition satisfies the requirements of RCW 35A.14.120 because 100% of the two owners of the two

parcels of property in the proposed annexation have submitted the petition even though only 60% rather than 100% is required.

(2) Annexation Review Criteria (GMC §17.96.030). GMC §17.96.030 provides that “At the time of the official public hearing on any proposed annexation to the city, the Hearing Examiner shall recommend a district classification of the area to be annexed in accordance with Chapter 2.50 GMC, which recommendation shall be in keeping with the overall comprehensive plan for the urban area, and the best arrangement of land uses to promote public health, safety, morals, and general welfare.”

(3) Zoning District Classification in Keeping with the Comprehensive Plan. The requested C-2 General Business District zoning is in keeping with the Comprehensive Plan’s “Commercial” designation for the 3.3-acre area proposed for annexation. The intent of the C-2 General Business District described in part in GMC §17.44.010 is to promote the centralization of business and reinforce a positive public image and confidence in commercial revitalization, within a compact commercial area having primarily common-wall building construction. That section also states that such construction offers the unique opportunity within the Grandview urban area to cluster together types of retail business and retail services which functionally interact well together, and will economically fare better, as a result of close proximity by cumulatively attracting more persons than as individual destination points. GMC §17.44.060(A) provides that there are no lot area requirements in the C-2 zone except for nonconforming residential uses. The possible potential development of residential mini-storage units on the two parcels as envisioned by the petitioners/property owners and noted in the SEPA Checklist would provide retail services in a compact area adjacent to existing mini-storage units. Since GMC §17.96.040 requires the establishment of zoning for annexed areas to be governed by the land use designations and the policies of the Comprehensive Plan, the zoning of this parcel is recommended by the petitioners, the City’s Planner and the City’s Hearing Examiner to be the C-2 General Business District because that zoning would be consistent with the following goals and policies of the 2016 Comprehensive Plan:

GOAL 4: To pursue well-managed, orderly expansion of the urban area in a manner that is within the sustainable limits of the land.

Policy 4.1: The future distribution, extent, and location of generalized land uses will be established by the Future Land Use Map contained within this plan.

GOAL 6: Develop an economic development program or plan that establishes guidelines or actions that accomplish the following:

- Maintains and enhances the existing agricultural production and related agricultural businesses and industries within the community.
- Recruits new business, industry, or facilities to the community that supports diversifying Grandview's economy and provides year-round employment.
- Encourages new business development and supports the retention and expansion of existing businesses and industries.
- Targets industries that are mutually supportive and can serve as suppliers to existing local businesses and industries.
- Decreases small business failures.

(4) Zoning District Classification in Keeping with the Best Arrangement of Land Uses (GMC §17.96.030): GMC §17.96.030 also requires a recommendation regarding the zoning district classification for an area to be annexed to be in keeping with the best arrangement of land uses to promote public health, safety, morals, and general welfare. The parcels proposed for annexation are within the City's Urban Growth Area. Since the property adjacent to the east side of the easternmost parcel is within the City limits and also fronts on Olmstead Road, approval of the proposed annexation would therefore result in a natural and expected expansion of the City's boundaries. The recommended zoning for the annexed area would allow for additional general commercial uses in the future that would be compatible with nearby zoning and land uses even though no mini-storage or other specific uses are proposed at this time. This general criterion as to the best arrangement of land uses to promote the public health, safety, morals and general welfare can also be determined through a consideration of the more specific rezone criteria in the following section that apply here since this petition requests a change of the zoning from the current Yakima County Highway/Tourist Commercial zoning to the City's C-2 General Business District zoning as part of this annexation process.

XVI. Standards and 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 either 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), GMC §14.09.030(A)(4) and GMC §17.88.060(B) provide that a recommendation is to be made to the City Council regarding rezones in accordance with GMC Title 14 and GMC Chapter 2.50. GMC §14.09.030(A)(3) and GMC §14.09.030(A)(4) prescribe the applicable procedures. GMC §14.01.040(H) defines a development as any land use permit or action regulated by GMC Titles 14 through 18 including but not limited to subdivisions, binding site plans, rezones, conditional use permits or variances. GMC §14.09.030(A)(3)(c) provides that the Hearing Examiner is not to recommend approval of a proposed development such as a rezone without making the following findings and conclusions:

(1) The development (proposed rezone) is consistent with the Comprehensive Plan and meets the requirements and intent of the Grandview Municipal Code. As explained above in Subsection XV(3) of this Recommendation, the zoning of the 3.3-acre annexation area is recommended by the petitioners, the City's Planner and the Hearing Examiner to be the C-2 General Business District in order to be consistent with the intent of the Commercial 2016 Comprehensive Plan designation and to be consistent with the goals and policies of the 2016 Comprehensive Plan. The rezone to that district would also meet the requirements and intent of the City's zoning ordinance so long as that zone satisfies all of the following criteria for approval of a rezone.

(2) The development (proposed rezone) makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes. Development of the parcels will require adequate

provisions for drainage. Any future development on the parcels would be accessed by Olmstead Road which is a paved road. The residential mini-storage use envisioned by the petitioners would be a permitted use in the C-2 General Business District. It could be provided with fire flow by means of a 12-inch water line along the frontage of the parcels. Mini-storage units would not necessarily require irrigation water, domestic water or sewer services.

(3) The development (proposed rezone) adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18. The proposed annexation has been determined to lack any probable significant adverse impacts on the environment through the SEPA Determination of Non-significance issued as the final threshold determination per GMC Title 18 on April 14, 2022.

(4) The development (proposed rezone) is beneficial to the public health, safety, morals and welfare and is in the public interest. The requested rezone is beneficial to the public health, safety, morals and welfare and is in the public interest because the parcels could serve as a future site for additional general commercial uses within the City that would be compatible with nearby land uses. If the mini-storage use envisioned by petitioners is developed on the parcels, that use could provide additional storage facilities for current and future residents of the City.

(5) The development (proposed rezone) does not lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan. If the development results in a level of service lower than those shown in the Comprehensive Plan, the development may be approved if improvements or strategies to raise the level of service are made concurrent with the development. For the purpose of this section, “concurrent with the development” is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development. No development of any particular use or uses is proposed at this time and any future development will be subject to the Transportation Concurrency Management requirements of GMC Chapter 14.10. Here there is no indication in the record that uses in the C-2 General Business District on the parcels would lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan. If the development would result in a level of service lower than those shown in the Comprehensive Plan, the development could be approved subject to incorporating improvements or strategies concurrent with the development

that would raise the level of service. The term “concurrent with the development” is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development.

(6) The area, location and features of any land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development, and are proportional to the impacts created by the development. Here this criterion is not applicable because there is no land proposed for dedication.

In addition to these criteria, Section 17.88.060 of the Grandview Municipal Code provides that the Hearing Examiner shall enter findings for a rezone relative to the following additional criteria:

(1) Whether the proposal is in accord with the goals and policies of the Comprehensive Plan. The rezone of the 3.3-acre annexation area to the C-2 General Business District zoning would be in accord with the goals and policies of the 2016 Comprehensive Plan set forth above in Subsection XV(3) of this Recommendation.

(2) Whether the effect of the proposal on the immediate vicinity will be materially detrimental. The proposed annexation with C-2 General Business District zoning for the 3.3-acre annexation area will not be materially detrimental to the immediate vicinity and will have merit and value for the community as a whole. The parcel can be utilized in the future for general commercial uses in an area currently utilized for one type of general commercial use without adversely affecting uses in the vicinity.

(3) Whether there is merit and value in the proposal for the community as a whole. There is merit and value in the recommended zoning of this parcel for the community as a whole because it is consistent with the Comprehensive Plan designation for the property and will allow for development of future general commercial uses on the parcels similar to one type of general commercial use that exists on adjacent property.

(4) **Whether conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.** There is no need for conditions to be imposed in order to mitigate probable significant adverse environmental impacts of the proposed annexation and recommended zoning. The City's SEPA Determination of Non-significance determined that no impacts of that nature are likely.

(5) **Whether a development agreement should be entered into between the City and the petitioner and, if so, the terms and conditions of such an agreement.** There is no need for a development agreement between the City and the petitioners for the proposed annexation with the recommended zoning because there is no proposal to develop the property with any specific use or uses at this time. Future development will be reviewed at the time of application to ensure consistency with applicable development standards.

CONCLUSIONS

Based on the foregoing findings, the Hearing Examiner reaches the following conclusions:

(1) The Hearing Examiner has jurisdiction under GMC §17.96.030 and GMC §2.50.080(C)(1) and (C)(2) to make a recommendation to the Grandview City Council regarding this petition for annexation with appropriate zoning.

(2) A Final SEPA Determination of Non-significance (DNS) was issued on April 14, 2022, and became final without any appeals.

(3) The two adjacent parcels proposed for annexation are located within the City of Grandview Urban Growth Area. The easternmost parcel is contiguous to the City limits on the east and a portion of the annexation area is contiguous to the City limits to the south across I-82.

(4) Sufficiency of water, sewer and street capacity for development of the proposed annexation area will be based on the size, scope and nature of the future development.

(5) The annexation petition has met the signature requirements for the 60% petition method authorized by RCW 35A.14.120 by being signed by 100% of the property owners.

(6) The 3.3-acre area proposed for annexation should upon annexation have C-2 General Business District zoning.

(7) The requested annexation with the recommended C-2 General Business District zoning satisfies the applicable requirements and criteria set forth in the Grandview Municipal Code that are needed to be satisfied in order to recommend its approval by the Grandview City Council.

RECOMMENDATION

The Hearing Examiner recommends to the Grandview City Council that this petition for annexation of parcel #230924-12004 at 3160 Olmstead Road and parcel #230924-12008 at 3130 Olmstead Road, together with the Olmstead Road and I-82 rights-of-way adjacent to said parcels, as described in the documentation submitted for this request be **APPROVED** with C-2 General Business District zoning subject to the assumption of an appropriate share of all existing City indebtedness by the annexed area. The legal description of the annexation area prepared by a Professional Land Surveyor and confirmed as accurate by the Yakima County Engineer is as follows:

That portion of the Northwest Quarter of the Northeast Quarter of Section 24 and the Southwest Quarter of the Southeast Quarter of Section 13, all in Township 9 North, Range 23 East, W.M. described as follows:

Beginning at the Northwest Corner of said Northeast Quarter of Section 24; Thence Southerly along the West line of said subdivision to the existing Northerly line of the City Limits established by City of Grandview Ordinance 2008-11, and recorded under Auditor's file number 7612985, records of

Yakima County, Washington; Thence Northeasterly along said existing northerly line of the City limits 139 feet, more or less, to the Southerly right of way line of State Route I-82; Thence Southeasterly along said right of way line to the intersection with the East line of the West 1007.2 feet of said Northwest Quarter of the Northeast Quarter; Thence Northerly along said line and its Northerly extension to the North right of way line of Olmstead Road; Thence Westerly along said North right of way line, parallel with the North line of said Section 24 to the Northerly extension of the West line of said Northeast Quarter of Section 24; Thence South to the Point of Beginning.

(Yakima County Assessor's Parcel Numbers 230924-12004 and 230924-12008 together with adjacent Olmstead Road and I-82 rights-of-way)

DATED this 11th day of May, 2022.



Gary M. Cuillier, Hearing Examiner

Darren Still, Statewide Development LLC 16
Karissa Carpenter Bradshaw
Annexation/Rezone of 3.3 Acres
3160 and 3130 Olmstead Road
Resolution No. 2022-08



Assessor [Planning](#) [Real Estate](#)

[FAQ](#) [Help](#) [Legend](#) [Search](#) [Logout](#)

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.

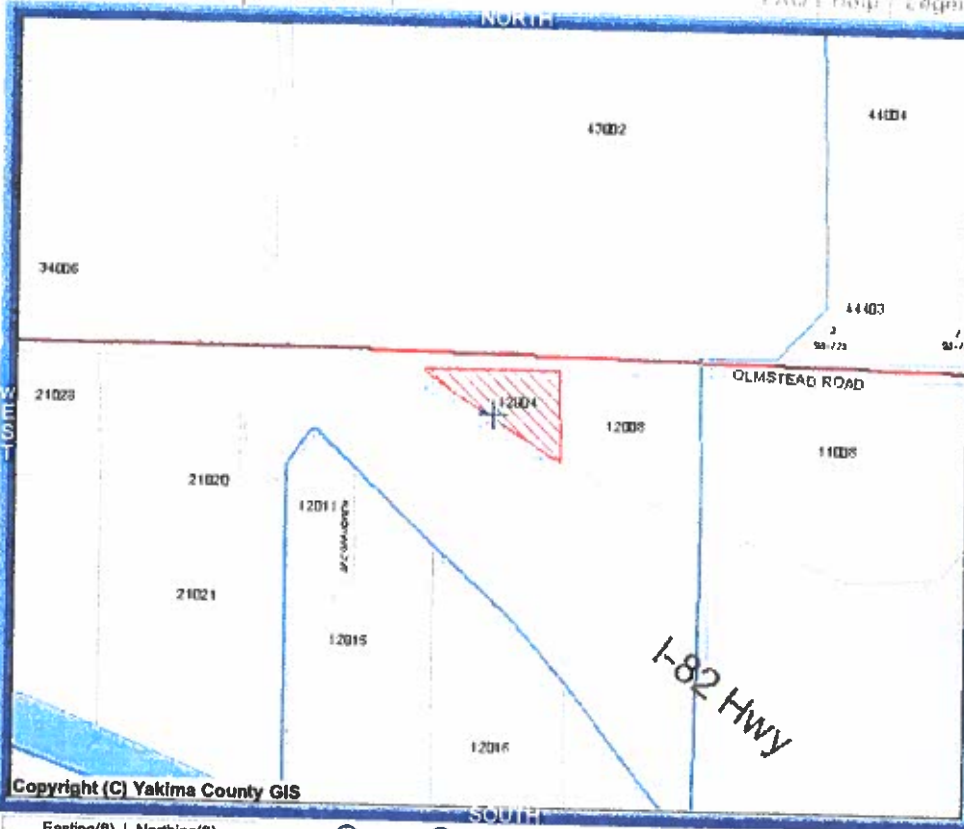
Overlays: Aerial Photography

[FEMA](#) [Critical Areas](#)
 [Contours](#) [Utilities](#)

MapSize: Small (800x600)

Maps brought to you by:

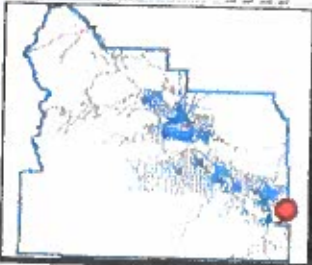
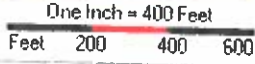
Valley Title Guarantee
 Title Insurance & Escrow Services
www.vtgc.com
 (509) 248-4442



Copyright (C) Yakima County GIS

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

Click Map to: [Get Information](#)



Parcel Address: 3160 OLMSTEAD RD, GRANDVIEW, WA 98930
Parcel Owner(s): STATEWIDE DEVELOPMENT LLC
Parcel Number: 23092412004 Parcel Size: 0.9 Acre(s)
Property Use: 99 Other Undeveloped Land

Tax Code Area (TCA): 441 Tax Year: 2022
Improvement Value: \$0 Land Value: \$19600
CurrentUse Value: \$0 CurrentUse Improvement: \$0
New Construction: \$0 Total Assessed Value: \$19600

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									

Excise	Sale Date	Sale Price	Grantor	Portion
396784	9/27/2007	\$288750	EARL INGHAM FARMS LLC	N
E011193	9/1/2016	\$7000	INGHAM JANET	N

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](#).

Zoning: HC
Urban Growth Area: Grandview
FEMA 100 Year:

Jurisdiction: County
Future Landuse Designation: Urban Commercial (Yakima County Plan 2015)
FIRM Panel Number: 53077C1925D

+ Latitude: 46° 15' 29.147" + Longitude: -119° 52' 54.990" Range: 23 Township: 09 Section: 24
Narrative Description: TH PT OF W 683.6 FT OF NW1/4 NE1/4 LYN'LY OF SR-82 R/W EX CO RD

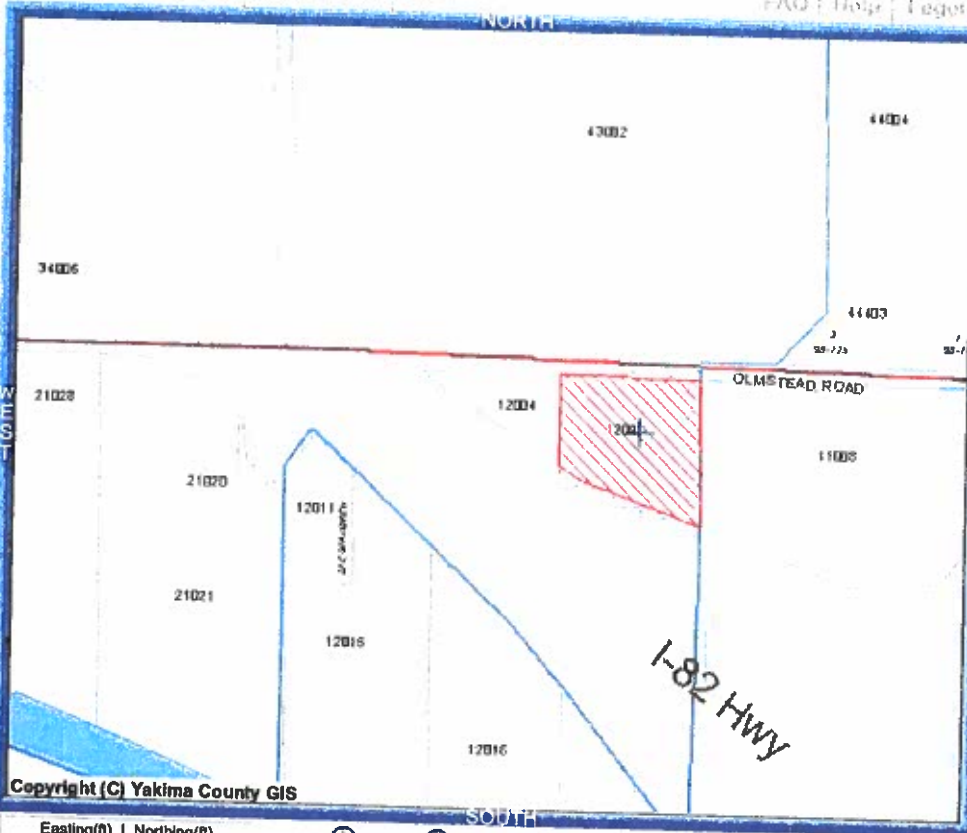
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED, THIS IS NOT A LEGAL DOCUMENT AND SHOULD



Assessor Planning Real Estate

FAQ Help Legend

Search Home My Query



Copyright (C) Yakima County GIS

Eastings(ft) | Northing(ft)
Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet
Feet 200 400 600

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)

Maps brought to you by:

Valley Title Guarantee



Title Insurance & Escrow Service

www.vtgc.com
(509) 248-4442



Parcel Address: 3130 OLMSTEAD RD, GRANDVIEW, WA 98930
Parcel Owner(s): KARISSA CARPENTER
Parcel Number: 23092412008 Parcel Size: 2.4 Acre(s)
Property Use: 11 Single Unit

Tax Code Area (TCA): 441 Tax Year: 2022
Improvement Value: \$141200 Land Value: \$46500
Current Use Value: \$0 Current Use Improvement: \$0
New Construction: \$0 Total Assessed Value: \$187700

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/at/bltn)	Carport
AVERAGE	1930	1.00	1802		0/0	3	2/0/1	0/0/0	

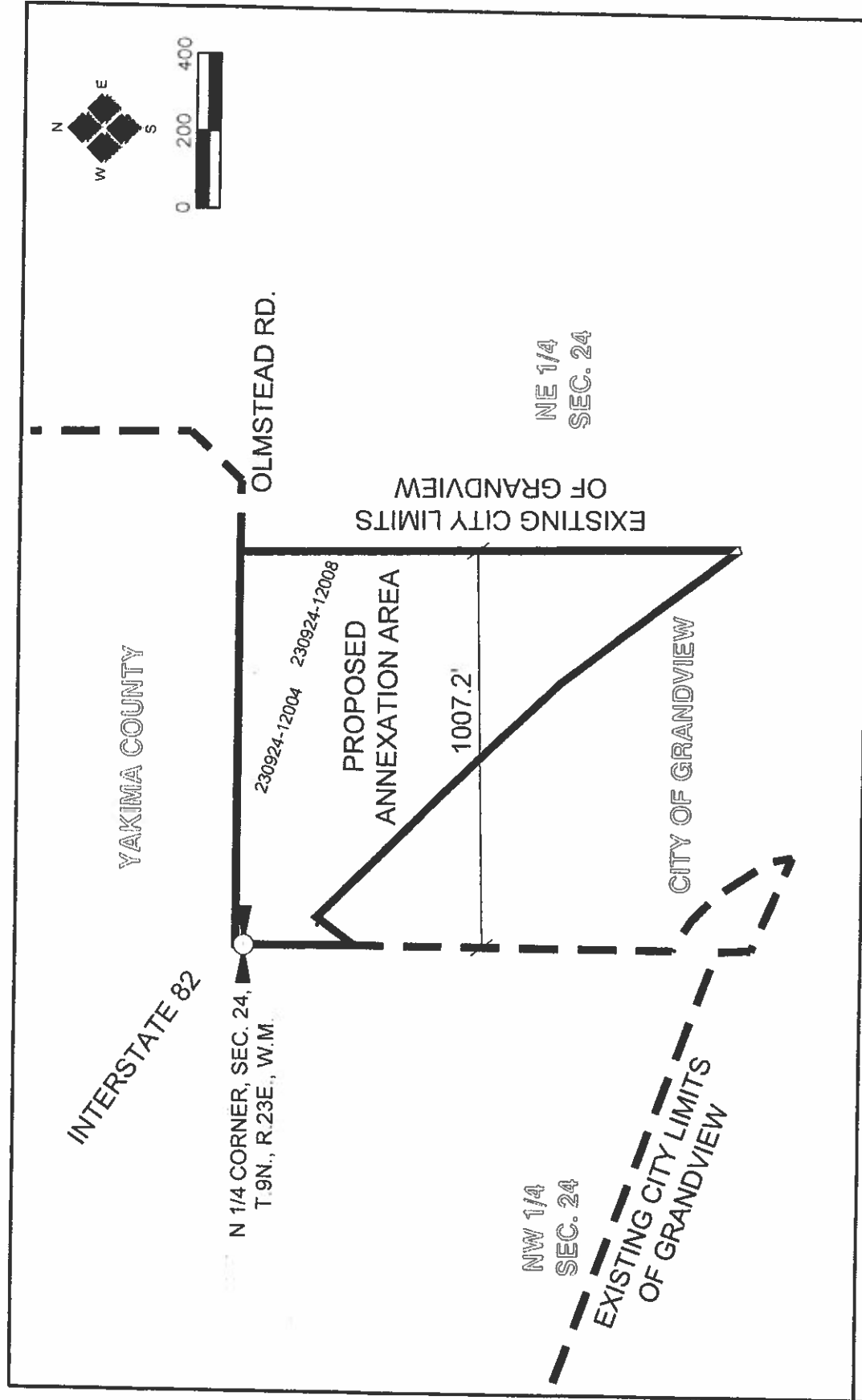
Excise	Sale Date	Sale Price	Grantor	Portion
E014296	6/19/2017	\$180000	SCHLAX, STEVEN H & CAROLYN A	N

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](#).

Zoning: HC
Urban Growth Area: Grandview
FEMA 100 Year:
Jurisdiction: County
Future Landuse Designation: Urban Commercial (Yakima County Plan 2015)
FIRM Panel Number: 53077C1925D

+ Latitude: 46° 15' 28.830" + Longitude: -119° 52' 49.758"
Range 23 Township: 09 Section: 24
Narrative Description: TH PT OF E 323.6 FT OF W 1007.2 FT OF NW 1/4 NE 1/4 LY N'LY OF SR-92 R/W

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



ANNEXATION EXHIBIT
for, **CITY OF GRANDVIEW**
YAKIMA COUNTY, WASHINGTON
STATEWIDE DEVELOPMENT ANNEXATION

JOB NO: 22007G
Statewide_Annex.dwg
DATE: 3-1-22
DRAWN BY: TDF
CHECKED BY: ETH

HILA
Engineering and Land Surveying, Inc.

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

RESOLUTION NO. 2022-26

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE PETITION TO ANNEX PROPERTIES KNOWN AS THE DARREN
STILL DBA STATEWIDE DEVELOPMENT LLC., AND KARISSA CARPENTER
BRADSHAW 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**

WHEREAS, the City of Grandview, Washington received a petition for annexation commonly known as the Darren Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw Annexation of certain real property pursuant to RCW 35A.14.120, a legal description of which is attached hereto as Exhibit "A";

WHEREAS, that said petition set forth the fact that the City Council of the City of Grandview required the assumption of City indebtedness by the area requesting to be annexed;

WHEREAS, prior to filing of said petition, the City Council had indicated a tentative approval of said annexation;

WHEREAS, petitioners further understood the zoning of said area proposed for annexation would be C-2 General Business for Parcel Nos. 230924-12004 and 230924-12008;

WHEREAS, notices of hearings before the Hearing Examiner and the City Council were published in the manner as provided by law;

WHEREAS, all property within the territory so annexed shall be subject to and is a part of the Urban Growth Area of the City of Grandview as presently adopted or as is hereafter amended;

WHEREAS, the Council of the City of Grandview has determined that the best interests and general welfare of the City would be served by the annexation; and

WHEREAS, prior to the City Council taking final action on this annexation, the "Notice of Intention" is to be completed by an elected official or employee of the governmental jurisdiction that is seeking the boundary change action or the proponent in the case of incorporation or formation and submitted to the Yakima Boundary Review Board for a 45-day review period,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, that the Notice of Intention to annex property described on Exhibit "A", be completed by the City Clerk of the City of Grandview and thereafter forwarded to the Yakima Boundary Review Board for a 45-day review period.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on June 14, 2022.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

March 9, 2022

HLA Project No. 22007

Legal Description for Statewide Development Annexation

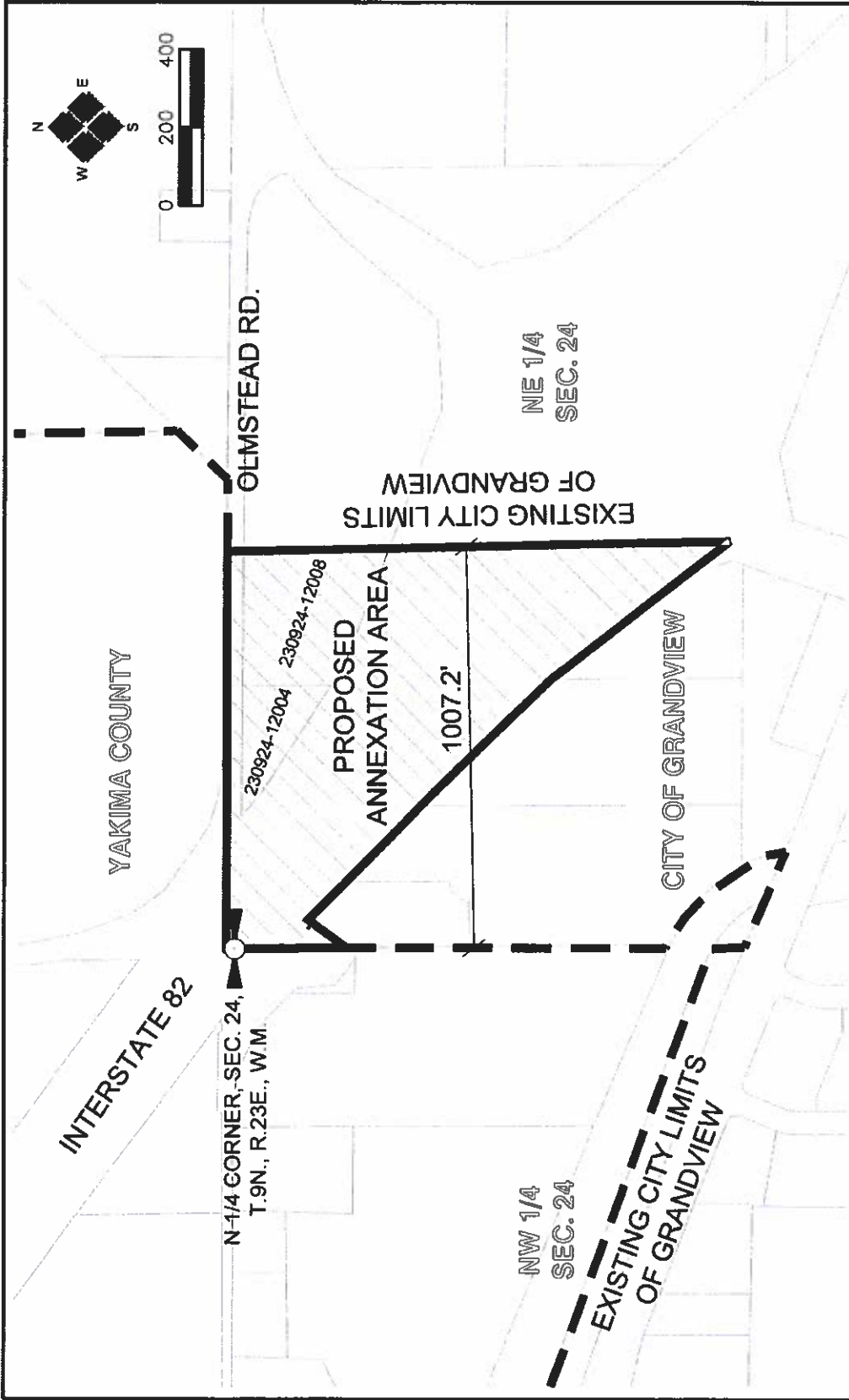
LEGAL DESCRIPTION


That portion of the Northwest Quarter of the Northeast Quarter of Section 24 and the Southwest Quarter of the Southeast Quarter of Section 13, all in Township 9 North, Range 23 East, W.M. described as follows:

Beginning at the Northwest Corner of said Northeast Quarter of Section 24;
Thence Southerly along the West line of said subdivision to the existing Northerly line of the City Limits established by City of Grandview Ordinance 2008-11, and recorded under Auditor's file number 7612985, records of Yakima County, Washington;
Thence Northeasterly along said existing northerly line of the City limits 139 feet, more or less. to the Southerly right of way line of State Route I-82;
Thence Southeasterly along said right of way line to the intersection with of the East line of the West 1007.2 feet of said Northwest Quarter of the Northeast Quarter,
Thence Northerly along said line and its Northerly extension to the North right of way line of Olmstead Road;
Thence Westerly along said North right of way line, parallel with the North line of said Section 24 to the Northerly extension of the West line of said Northeast Quarter of Section 24;
Thence South to the Point of Beginning.

Situate in Yakima County, Washington.





 <p>HLA Engineering and Land Surveying, Inc.</p> <p>2803 River Road Yakima, WA 98902 509.966.7000 Fax 509.965.3800 www.hlacivil.com</p>	<p>JOB NO: 22007G Statewide_Annex.dwg DATE: 3-1-22 DRAWN BY: TDF CHECKED BY: ETH</p>	<p>ANNEXATION EXHIBIT for, CITY OF GRANDVIEW YAKIMA COUNTY, WASHINGTON STATEWIDE DEVELOPMENT ANNEXATION</p>
---	--	---

RESOLUTION NO. 2022-27

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE MAYOR TO SIGN CHANGE ORDER NOS. 3 AND 4 WITH
CULBERT CONSTRUCTION INC., FOR THE SANITARY SEWER TRUNK MAIN
REPLACEMENT – PHASE 2**

WHEREAS, the City of Grandview has contracted with Culbert Construction Inc., as the contractor for the Sanitary Sewer Trunk Main Replacement – Phase 2; and

WHEREAS, Change Order No. 3 provides for labor and materials necessary for the demolition and haul off of existing shed which was in conflict with the improvements; and

WHEREAS, Change Order No. 4 provides for compensation to the contractor for additional concrete work that became necessary during the construction of the project,

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

The Mayor is hereby authorized to sign Change Order Nos. 3 and 4 with Culbert Construction Inc., in the amount of \$73,980.00 and \$26,150.00 respectively in the forms as are attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at a special meeting on June 14, 2022.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



CHANGE ORDER NO. 03



DATE: May 6, 2022
 PROJECT OWNER: City of Grandview
 PROJECT NAME: Sanitary Sewer Trunk Main Replacement - Phase 2
 ECOLOGY PROJECT NO.: WQC-2019-GRANDVIEW-00092
 CDBG PROJECT NO.: 18-62210-024
 HLA PROJECT NO.: 17165AC
 CONTRACTOR: Culbert Construction Inc.

THE FOLLOWING CHANGES ARE HEREBY MADE TO THE CONTRACT DOCUMENT:

Original Contract Price (Including Applicable Sales Tax):	\$	1,449,732.17
Current Contract Price Adjusted by Previous Change Order(s) Including Applicable Sales Tax:	\$	1,567,676.81
Change in Contract Price Due to this Change Order (Including Applicable Sales Tax):	\$	73,980.00
Adjusted Contract Price Including this Change Order (Including Applicable Sales Tax):	\$	1,641,656.81

Original Contract Completion Date:	Wednesday, March 16, 2022
Current Contract Completion Date Adjusted by Non-Working Days and/or Previous Change Order(s):	Friday, June 3, 2022
Change in Contract Working Days due to this Change Order:	+4 Working Days
Revised Contract Completion Date:	Thursday, June 9, 2022

CONTRACTOR: R. P. [Signature]

Date: 05.09.2022

ENGINEER: Jerry J. Alapetoni

Date: 5.09.22

OWNER: _____

Date: _____



CHANGE ORDER NO. 03



DATE: May 6, 2022
 PROJECT OWNER: City of Grandview
 PROJECT NAME: Sanitary Sewer Trunk Main Replacement - Phase 2
 ECOLOGY PROJECT NO.: WQC-2019-GRANDVIEW-00092
 CDBG PROJECT NO.: 18-62210-024
 HLA PROJECT NO.: 17165AC
 CONTRACTOR: Culbert Construction Inc.

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	CHANGE AMOUNT
CHANGE ORDER NO. 03					
41	CO-03 - Storm Gallery - Removal and Replacement	LS	1	\$ 68,500.00	\$ 68,500.00
CHANGE ORDER NO. 03 SUBTOTAL:					\$ 68,500.00
SALES TAX (8.0%)					\$ 5,480.00
CHANGE ORDER NO. 03 TOTAL:					\$ 73,980.00

CHANGE ORDER JUSTIFICATION:

This change order is being executed for labor and materials necessary for the demolition and haul off of an existing shed, which is in conflict with the improvements. This work will include the excavation and haul off of native material, placement of drain fabric, placement of drain rock, installation of perforated pipe, installation of Type-1 24-in round catch basin, installation of 12-in ADS solid pipe draining into and out of the storm gallery, and quarry spalls around the outfall of the overflow pipe.

The Contractor submitted a cost proposal for the additional work. The Project Engineer reviewed on behalf of the City of Grandview and found the submitted costs to be reasonable and necessary for the completion of the project.



CHANGE ORDER NO. 04



DATE: May 6, 2022
 PROJECT OWNER: City of Grandview
 PROJECT NAME: Sanitary Sewer Trunk Main Replacement - Phase 2
 ECOLOGY PROJECT NO.: WQC-2019-GRANDVIEW-00092
 CDBG PROJECT NO.: 18-62210-024
 HLA PROJECT NO.: 17165AC
 CONTRACTOR: Culbert Construction Inc.

THE FOLLOWING CHANGES ARE HEREBY MADE TO THE CONTRACT DOCUMENT:

Original Contract Price (Including Applicable Sales Tax):	\$	1,449,732.17
Current Contract Price Adjusted by Previous Change Order(s) Including Applicable Sales Tax:	\$	1,641,656.81
Change in Contract Price Due to this Change Order (Including Applicable Sales Tax):	\$	26,150.00
Adjusted Contract Price Including this Change Order (Including Applicable Sales Tax):	\$	1,667,806.81

Original Contract Completion Date:	Wednesday, March 16, 2022
Current Contract Completion Date Adjusted by Non-Working Days and/or Previous Change Order(s):	Thursday, June 9, 2022
Change in Contract Working Days due to this Change Order:	+2 Working Days
Revised Contract Completion Date:	Monday, June 13, 2022

CONTRACTOR: *R. P. R.*

Date: 05.09.2022

ENGINEER: *Jerry J. Alapeter*

Date: 5.09.22

OWNER: _____

Date: _____



CHANGE ORDER NO. 04



DATE: May 6, 2022
 PROJECT OWNER: City of Grandview
 PROJECT NAME: Sanitary Sewer Trunk Main Replacement - Phase 2
 ECOLOGY PROJECT NO.: WQC-2019-GRANDVIEW-00092
 CDBG PROJECT NO.: 18-62210-024
 HLA PROJECT NO.: 17165AC
 CONTRACTOR: Culbert Construction Inc.

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	CHANGE AMOUNT
CHANGE ORDER NO. 04					
41	CO-04 - Additional Concrete Work	LS	1	\$ 24,212.96	\$ 24,212.96
CHANGE ORDER NO. 04 TOTAL:					\$ 24,212.96
SALES TAX (8.0%)					\$ 1,937.04
CHANGE ORDER NO. 04 TOTAL:					\$ 26,150.00

CHANGE ORDER JUSTIFICATION:

This change order is intended to compensate the Contractor for additional concrete work that became necessary during the construction of the project. This work includes the removal and replacement of the following items: ADA ramp at Euclid intersection, 10-ft long section of sidewalk at Euclid Intersection, 10ft x 20ft carport slab, 11ft x 14ft slab at Ivan Way residence (damaged during Phase 1 of this project), and a concrete slab at 2600 South Euclid.

The Contractor submitted a cost proposal for the additional work. The Project Engineer reviewed on behalf of the City of Grandview and found the submitted costs to be reasonable and necessary for the completion of the project.