

**GRANDVIEW CITY COUNCIL
REGULAR MEETING AGENDA
TUESDAY, OCTOBER 25, 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**
 - A. 2022 Proclamation – Grandview High School DECA Month** 1
- 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 October 10, 2022 Special Council Budget meeting** 2-5
 - B. Minutes of the October 11, 2022 Committee-of-the-Whole meeting** 6-11
 - C. Minutes of the October 11, 2022 Council meeting** 12-17
 - D. Minutes of the October 17, 2022 Special Council Budget meeting** 18-21
 - E. Payroll Check Nos. 12986-13000 in the amount of \$92,607.96**
 - F. Payroll Electronic Fund Transfers (EFT) Nos. 60904-60908 in the amount of \$92,401.56**
 - G. Payroll Direct Deposit 10/1/22/10/15/22 in the amount of \$127,096.77**
 - H. Claim Check Nos. 125169-125259 in the amount of \$304,564.08**
- 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 – Emelda Miranda and Andrea Miranda dba Monarch Investment Properties, LLC, Annexation & Rezone, 1331 South Euclid Road, Grandview, Yakima County, Washington** 22-44
 - Grandview Hearing Examiner Public Hearing Packet dated August 30, 2022 is included as part of the agenda packet per reference in the Hearing Examiner's Recommendation and Decision** (1-68)

PAGE

- B. Resolution No. 2022-54 authorizing the petition to annex properties known as the Monarch Investment Properties 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 45-48
- C. Resolution No. 2022-55 authorizing the City Administrator to sign a Specific Project Agreement with the City of Sunnyside for the Grandview Fire Department and the Sunnyside Fire Department to share the services of a Sunnyside Fire Department employee 49-51
- D. Resolution No. 2022-56 declaring certain City property from the Fire Department as surplus and authorizing disposal 52

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

The City of Grandview Committee-of-the-Whole and Regular Council Meetings scheduled for Tuesday, October 25, 2022 at 6:00 pm and 7:00 pm will be held in person and will also be available via teleconference.

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

Join Zoom Meeting

<https://us06web.zoom.us/j/83757066613?pwd=U0FTSjITQ3pjbXITbXFubjRzZW1Xdz09>

Meeting ID: 837 5706 6613

Passcode: 325976

To join via phone: +1 253 215 8782

Meeting ID: 837 5706 6613

Passcode: 325976



2022 PROCLAMATION GRANDVIEW HIGH SCHOOL DECA

WHEREAS, the Grandview City Council recognizes the hard work and services provided by the Grandview High School DECA Chapter; and,

WHEREAS, the GHS DECA Chapter performs and participates in many community service activities; and,

WHEREAS, the Grandview City Council supports the GHS DECA Chapter within the school and community,

NOW, THEREFORE, I, Mayor Gloria Mendoza of the City of Grandview, Washington, and on behalf of the City Council, do hereby proclaim November as DECA month in the City of Grandview and urge all citizens to support efforts and activities of the GHS DECA Chapter.

Dated this 25th day of October, 2022

Mayor Gloria Mendoza



**GRANDVIEW CITY COUNCIL
SPECIAL MEETING MINUTES – BUDGET
OCTOBER 10, 2022**

1. CALL TO ORDER

Mayor Gloria Mendoza called the special 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.

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

Present via teleconference: None

Absent: None

Staff present: City Administrator/Public Works Director Cus Arteaga, City Treasurer Matt Cordray, Parks & Recreation Director Gretchen Chronis, Assistant Public Works Director Todd Dorsett and City Clerk Anita Palacios

2. 2023 PRELIMINARY BUDGET

City Treasurer Cordray continued the presentation of the 2023 preliminary budget.

2023 EXPENDITURE ESTIMATES

Current Expense Fund

Senior Citizen Services

2022 Budget \$14,445

2023 Proposed \$14,960

Notable Changes in 2023 – None

Recreation Services

2022 Budget \$143,790

2023 Proposed \$141,260

Notable Changes in 2023 – None

Aquatics Services

2022 Budget \$145,835

2023 Proposed \$138,300

Notable Changes in 2023 –

- The Splash Pad project was estimated at \$350,000 using 2020 construction projections. The approach was to budget in phases. Currently, there was \$100,000 budgeted in the first round of ARPA funds. An additional request for \$250,000 was submitted from round two of the ARPA funding cycle.

Special Meeting Minutes – Budget

October 10, 2022

Page 2

Museum

2022 Budget \$36,830

2023 Proposed \$35,950

Notable Changes in 2023 – None

Community Center

2022 Budget \$54,400

2023 Proposed \$49,600

Notable Changes in 2023 – None

Library Services

2022 Budget \$308,675

2023 Proposed \$303,970

Notable Changes in 2023 –

- Federal funding decreased for the OCLC bibliographic database and the e-books/e-audio subscription which would make the City's costs increase.
- YVC continued to contribute to the City's cost for the OCLC bibliographic database.
- Depend on Friends of Grandview Library to pay for four newspaper subscriptions.
- Revenue was not consistent year to year; took big hit in 2020/21. Difficult to project for 2022.

Legislative Services – Council

2022 Budget \$53,250

2023 Proposed \$53,360

Notable Changes in 2023 – None

Community Support Services

2022 Budget \$59,325

2023 Proposed \$36,025

Notable Changes in 2023 – None

Municipal Court Services

2022 Budget \$389,175

2023 Proposed \$442,050

Notable Changes in 2023 – Yakima County District Court costs increased from \$194,033 in 2022 to \$234,501 in 2023. Each year, the City pays the County a sum equal to the City's percentage of the County's budget. The percentage was determined based on a 4-year running average of the total District Court cases divided by the average number of City cases. For example: if the 4-year average of the District Court cases including Grandview was 10,000 and Grandview's portion 4-year average was 1,000 – the City pays the County 10% of the total budget for that year. This was a fairly significant increase from 2022 and there were a few reasons for that. First, District Courts filings were dropping and Grandview's filings in 2023 were projected to be greater than last year. On a percentage basis, Grandview's caseload represented an overall greater percentage than it did in 2022 of 5.13% compared to 5.70% in 2023. The other significant contributor to this increase was that the District Court budget this year was increased significantly in response to a pay and classification study. In 2022, the County authorized a 5% increase mid-year and were expecting an even greater increase in 2023. In 2022, the District Court budget (general fund) was \$2,924,587. This year it was \$3,323,103. The cost to the City for probation services increased from \$3,885 in 2022 to \$4,900 in 2023. The public defender agreement with

the Law Firm of Beck and Phillips, PLLC was renewed in 2022 for a two-year (2023-2024) period. The Public Defender compensation was a total fixed fee increased from \$88,816 in 2022 to \$97,700. The Public Defender Agreement reflected a caseload limit, the reimbursement of costs for investigators and experts, warranty of public defender and quarterly reporting requirements. In 2023, the City would budget \$5,000 per year for investigative services and \$2,000 per year for certified court interpreter services. The City also contracts with other defense attorneys in the case of public defender conflicts.

Executive Administration – Mayor & City Administrator

2022 Budget \$118,020

2023 Proposed \$164,290

Notable Changes in 2023 – The current City Administrator would be preparing a retirement/transition plan for this coming year. Included with this plan was a retirement sick leave and retirement vacation leave buyout and the addition of funds for a replacement employee's salary and benefits for a combined total of \$119,760:

- Retirement Sick Leave and Retirement Vacation Leave Buyout – \$46,350
- New City Administrator Salary and Benefits – \$73,410

Clerk Services – City Clerk

2022 Budget \$45,390

2023 Proposed \$46,080

Notable Changes in 2023 – None

Accounting Services – City Treasurer

2022 Budget \$149,370

2023 Proposed \$199,010

Notable Changes in 2023 – City did not have a financial or accountability audit in 2022. Instead, there would be a biannual audit for the years 2021 and 2022 completed in 2023.

Risk Management Services

2022 Budget \$209,420

2023 Proposed \$266,100

Notable Changes in 2023 – The City's liability assessment with WCIA increased from \$170,693 in 2022 to \$227,848 in 2023. The main reason for the rate increase was loss exposures and the changing insurance market in Washington State. The assessment formula was based on two factors: worker hours multiplied by the assessment rate. The assessment rate was determined by an actuarial review of the City's last five years loss history and successful completion of WCIA's COMPACT requirements. Property, auto physical damage, boiler and machinery, and crime/fidelity coverages were also provided by WCIA. The property rate would increase 13% from \$108,696 in 2022 to \$122,826 in 2023; auto physical damage rate would increase 9% from \$18,101 in 2022 to \$19,730 in 2023; boiler and machinery rate would increase 10% from \$3,736 in 2022 to \$4,109 in 2023; and crime/fidelity rate would increase 10% from \$598 in 2022 to \$658 in 2023.

Legal Services

2022 Budget \$123,690

2023 Proposed \$85,690

Notable Changes in 2023 – Continuation of Police/Sergeants and Police Dispatch union contract negotiations. The two union contracts expire December 31, 2022.

Human Resource Services

2022 Budget \$68,890
2023 Proposed \$57,280
Notable Changes in 2023 – None

General Facilities Services

2022 Budget \$51,945
2023 Proposed \$37,010
Notable Changes in 2023 – None

Planning & Community Development Services

2022 Budget \$76,930
2023 Proposed \$77,730
Notable Changes in 2023 – None

Economic Development Services

2022 Budget \$51,360
2023 Proposed \$57,490
Notable Changes in 2023 – The current City Administrator would be preparing a retirement/transition plan for this coming year. Included with this plan was a retirement sick leave and retirement vacation leave buyout and the addition of funds for a replacement employee's salary and benefits for a combined total of \$19,890:

- Retirement Sick Leave and Retirement Vacation Leave Buyout – \$5,150
- New City Administrator Salary and Benefits – \$14,740

The next preliminary budget meeting would be held on Monday, October 17, 2022 at 6:00 p.m.

3. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Souders, the special meeting adjourned at 7:05 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
OCTOBER 11, 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.

2. ROLL CALL

Present in person: Mayor Mendoza and Councilmembers Jessie Espinoza (6:05), Bill Moore (Mayor Pro Tem), Robert Ozuna and Joan Souders

Present via teleconference: Councilmember David Diaz

Absent: Councilmember Javier Rodriguez

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

Ray Vining with Grandview Mainstreet provided comments, a copy of which is attached hereto and incorporated herein as part of these minutes.

Jose Luis Vasquez, 201 Pleasant Avenue, Grandview, requested the City's assistance in locating a gym to rent for indoor soccer. Councilmember Diaz offered his assistance.

4. NEW BUSINESS

A. Hazard Mitigation Plan 5-Year Update

Fire Chief Mason explained that the Yakima County Multi-Jurisdictional Hazard Mitigation Plan was last updated in 2015. This was a County-wide plan that identified possible hazards that could occur throughout Yakima County. The plan then looks at how often that hazard could occur, identifies how significant of a problem those hazards could be and then identifies possible action plans to try and mitigate those hazards. The plan was supposed to be updated every 5 years. The Yakima Valley Emergency Management Office hired Integrated Solutions Consulting to lead the process of completing the 5-year plan update. They then invited all jurisdictions and fire districts in the County to participate in the update process. Participation in updating the plan means that the City of Grandview's hazards were identified and addressed in the plan. It also allowed the opportunity to use this information to improve the City's chances of receiving grants in the future if they become available to address any of these types of hazards. Chief Mason was participating in these meetings as a representative for the City of Grandview. The monthly meetings started in March and concluded this month with a draft plan. The draft plan was then forwarded to Washington State for review and then to FEMA for review. Once the draft plan was returned from FEMA and any concerns were addressed, the plan would be presented to Council in March or April of 2023 to be adopted by the City. This agenda item was for presentation

purposes only to make the Mayor and Council aware of what was being developed.

Discussion took place. No action was required at this time.

B. Resolution authorizing the City Administrator to sign a Specific Project Agreement with the City of Sunnyside for the Grandview Fire Department and the Sunnyside Fire Department to share the services of a Sunnyside Fire Department employee

Fire Chief Mason explained that the Interlocal Agreement Among and Between City of Grandview, City of Mabton, City of Prosser and City of Sunnyside regarding the Cooperative Use of Facilities, Equipment and Personnel was agreed upon and signed into existence in November 2011. In "Section 4. Master Agreement", the Interlocal Agreement allowed for the different cities to execute a "Specific Project Agreement" once approved by the appropriate legislative bodies and signed by the appropriate City Administrator/Managers. This Specific Project Agreement would allow us to share an employee and designate cost/fee. During the process of compiling and approving the 2022 Budget, Council approved the concept and funding for the Fire Department to pay for two part-time employees to oversee and implement the training programs and record keeping for the Fire Department. One of those two people would be a Sunnyside Fire Department employee and the other would be a part-time employee/contractor that would work in-house. The first step of implementing this program was partnering with the Sunnyside Fire Department. This part of the process was delayed due to staffing shortages in Sunnyside. They now have the staffing available and want to move this project forward. The revenues to do this project were included in the 2022 Budget in the EMS category.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. moved a Resolution authorizing the City Administrator to sign a Specific Project Agreement with the City of Sunnyside for the Grandview Fire Department and the Sunnyside Fire Department to share the services of a Sunnyside Fire Department employee to the October 25, 2022 regular meeting for consideration.

Roll Call Vote:

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

C. Resolution declaring certain City property from the Fire Department as surplus and authorizing disposal

Fire Chief Mason explained that the Fire Department purchased a self-contained breathing apparatus air compressor in October 2005 through an Assistance to Firefighter's Grant. The SCBA was a MSA Hypres #HP7000-NA6-E1 compressor, 6,000 PSI, Serial # 2A070501. The compressor has needed repairs over the years on multiple occasions, but overall has served the Fire Department well. The compressor broke down again in 2021. It was determined at that time that it was not financially feasible to repair. After discussions with Yakima County Fire District #5 (YCFD5), it was decided that YCFD5 would partner with the City to purchase a new compressor.

A new SCBA compressor was approved by Council last year and included in the 2022 budget. The new compressor was purchased, installed and operational. The old SCBA compressor needed to be surplused and disposed.

Discussion took place.

On motion by Councilmember Ozuna, second by Councilmember Espinoza, the C.O.W. moved a Resolution declaring certain City property from the Fire Department as surplus and authorizing disposal to the October 25, 2022 regular meeting for consideration.

Roll Call Vote:

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

D. Yakima County EMS Levy

Fire Chief Mason advised that a proposal to continue the countywide Emergency Medical Service (EMS) levy would be on the November 2022 general election ballot. Yakima County voters first approved the EMS Levy in 1991 at 25-cents/\$1,000 of assessed property value. The Levy was renewed in 1995, 2001, & 2012. He provided the following facts regarding the EMS Levy:

- The purpose was to renew the current EMS Levy at a rate of 25-cents/\$1,000.
- Renewing the EMS Levy would ensure the continued level of emergency medical and trauma care by local fire departments throughout Yakima County.
- The law requires that EMS Levy funds could only be used for emergency medical care, medical training, and supplies to provide EMS and rescue operations.
- Fire departments throughout Yakima County respond to nearly 20,000 medical emergencies annually.
- The EMS Levy provides annual EMS training to firefighters.
- The total costs to certify our firefighters as Emergency Medical Technicians was paid using EMS Levy funds.
- EMS Levy funds also support the Yakima County Department of EMS, which provides training, continuing medical education, EMS certifications, quality assurance, and EMS system analyses throughout the County.

E. Resolution authorizing application to the Yakima County Supporting Investments in Economic Development (SIED) Board to help fund the Wine Country Road and McCreddie Road Roundabout Project

Mayor Mendoza recused herself as the chair as she owns commercial property that would benefit from the utility extension as part of the Wine Country Road and McCreddie Road Roundabout SIED application.

City Administrator Arteaga recommended that the City submit an application for a \$500,000 half loan half grant to the Yakima County Supporting Investment in Economic Development (SIED) Program. SIED provides assistance to municipalities with infrastructure funding to assist private development in order to help create growth and new jobs for the County. The application was to help with infrastructure improvements for the Wine Country Road and McCreddie Road

roundabout project.

Discussion took place.

On motion by Councilmember Ozuna, second by Councilmember Souders, the C.O.W. moved a Resolution authorizing application to the Yakima County Supporting Investments in Economic Development (SIED) Board to help fund the Wine Country Road and McCreadie Road Roundabout Project to the October 11, 2022 regular meeting for consideration.

Roll Call Vote:

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

5. **OTHER BUSINESS** – None

6. **ADJOURNMENT**

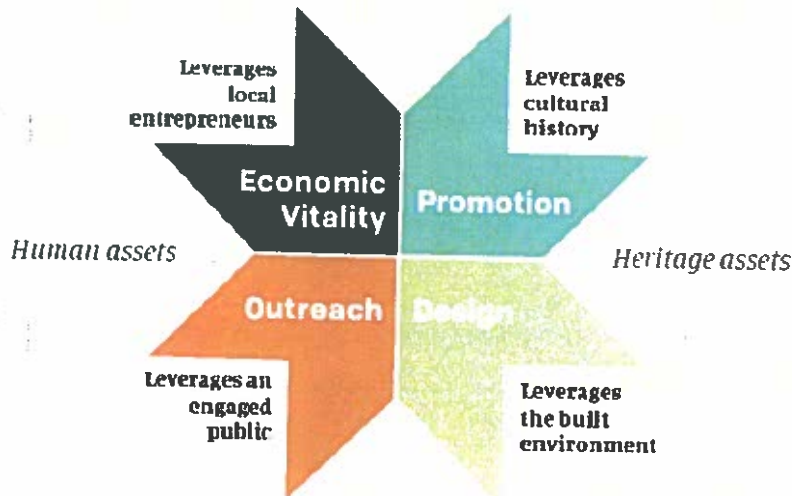
On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. meeting adjourned 6:55 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk

Ray Vining
27 Sept, Oct 11
Mainstreet Grandview , Museum

Last session I spoke of our proof of concept year for Mainstreet Grandview. Proof that we could manage significant downtown events designed to increase foot traffic and provide income for both pop up vendors and opportunities for our brick and mortar businesses. Last Friday night was another block buster event with happy shoppers and happy businesses. I mentioned briefly that promotion is only one of our 4 committees.



For a brief moment tonight I'd like to touch on our Economic Vitality efforts.

Mainstreet Grandview within the next few months will open up the 202 Division building as a business incubator site, modeled on a successful design in Moses Lake. We will also open our office in the same building and intend to create a maker space for downtown businesses to share.

This Friday we will attend the Roundtable on growing Yakima's startup support ecosystem. To learn more about incubator spaces and business startups.

To help grow the base of successful entrepreneurs in Grandview we are sponsoring a "Shark Tank" like event as part of our February fund raiser. Candidates will develop a broad business plan and pitch it to the audience. Each member of the audience will get 1 vote. The winner will receive a percentage of total ticket sales for the event. How exciting is that?!

I believe these successes are only possible because of the growing strength of our partnerships, particularly with you the city council.



Ray Vining

27 Sept, Oct 11

Mainstreet Grandview , Museum

From the museum:

Saturday Nights GHS play of the Bethany Mothers Club in 1912 was a wonderful look into life 110 years ago. Great to see the growth between the city through the museum with the High School. The museum's next big event is a make and take where we participants will use our precious

Blanche McClain Cook's engravings to block print onto one of a kind apple box labels. A great Christmas gift highlighting a portion of Grandviews art history.



**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
OCTOBER 11, 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 Jessie Espinoza, Bill Moore (Mayor Pro Tem), Robert Ozuna and Joan Souders

Present via teleconference: Councilmember David Diaz

Absent: Councilmember Javier Rodriguez

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

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 Mendoza led the pledge of allegiance.

3. APPROVE AGENDA

On motion by Councilmember Moore, second by Councilmember Souders, Council approved the October 11, 2022 regular meeting agenda as presented.

Roll Call Vote:

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

4. PRESENTATIONS – None

5. PUBLIC COMMENT

Darren Still with the Grandview Rotary Club advised that the Rotary Club would be hosting a political candidate forum on October 19, 2022 at the Community Center.

6. CONSENT AGENDA

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

- A. Minutes of the September 27, 2022 Committee-of-the-Whole meeting
- B. Minutes of the September 27, 2022 Council meeting
- C. Minutes of the October 3, 2022 Special Council Budget meeting
- D. Payroll Check Nos. 12960-12985 in the amount of \$25,659.22
- E. Payroll Electronic Fund Transfers (EFT) Nos. 60893-50899 in the amount of \$100,278.71
- F. Payroll Direct Deposit 9/16/22-9/30/22 in the amount of \$133,196.54
- G. Claim Check Nos. 125083-125168 in the amount of \$230,954.99

Roll Call Vote:

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

7. ACTIVE AGENDA

A. Public Hearing – 2023 Current Expense Fund Revenue Sources

Mayor Mendoza opened the public hearing for the purpose of receiving comments on the 2023 Current Expense Fund Revenue Sources.

City Treasurer Cordray indicated that the 2023 Current Expense Fund Revenue Sources was previously discussed at the October 3, 2022 special budget meeting. He explained that the operating revenue for the Current Expense Fund in 2023 was estimated to be \$6,128,280. He provided a detail of the Current Expense Fund revenue estimates as follows:

**2023 Budget
 Current Expense Revenues**

Revenue Type	Amount	
Property Taxes	\$ 1,789,500	29.2%
Sales Taxes	871,000	14.2%
Criminal Justice Tax	210,000	3.4%
City Utility Taxes	1,045,000	17.1%
Private Utility Taxes	1,140,000	18.6%
Other Taxes	4,500	0.1%
Licenses & Permits	234,500	3.8%
Intergov. Revenues	416,050	6.8%
Charges for Services	161,800	2.6%
Fines & Penalties	93,800	1.5%

Misc. & Other Rev.	162,130	2.6%
Total Revenue	\$ 6,128,280	

Mayor Mendoza requested public comments. There were no public comments received during the hearing or by mail.

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

B. Resolution No. 2022-50 accepting the bid for the Dykstra Park and Rocky Ford Road Resurfacing Project and authorizing the Mayor to sign all contract documents with American Rock Products

This item was previously discussed at the September 27, 2022 C.O.W. meeting.

On motion by Councilmember Espinoza, second by Councilmember Ozuna, Council approved Resolution No. 2022-50 accepting the bid for the Dykstra Park and Rocky Ford Road Resurfacing Project and authorizing the Mayor to sign all contract documents with American Rock Products.

Roll Call Vote:

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

C. Ordinance No. 2022-14 amending the 2022 Annual Budget

This item was previously discussed at the September 27, 2022 C.O.W. meeting.

On motion by Councilmember Espinoza, second by Councilmember Moore, Council approved Ordinance No. 2022-14 amending the 2022 Annual Budget.

Roll Call Vote:

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

D. Resolution No. 2022-51 authorizing the Mayor to sign the Interlocal Cooperative Agreement between the Grandview School District and the City of Grandview regarding supervised afterschool activities for students

This item was previously discussed at the September 27, 2022 C.O.W. meeting.

On motion by Councilmember Espinoza, second by Councilmember Souders, Council approved Resolution No. 2022-51 authorizing the Mayor to sign the Interlocal Cooperative Agreement between the Grandview School District and the City of Grandview regarding supervised afterschool activities for students.

Roll Call Vote:

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

E. Resolution No. 2022-52 authorizing the Mayor to sign the Project Service Contract with Field Group Marketing and Advertising for the COVID-19 Grants for New or Relocating Businesses

This item was previously discussed at the September 27, 2022 C.O.W. meeting.

On motion by Councilmember Ozuna, second by Councilmember Moore, Council approved Resolution No. 2022-52 authorizing the Mayor to sign the Project Service Contract with Field Group Marketing and Advertising for the COVID-19 Grants for New or Relocating Businesses.

Roll Call Vote:

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

F. Resolution No. 2022-53 authorizing application to the Yakima County Supporting Investments in Economic Development (SIED) Board to help fund the Wine Country Road and McCreddie Road Roundabout Project

Mayor Mendoza recused herself as the chair as she owns commercial property that would benefit from the utility extension as part of the Wine Country Road and McCreddie Road Roundabout SIED application.

This item was previously discussed at the October 11, 2022 C.O.W. meeting.

On motion by Councilmember Moore, second by Councilmember Souders, Council approved Resolution No. 2022-53 authorizing application to the Yakima County Supporting Investments in Economic Development (SIED) Board to help fund the Wine Country Road and McCreddie Road Roundabout Project.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes

- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

8. **UNFINISHED AND NEW BUSINESS** – None

9. **CITY ADMINISTRATOR AND/OR STAFF REPORTS**

Irrigation Season – Assistant Public Works Director Dorsett reported that the 2022 irrigation season would end on October 14, 2022.

Euclid and West Second Street Intersection Traffic Signal Upgrade – Assistant Public Works Director Dorsett reported that the upgrades to the traffic signal at the intersection of Euclid and West Second Street were complete.

Butternut Lift Station Upgrade – Assistant Public Works Director Dorsett reported that the upgrades to the Butternut Lift Station were in the process.

Contracted Code Enforcement – Assistant Public Works Director Dorsett reported that the Yakima Valley Conference of Governments organized a meeting to discuss city needs of contracting for code enforcement services. The estimated cost for the City of Grandview would be \$20,000 per year.

Dollar General – Assistant Public Works Director Dorsett reported that the Dollar General was scheduled to open at the end of October 2022.

Dollar Tree – Assistant Public Works Director Dorsett reported that a building permit was issued to the Dollar Tree to rebuild their business following the fire.

Small Business ARPA Grants – City Treasurer Cordray reported that 64 businesses applied for the Small Business ARPA Grant program. Yakima County Development Association would be scoring and ranking the business applications. The top 15 applications would be awarded a \$10,000 small business grant at a luncheon on October 21, 2022 at the Community Center.

10. **MAYOR & COUNCILMEMBER REPORTS**

Dog Park Repairs – Councilmember Souders thanked the Public Works Department for making the repairs at the dog park.

YVCOG General Membership Meeting – Councilmember Moore reported that the YVCOG General Membership meeting would be held on October 19, 2022 in Sunnyside.

Dollars and Scholars – The Grandview Dollars for Scholars would be holding their 25th Anniversary Celebration on October 13, 2022, 6:30 p.m., at the Grandview Learning Center.

11. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Souders, the Council meeting adjourned at 7:30 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk

**GRANDVIEW CITY COUNCIL
SPECIAL MEETING MINUTES – BUDGET
OCTOBER 17, 2022**

1. CALL TO ORDER

Mayor Gloria Mendoza called the special 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.

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

Present via teleconference: None

Absent: Councilmember Javier Rodriguez

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Treasurer Matt Cordray, Fire Chief Pat Mason and Assistant Public Works Director Todd Dorsett

2. 2023 PRELIMINARY BUDGET

City Treasurer Cordray continued the presentation of the 2023 preliminary budget.

2023 EXPENDITURE ESTIMATES

Current Expense Fund

Fire Administration Services

2022 Budget \$191,910

2023 Proposed \$198,040

Notable Changes in 2023 –

- Salaries and associated line items were slightly increased to reflect possible changes by the City Council in 2022 as well as expected insurance cost increases.
- Communications line item was increased to reflect rise in record keeping costs.
- Travel line item increased so the Fire Chief could attend the State Fire Chief's conference.

Fire Suppression Services

2022 Budget \$285,700

2023 Proposed \$269,160

Notable Changes in 2023 –

Emergency Medical Services Fund

2022 Revenue Budget \$513,620

2023 Revenue Proposed \$584,250

2022 Expenditure Budget \$368,410

2023 Expenditure Proposed \$493,620

Notable Changes in 2023 –

- Salaries and associated line items were slightly increased to reflect possible changes by the City Council in 2021 as well as expected insurance cost increases.

Special Meeting Minutes – Budget

October 17, 2022

Page 2

- Allocation of the Fire Captain's payroll changed from 75% to 60% to accurately reflect the time spent on fire service duties.
- Volunteer compensation increased to cover the cost of the increase in the number of volunteers and increased call volume.
- Allocation of the volunteer compensation changed from 40% to 30% to accurately reflect the time spent on fire service duties.
- Uniform and clothing line item increased to equip additional volunteers and gradually replace turnouts that were reaching the 10 year expiration date.
- Communication line item increased to cover increase in dispatching fees. There was an anticipated \$1.83 per call dispatch fee increase and the numbers of calls increased as well. Dispatch fees were split between Fire Suppression (25%) and EMS (75%).
- Public Utilities line item increased to cover the expected increase in utility rates.

Graffiti Removal

2022 Budget \$9,585

2023 Proposed \$7,855

Notable Changes in 2023 – None

Code Enforcement

2022 Budget \$83,310

2011 Estimate \$116,560

Notable Changes in 2023 – None

Inspections & Permits

2022 Budget \$117,910

2023 Proposed \$117,180

Notable Changes in 2023 –

- Funds for contracting plan reviews - \$10,000

Parks Maintenance

2022 Budget \$591,175

2023 Proposed \$664,865

Notable Changes for 2023 –

- Install new irrigation lines at Dykstra Park – \$8,000
- Water fountain for Bren Memorial Square – \$1,500
- Playground chips – \$5,000

Transfers Out and Ending Fund Balance

2022 Budget \$88,705

2023 Proposed \$73,665

Notable Changes in 2023 – None

Streets

2022 Revenue Budget \$1,231,385

2023 Revenue Proposed \$6,006,730

2022 Expenditure Budget \$1,231,385

2023 Expenditure Proposed \$6,010,730

Notable Changes in 2023 –

Special Meeting Minutes – Budget

October 17, 2022

Page 3

- The current City Administrator would be preparing a retirement/transition plan for this coming year. Included with this plan was a retirement sick leave and retirement vacation leave buyout and the addition of funds for a replacement employee's salary and benefits – \$26,710.
- Retirement sick leave and retirement vacation leave buyout – \$7,725
- New Public Works Director – \$18,985
- Sidewalk repairs – \$10,000
- Old Inland Empire – \$2,657,710
- Wine Country Road/McCreadie Road Roundabout – \$1,294,750
- Stormwater Improvement Project – \$1,075,000

Transportation Benefit District

2022 Revenue Budget \$545,395

2023 Revenue Proposed \$574,290

2022 Expenditure Budget \$545,395

2023 Expenditure Proposed \$574,290

Notable Changes in 2023 –

- Stormwater Improvement Project - \$189,750

Cemetery

2022 Revenue Budget \$381,330

2023 Revenue Proposed \$414,595

2022 Expenditure Budget \$381,330

2023 Expenditure Proposed \$414,595

Notable Changes in 2023 –

- The current City Administrator would be preparing a retirement/transition plan for this coming year. Included with this plan was a retirement sick leave and retirement vacation leave buyout and the addition of funds for a replacement employee's salary and benefits – \$17,810.
- Retirement sick leave and retirement vacation leave buyout – \$5,150
- New Public Works Director – \$12,660
- Expansion of new cemetery area (road entrance, mapping and landscaping) – \$50,000
- New cemetery engineering – \$20,000

East Wine Country Plaza Debt Service – SIED Loan

2022 Revenue Budget \$-0-

2023 Revenue Proposed \$-0-

2022 Expenditure Budget \$-0-

2023 Expenditure Proposed \$-0-

Notable Changes in 2023 – The debt obligation was satisfied and would be deleted from budget documents this year.

Euclid/Wine Country Road Improvements Debt Service – SIED Loan

2022 Revenue Budget \$23,310

2023 Revenue Proposed \$23,310

2022 Expenditure Budget \$23,310

2023 Expenditure Proposed \$23,310

Notable Changes in 2023 – None

The next preliminary budget meeting would be held on Monday, October 24, 2022 at 6:00 p.m.

3. ADJOURNMENT

The special meeting adjourned at 7:30 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk



**CITY OF GRANDVIEW
NOTICE OF CLOSED RECORD PUBLIC HEARING
MONARCH INVESTMENT PROPERTIES ANNEXATION & REZONE
1331 SOUTH EUCLID 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, October 25, 2022 at 7:00 p.m.**, to consider the Hearing Examiner's recommendation that the City Council approve the following annexation and rezone:

Applicant(s) & Property Owner(s): Emelda Miranda and Andrea Miranda dba Monarch Investment Properties, LLC
Proposed Project: Annexation & Rezone
Current Zoning/Future Land Use: Residential
Proposed Zoning: R-3 High Density Residential
Location of Project: 1331 South Euclid Road, Grandview, Yakima County, WA
Parcel No(s): 230926-22012 and 230926-23002

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/83757066613?pwd=U0FTSjITQ3pjbXITbXFubjRzZW1Xdz09>

Meeting ID: 837 5706 6613

Passcode: 325976

To join via phone: +1 253 215 8782

Meeting ID: 837 5706 6613

Passcode: 325976

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 – September 21, 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): Emelda Miranda and Andrea Miranda dba Monarch Investment Properties, LLC

Proposed Project: Annexation & Rezone

Current Zoning/Future Land Use: Residential

Proposed Zoning: R-3 High Density Residential

Location of Project: 1331 South Euclid Road, Grandview, Yakima County, WA

Parcel No(s): 230926-22012 and 230926-23002

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**

September 13, 2022

In the Matter of a Petition for)	
Annexation of Two Parcels with)	
R-3 High Density Residential)	
District Zoning Submitted by:)	
)	Annexation Resolution No. 2022-30
Emelda & Andrea Miranda,)	
Members/Owners of Monarch)	
Investment Properties, LCC)	
)	
Relative to 20.84 Acres Located)	
At 1331 South Euclid Road on)	
The East Side of the 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 August 30, 2022, regarding this petition to annex 20.84 acres at 1331 South Euclid Road into the City of Grandview with R-3 High Density Residential 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 R-3 zoning and presented two double-size pages showing the City limits, adjacent zoning and the existing agricultural use which will be included as additional exhibits in the record.

Monarch Investment Properties, LLC
Emelda and Andrea Miranda, Owners
Annexation/Rezone of 20.84 Acres
1331 South Euclid Road
Resolution No. 2022-30

(3) Petitioner/property owner Emelda Miranda d/b/a Monarch Investment Properties, LLC also testified in favor of the application. She explained that covenants will be recorded limiting the development to not more than four residential units per lot; noted the housing shortage within the City; detailed the advantages of purchasing and living in multi-family housing such as the availability of FHA financing which allows a 3½ percent down payment and co-signers where there is this type of income stream; noted the tax advantages of owning multi-family housing; and explained that multi-family housing allows for multi-generational living. Her ex-husband Bobby Miranda also testified in favor of the requested petition for annexation with R-3 zoning. They submitted for the record 10 pages showing the type of residential plat that could be submitted for the property in the future, and detailing the benefits of such a development which were described in the testimony. They also submitted for the record 6 pages showing the different types of residential units that could be built in such a development. These 16 pages will also be included as additional exhibits in the record for the City Council's information even though no specific preliminary plat has been submitted for approval with this annexation petition.

(4) Chuck Wyckoff pointed out that the example of a possible development on the property presented at the hearing shows 156 dwelling units which could accommodate 577 additional residents rather than the 307 additional residents that HLA estimated would be using the City's water and sewer systems by assuming 83 dwelling units would be built on the property that would have an average of the 3.7 residents per unit. Richard VanKirk testified that the amount of grass in the development should be limited because residents in the area do not have enough irrigation water to keep their lawns green.

(5) City Administrator/Public Works Director Cus Arteaga testified that the City has been proactive in providing additional water and sewer availability for future development; that any proposed development on the property will undergo its own SEPA and water/sewer system review process; and that development of this property might result in an upgrade to the SVID pressure irrigation line such as by installing screens that automatically prevent algae build-up. City Clerk Anita Palacios indicated that three written comments were received: namely a letter dated August 15, 2022, from the Washington State Department of Ecology; a letter dated July 15, 2022, from the Sunnyside Valley Irrigation District; and a joint letter dated August 10, 2022, posing questions from Mary Lynn and Richard VanKirk, Darcy

Judd and Domingo Gonzalez who are owners of nearby properties on South Euclid Road.

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

(7) 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 1331 South Euclid Road along the east side of the road with the requested R-3 High Density Residential District zoning as recommended by the City's Planner which would be consistent with the Comprehensive Plan Future Land Use Map designation of "Residential" for the parcels.

C. Basis for Recommendation. Based upon a view of the site without anyone else present on August 30, 2022; the information contained in the staff report, the exhibits, the testimony, and the other evidence presented at the open record public hearing on August 30, 2022; and a consideration of the Grandview Comprehensive Plan and Grandview Zoning Ordinance; the Hearing Examiner makes the following:

FINDINGS

I. Petitioner and Property Owner. The petitioner and property owner is Monarch Investment Properties, LLC whose members are Emelda and Andrea Miranda, 700 Bagley Road, Granger, Washington 98932 *(Pages 3-7 of the record)*.

Monarch Investment Properties, LLC
Emelda and Andrea Miranda, Owners
Annexation/Rezone of 20.84 Acres
1331 South Euclid Road
Resolution No. 2022-30

3

II. Location. The 20.84-acres proposed for annexation with R-3 High Density Residential District zoning at 1331 South Euclid Road consist of two adjacent parcels located on the east side of the road about one-fourth of a mile north of the intersection of South Euclid Road and Apricot Road. The County Assessor's Parcel Numbers of the parcels are 230926-22012 and 230926-23002.

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

(1) The northern largest parcel at 1331 South Euclid Road is 15.04 acres and the adjacent parcel to the south which has no assigned address is 5.8 acres. They are currently used for agricultural purposes and are generally flat. They are bounded by South Euclid Road and residential development on the west, by residential development to the north, and by agricultural lands to the south and east. They are within Grandview's Urban Growth Area with a Grandview Comprehensive Plan Future Land Use Map designation of Residential and are currently within the Yakima County Single-Family Residential (R-1) zone *(Page 61 of the record)*.

(2) 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 signed by Emelda Miranda and Andrea Miranda d/b/a Monarch Investment Properties, LLC which is the owner of 100% of the property proposed for annexation *(Pages 3-7 of the record)*.

(3) The petition requests annexation of the two parcels with assumption of existing City indebtedness and with R-3 High Density Residential District zoning. That zoning would be consistent with the City's "Residential" Comprehensive Plan designation for the two parcels.

(4) The annexation with R-3 zoning consistent with the current Comprehensive Plan designation of "Residential" for the two parcels would allow the owners to submit a subdivision application in the future to allow for construction of single-family, two-family and/or multi-family residential units as permitted uses in the R-3 High Density Residential District pursuant to GMC §17.35.020.

(5) At the City Council's regular meeting of July 12, 2022, the City Council by means of Resolution No. 2022-30 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: R-3 High Density Residential 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 (*Pages 13-15 of the record*).

(6) 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 June 17, 2022 (*Page 16 of the record*). The accuracy of the legal description for the proposed annexation which was prepared by HLA Engineering and Land Surveying, Inc. on July 21, 2022, was confirmed by a letter from Yakima County Engineer Matt Pietrusiewicz, P.E. dated August 15, 2022 (*Pages 51-53 of the record*).

(7) 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 ending on August 17, 2022. A final threshold determination was issued on August 18, 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 (*Page 31 of the record*). The DNS became final without any appeals.

V. Zoning and Land Uses. Both parcels are currently zoned by Yakima County as Single-Family Residential (R-1). The parcels have a Comprehensive Plan Future Land Use Map designation of Residential. The parcels subject to this petition are currently used for agricultural purposes. Both parcels are within the City’s Urban Growth Area. The properties in the vicinity of these two parcels have the following characteristics:

<i>Location</i>	<i>Zoning</i>	<i>Existing Uses</i>	<i>Jurisdiction</i>
North:	R-3 High Density Residential	Residential	Grandview
South:	R-1 Single-Family Residential	Residential/Agriculture	Yakima County
East:	R-1 Low Density Residential	Agriculture	Grandview
West:	R-1 Low Density Residential and Agriculture	Residential/Agriculture	Grandview

(Page 64 of the record).

VI. Comprehensive Plan. The 2016 Grandview Comprehensive Plan Future Land Use Map designation for the subject two parcels is “Residential.” *(Page 61 of the record).*

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 *(Page 65 of the record).*

VIII. Critical Areas. There are no known critical areas as defined by GMC Chapter 18.06 within or near these parcels *(Page 65 of the record).*

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 *(Page 66 of the record)*.

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 *(Page 66 of the record)*.

XI. Infrastructure. There is a 12-inch water line located in South Euclid Road. Future development of the parcels will require that new water lines be installed in a manner that creates a looping system to provide minimum fire flow. There are existing 8-inch sewer lines that are nearby but do not currently serve the parcels proposed for annexation. HLA's conclusions to the effect that the City water and sewer systems will have adequate capacity to serve the annexation area are based on future development of an estimated 83 additional dwelling units within the annexation area *(Pages 54-55 of the record)*. A future proposal for more than 83 dwelling units within the annexation area may require further review of the City's ability to provide water and sewer services to the annexation area, as well as additional SEPA environmental review. The two parcels in this petition are served by South Euclid Road which is a paved road within the City. Future development of the annexation area may require additional right-of-way and road improvements for South Euclid Road *(Page 66 of the record)*.

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 August 30, 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 in three places on the property proposed for annexation on July 27, 2022 (*Pages 46-50 of the record*).

(3) Notice of the public hearing was published in the City's official newspaper, the Grandview Herald, on July 27, 2022, at least 10 working days prior to the hearing in accordance with RCW 35A.14.130 and GMC §2.50.120(B) (*Page 36 of the record*).

(4) Additional notice for the requested rezone of the parcel proposed for annexation was provided on July 27, 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 (*Pages 37-43 of the record*).

XIV. Comments. Written comments received by the City with Planning Staff and Hearing Examiner responses in italics are as follows:

(1) The Washington State Department of Ecology (DOE) provided a letter dated August 15, 2022, regarding the future use of the property. DOE concerns are as follows:

(a) There is evidence of historical use of the site as an orchard during a period of time when lead arsenate was applied as a pesticide. This has the potential to have contaminated the soils with lead and/or arsenic.

(b) DOE requires soil sampling to determine levels of contamination when lands are converted to residential use to prevent exposure to lead and/or arsenic. If elevated levels are identified, steps must be taken to protect the public (*Pages 59-60 of the record*).

The applicant intends to submit a subdivision application prior to development of the property. Sampling and remediation would be addressed at that time as a condition of that review and decision. The DOE letter is attached to the annexation information packet.

(2) The Sunnyside Valley Irrigation District (SVID) provided a letter dated July 25, 2022, which stated that SVID has multiple facilities within the Annexation/Rezone area. All SVID facilities are situated within SVID right of way or easement. Please contact SVID before any development takes place within the proposed project area for location of SVID facilities and easement information (*Page 56 of the record*).

No development is proposed at this time. The applicant has indicated the intent to submit a future plat application to allow for future residential development. The subdivision review and decision will address SVID's concerns at that time.

(3) Several Adjoining Property Owners submitted a letter with questions dated August 10, 2022 (*Pages 57-58 of the record*). Their questions with Planning Staff and Hearing Examiner responses in italics (*Pages 63-64 of the record*) are as follows:

(a) What will the City do to provide more drinking water for the area?

The City Engineers reviewed the proposal and determined that there is adequate water supply to serve the proposed development with the assumption of an average of 4 dwelling units per acre. If more than 83 dwelling units are proposed for the annexation area, the City Engineers may be required to conduct an additional review of the adequacy of the City's water supply. Mr. Arteaga testified that the City has been proactive with measures to increase the City's water supply to serve future development.

(b) What will the City do to provide more irrigation water for the area?

Irrigation water is provided by the City which purchases irrigation water from SVID. Mr. Arteaga testified that the amount of irrigation water for development is allocated on a per-acre basis from a pool of the City's water rights. Any water rights allocated to the annexation property will upon development be included within the City's pool of water rights.

(c) What will the City do to provide more reliable electricity for the area?

Electricity is not provided by the City. While utility easements are required as part of a future subdivision, Pacific Power is the utility provider.

(d) What will the City do to provide irrigation water connection for Darcy Judd and VanKirk, since irrigation is currently delivered through the Monarch property?

Future development will be coordinated with SVID, including the location of easements and facilities required to serve other properties in the area.

(e) What will the City do to provide a buffer between Judd and Van Kirk Properties and the Monarch property?

There is no buffer that would be required at this time. The need for a buffer, if applicable, would be dependent upon the type and location of proposed development in the future.

(f) Will a concrete brick wall be required? How high a wall?

The Grandview Municipal Code does not require a wall between properties. Depending on the proposed development, a landscaping strip may be required. If the applicant proposes a wall, there is a maximum height limit of six (6) feet.

(g) Where will cars and trucks enter or leave Euclid and Apricot and the Monarch property?

The property fronts on South Euclid Road and would likely have access to that road. The exact location of ingress and egress would be determined at the time of development of the site.

(h) Will a traffic signal be required on Euclid and/or Apricot Roads?

The need for a traffic signal would be determined at time of development of the site.

(i) What will the City do to control speed and volume of traffic on Euclid?

The speed limit of Euclid is set by City ordinance in GMC Chapter 10.24. The City of Grandview Police Department is responsible for enforcing the speed limit within the City of Grandview.

(j) What dimensions will the buffer be between Judd-VanKirk and the Monarch property?

The Grandview Municipal Code does not specify a required width of a landscaping buffer between residential zoning districts.

(k) How close can R3 development build to existing R1 property?

A principal building has a 10-foot rear property line setback, with accessory structures having a 5-foot setback. Side setbacks are 5 feet.

(l) What will the City do to provide adequate Police and Fire service for the added population?

No adverse comments were received from the Police Department or the Fire Department. Those City departments have capital facility plans that address needed facilities to accommodate the growth of Grandview.

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 the only owner of 100% of the two

parcels of property in the proposed annexation, Monarch Investment Properties, LLC, has 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 (GMC §17.96.040). The requested R-3 High Density Residential District zoning is in keeping with the Comprehensive Plan’s “Residential” designation for the 20.84-acre area proposed for annexation. It is also consistent with 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 and Policy 4.2 to provide residential areas that offer a variety of housing densities, types, sizes, costs, and locations to meet future demand. R-3 zoning would be an extension of the R-3 zoning district that is adjacent to the north side of the subject property. The intent of the R-3 High Density Residential District described in GMC §17.35.010 is to provide a high-density residential environment. Lands within this district generally contain multiple-unit residential structures of a scale compatible with the structures in low density districts and with useful yard spaces. The R-3 district is intended to allow for a gradual increase in density from lower density residential districts and, where compatible, can provide a transition between different use areas.

(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 north, east and west sides of the parcels is within the City limits, approval of the proposed annexation would result in a natural and expected expansion of the City’s boundaries. Since R-3 zoning is adjacent to the property on the north, R-3 zoning would be a natural and expected expansion of existing R-3 zoning. The recommended zoning for the annexed area

would allow for additional residential uses in the future that would be compatible with nearby zoning and land uses even though no specific residential 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 Single-Family Residential (R-1) zoning to the City's R-3 High Density Residential 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 20.84-acre annexation area is recommended by the

petitioner, the City's Planner and the Hearing Examiner to be the R-3 High Density Residential District in order to be consistent with the intent of the Residential 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. Future development of the parcels will require adequate provisions for drainage and irrigation water. The development would utilize City domestic water and sewer services. Future development on the parcels would be accessed by South Euclid Road which is a paved City road. The residential use envisioned by the petitioner would be a permitted use in the R-3 High Density Residential District.

(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 August 18, 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 residential uses within the City that would be compatible with nearby zoning and land uses.

(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. At this point there is no indication in the record that uses in the R-3 High Density Residential 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 at this time. Future development may require a dedication of additional street right-of-way.

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 20.84-acre annexation area to the R-3 High Density Residential District zoning would be in accord with the goal and the policy 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 R-3 High Density Residential District zoning for the 20.84-acre annexation area will not be materially detrimental to the immediate vicinity because the parcels can be utilized in the future for residential uses in an area where there is R-3 zoning to the north and where there are existing residential uses to the north, west and south.

(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 these parcels for the community as a whole because it is consistent with the Comprehensive Plan Residential designation for the property and because it will allow for development of residential housing on the parcels which is needed to accommodate the population growth of the City and which will be similar to residential uses that exist nearby.

(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 August 18, 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 north, east and west sides of the parcels are contiguous to the City limits.

(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 the sole owner of 100% of the property which is Monarch Investment Properties, LLC.

(6) The 20.84-acre area proposed for annexation should upon annexation have R-3 High Density Residential District zoning.

(7) The requested annexation with the recommended R-3 High Density Residential 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 Yakima County Assessor's Parcel Numbers 230926-22012 and 230926-23002 as described in the documentation submitted for this request be **APPROVED** with R-3 High Density Residential 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 HLA Land Surveying and Engineering, Inc. and confirmed as accurate by the Yakima County Engineer is as follows:

That portion of Northwest quarter of Section 26, Township 9 North, Range 23 East, W.M., described as follows:

Commencing at the Southeast corner of the West half of the West half of said Northwest quarter;

Thence North along the East line of the West half of the West half of said Northwest quarter to the North line of the South half of the Southwest quarter of the Southwest quarter of said Northwest quarter to the Point of Beginning;

Thence Westerly along said North line to the Easterly right of way line of Euclid Road;

Thence North along said Easterly right of way line to a line that is 1129.29 feet North of the West quarter corner of said Section 26, as measured along the West line of said Section 26 said line bearing at a right angle to said West line of Section 26;

Thence East along said line 236 feet;

Thence North 208.71 feet;

Thence West 41 feet;

Thence North to a line that is 1194.4 feet South of the Northwest corner of said Section 26, as measured along the West line of said Section 26, said line bearing at a right angle to said West line of Section 26;

Thence West along said line to the Easterly right of way line of Euclid Road;

Thence North along said Easterly right of way line to the Mathieson Lateral;

Thence Northeasterly along said Lateral to the East line of the West half of the West half of said Northwest quarter;

Thence South along said East line to the Point of Beginning;

Situate in Yakima County, State of Washington.

(Yakima County Assessor's Parcel Numbers 230926-22012 and 230926-23002)

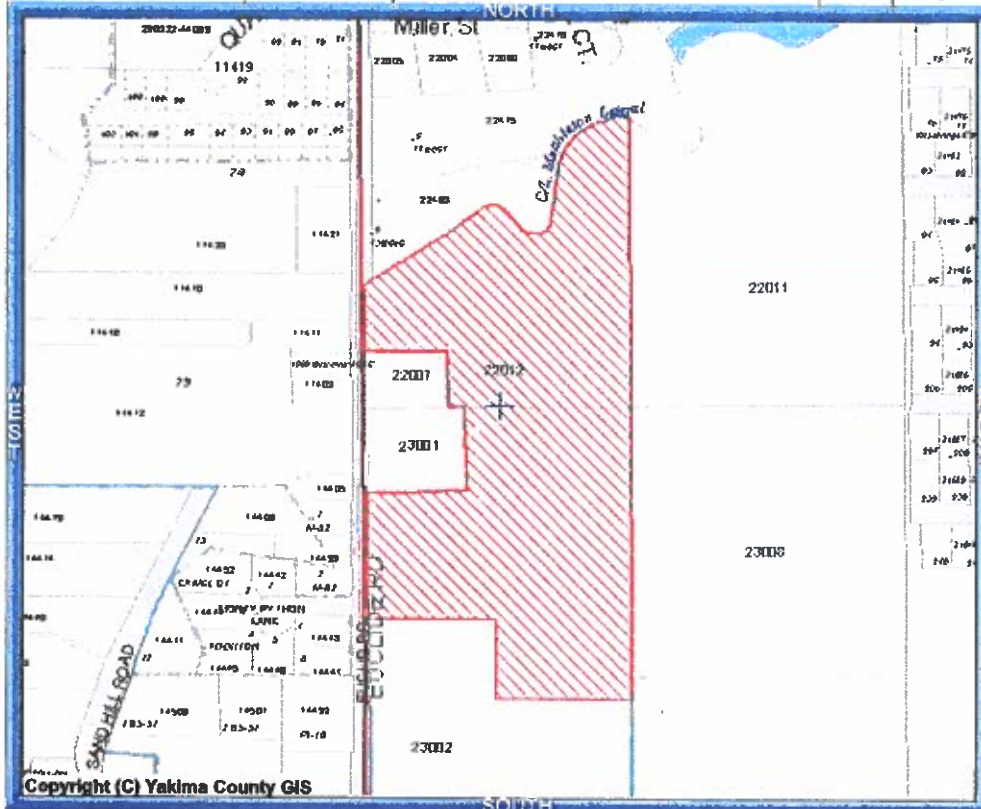
DATED this 13th day of September, 2022.



Gary M. Cuillier, Hearing Examiner



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One Inch = 400 Feet
 Feet 200 400 600

	Parcel Address:	1331 S EUCLID RD, Grandview ,WA 98930	
	Parcel Owner(s):	MONARCH INVESTMENT PROPERTIES LLC	
	Parcel Number:	23092622012	Parcel Size: 15.04 Acre(s)
	Property Use:	83 Current Use Agricultural	
Tax Code Area (TCA):	441	Tax Year:	2022
Improvement Value:	\$46800	Land Value:	\$78600
Current Use Value:	\$41690	Current Use Improvement:	\$46800
New Construction:	\$0	Total Assessed Value:	\$88490

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/at/bl/in)	Carport
No Residence Information Found.									

Excise	Sale Date	Sale Price	Grantor	Portion
E034512	12/17/2021	\$725000	ZEPEDA RAFAEL & ARECELJ	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](mailto:info@vtgco.com).

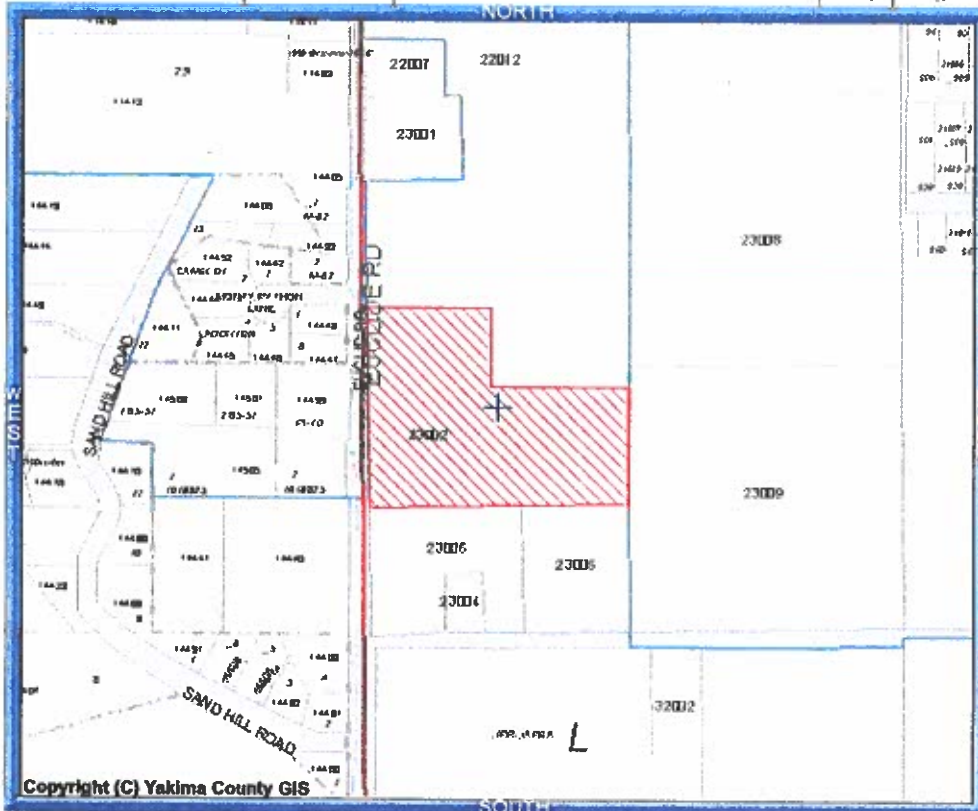
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C2281D

+ Latitude: 46° 14' 24.880" + Longitude: -119° 54' 51.087" Range: 23 Township: 09 Section: 26

Narrative Description: TH PT W1/2 W1/2 NW1/4 LY S OF MATHIESON LAT & N & E OF FOL DESC LN BEG 817 FT N OF W1/4 COR TH S 89 D40'E 325.1 FT TH S 0 D 08'W 186.7 FT TH S 89 D 12'E 345 FT M OR TO E LN W1/2 W1/2 NW1/4 EX CO RD ON W & EX BEG 1129.29 FT N OF W1/4 COR TH E 256 FT TH 208.71 FT TH W 41 FT TH N TO A PT 1194.4 FT S & 215 FT E OF NW COR SD SEC TH W 215 FT TO W LN SD SEC TH S ALSO W LN TO POB



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MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography FEMA Critical Areas Contours Utilities

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 Longitude(W) : Latitude(S)

Click Map to: **Get Information**

One Inch = 400 Feet
 Feet 200 400 600

	Parcel Address:	EUCLID RD N-CHERRY, WA	
	Parcel Owner(s):	MONARCH INVESTMENT PROPERTIES LLC	
	Parcel Number:	23092623002	Parcel Size: 5.8 Acre(s)
	Property Use:	83 Current Use Agricultural	
Tax Code Area (TCA):	441	Tax Year:	2022
Improvement Value:	\$48800	Land Value:	\$34100
Current Use Value:	\$13410	Current Use Improvement:	\$48800
New Construction:	\$0	Total Assessed Value:	\$62210

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/bltn)	Carport
No Residence Information Found.									

Excise	Sale Date	Sale Price	Grantor	Portion
427643	9/25/2012	\$530000	CAGLE, DAVID C & KATHLEEN	N
461604	2/14/2022	\$301600	PEDROZA, MARTIN M & AZAEL M	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](mailto:info@vtgco.com).

Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C2281D

+ Latitude: 46° 14' 17.239" + Longitude: -119° 54' 51.084" Range: 23 Township: 09 Section: 26
 Narrative Description: TH PT OF W1/2 SW1/4 NW1/4 BEG AT A PT 333.6 FT N OF W1/4 COR, TH N 483.4 FT, TH E 325.1 FT, TH S 186.7 FT, TH E 345 FT, M OR L TO E LI SD SUBD, TH S 292 FT, TH W 665.3 FT TO PT OF BEG.

RESOLUTION NO. 2022-54

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE PETITION TO ANNEX PROPERTIES KNOWN AS THE
MONARCH INVESTMENT PROPERTIES 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 Monarch Investment Properties Annexation submitted by Emelda Miranda and Andrea Miranda dba Monarch Investment Properties, LLC, 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 R-3 High Density Residential for Parcel Nos. 230926-22012 and 230926-23002;

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 October 25, 2022.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Exhibit "A"

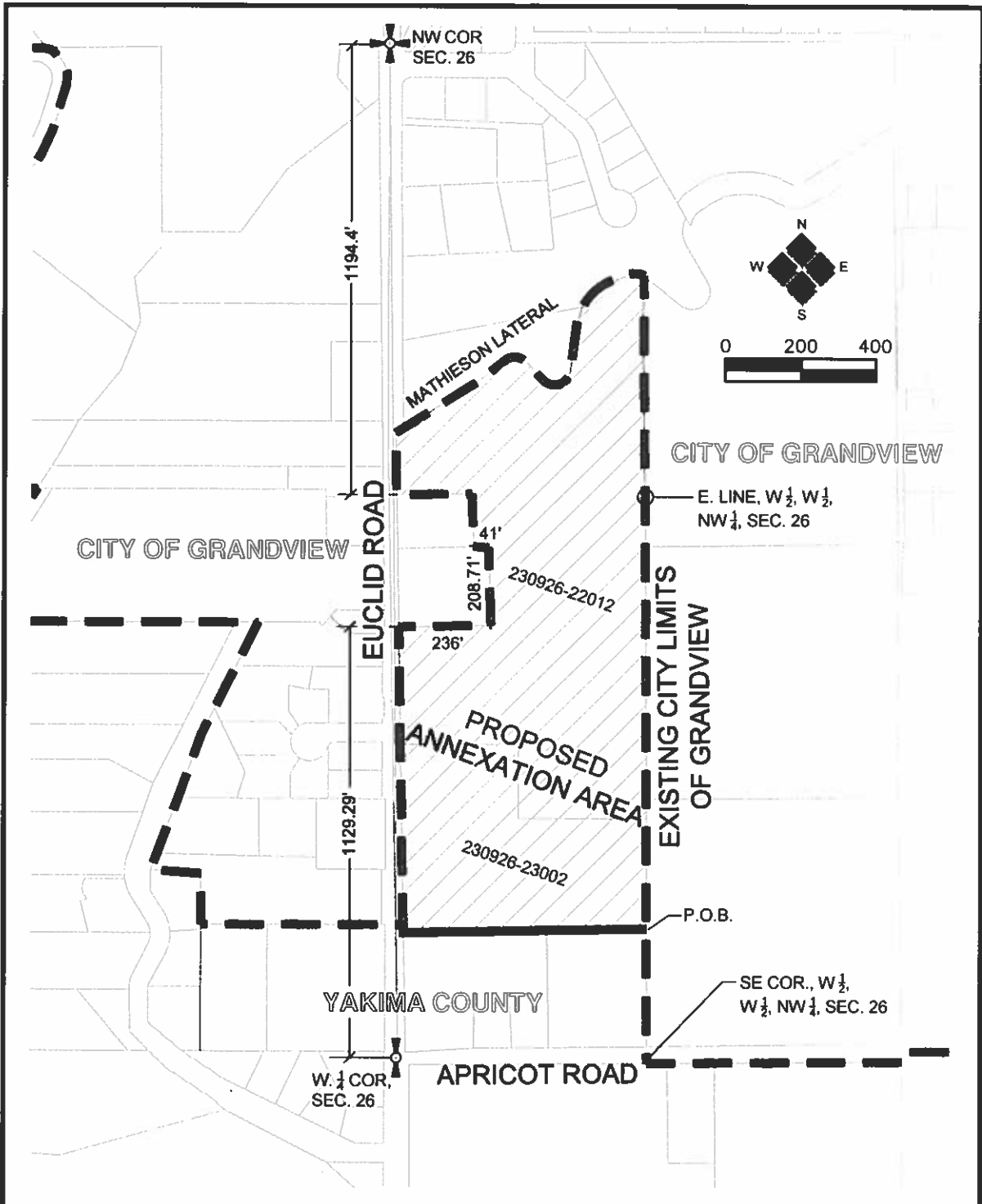
**City of Grandview
Monarch Investment Properties Annexation
HLA Project No. 22007G
July 21, 2022**

Annexation Legal Description

That portion of Northwest quarter of Section 26, Township 9 North, Range 23 East, W.M., described as follows:

Commencing at the Southeast corner of the West half of the West half of said Northwest quarter;
Thence North along the East line of the West half of the West half of said Northwest quarter to the North line of the South half of the Southwest quarter of the Southwest quarter of said Northwest quarter to the Point of Beginning;
Thence Westerly along said North line to the Easterly right of way line of Euclid Road;
Thence North along said Easterly right of way line to a line that is 1129.29 feet North of the West quarter corner of said Section 26, as measured along the West line of said Section 26 said line bearing at a right angle to said West line of Section 26;
Thence East along said line 236 feet;
Thence North 208.71 feet;
Thence West 41 feet;
Thence North to a line that is 1194.4 feet South of the Northwest corner of said Section 26, as measured along the West line of said Section 26, said line bearing at a right angle to said West line of Section 26;
Thence West along said line to the Easterly right of way line of Euclid Road;
Thence North along said Easterly right of way line to the Mathieson Lateral;
Thence Northeasterly along said Lateral to the East line of the West half of the West half of said Northwest quarter;
Thence South along said East line to the Point of Beginning;

Situate in Yakima County, State of Washington.



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

ANNEXATION EXHIBIT
for, CITY OF GRANDVIEW
YAKIMA COUNTY, WASHINGTON
MONARCH INVESTMENT PROPERTIES
ANNEXATION

RESOLUTION NO. 2022-55

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE CITY ADMINISTRATOR TO SIGN A SPECIFIC PROJECT
AGREEMENT WITH THE CITY OF SUNNYSIDE FOR THE GRANDVIEW FIRE
DEPARTMENT AND THE SUNNYSIDE FIRE DEPARTMENT TO SHARE THE
SERVICES OF A SUNNYSIDE FIRE DEPARTMENT EMPLOYEE**

WHEREAS, by Resolution No. 2011-51 the Cities of Grandview, Mabton, Prosser and Sunnyside formalized an operational framework that encouraged and promoted the coordination and use of facilities and resources of each and all parties; and

WHEREAS, in "Section 4. Master Agreement", the Interlocal Agreement allows for the different cities to execute a "Specific Project Agreement" once approved by the appropriate legislative bodies and signed by the appropriate City Administrator/Managers; and

WHEREAS, the Cities of Grandview and Sunnyside wish to enter into a Specific Project Agreement to allow for the sharing of an employee and designating the cost/fee in doing so,

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

The City Administrator is hereby authorized to sign a Specific Project Agreement with the City of Sunnyside for the Grandview Fire Department and the Sunnyside Fire Department to share the services of a Sunnyside Fire Department employee in the form as is attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at a special meeting on October 25, 2022.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

SPECIFIC PROJECT AGREEMENT AMONG AND BETWEEN CITY OF GRANDVIEW AND CITY OF SUNNYSIDE REGARDING THE COOPERATIVE USE OF FACILITIES, EQUIPMENT AND PERSONNEL

I. RECITALS

THIS SPECIFIC PROJECT AGREEMENT is entered into this _____ day of _____, 2022 between CITY OF GRANDVIEW, a municipal corporation, (hererinafter referred to as "Grandview") and CITY OF SUNNYSIDE, a municipal corporation, (hererinafter referred to as "Sunnyside").

WHEREAS, Sunnyside created and filled a position in its fire department and now employs an Assistant Chief – Medical Services Officer; and

WHEREAS, the Medical Services Officer, is a non-represented FLSA-Exempt position that performs a broad range of highly technical executive skills and subject matter expertise regarding fire and EMS funding, operations, education, and training, quality assurance, quality improvement, compliance and safety; and

WHEREAS, the Medical Services Officer, serves as an EMS Programs Training Director to oversee and participate in the funding, development, scheduling, instruction and evaluation of regional fire and EMS training and education programs; and

WHEREAS, both Sunnyside and Grandview seek to cooperatively seek local, state and federal funding to regionally train fire and EMS personnel to national standards, professional qualifications, and industry best practices to improve public safety operations, training and compliance through shared use of the Medical Services Officer; and

WHEREAS, Sunnyside, Grandview, Mabton and Prosser executed an Interlocal Agreement pursuant to RCW 39.34 to share facilities, equipment and personnel; and

WHEREAS, the Interlocal Agreement authorizes the parties to execute one or more separate "Specific Project Agreements" to address any matter of mutual concern or benefit; and

WHEREAS, Sunnyside has determined that, at time of writing, incidents occurring within the municipal boundaries of Grandview account for approximately twenty (20) percent of Sunnyside's call volume; and

WHEREAS, Grandview seeks to contribute \$24,000 per annum to use Sunnyside's Medical Services Officer up to twenty (20) percent or 0.2 FTE under this special project agreement; and

WHEREAS, both Sunnyside and Grandview City Councils determine that cooperation and sharing of the Medical Services Officer is in the public's best interest and mutually beneficial to both Sunnyside and Grandview, NOW

II. AGREEMENT

WHEREFORE, in consideration of the following covenants, conditions and promises herein, the parties mutually agrees as follows:

1. Sunnyside agrees to share use of its Medical Services Officer and resources to benefit both Grandview and Sunnyside.
2. Sunnyside will retain status as Employer for the Medical Services Officer and will meet all local, state and federal requirements in that capacity.

3. While shared, the Medical Services Officer shall provide professional services and may perform duties described in the Assistant Chief – Medical Services Officer job description to the benefit of Grandview.
4. While shared, the Medical Services Officer may research, identify and develop regional fire and EMS grant applications mutually beneficial to Grandview and Sunnyside.
5. In the event, Grandview identifies duties that would benefit public safety not found in the aforementioned job description, Grandview may request Sunnyside to amend said job description.
6. The Fire Chiefs from Sunnyside and Grandview will cooperatively determine an appropriate sharing schedule for the Medical Services Officer to the operational convenience and mutual benefit of both parties.
7. The parties envision that the Medical Services Officer will serve Sunnyside eighty (80) percent of the time or 0.8 FTE, and Grandview twenty (20) percent of the time, or 0.2 FTE on average, excluding approved leave used at the MSO's request.
8. Grandview will reimburse Sunnyside \$2,000.00 dollars per month or portion thereof for any month in which Grandview utilizes the professional services or duties authorized under this agreement.
9. The term of this special project agreement shall be from the date of execution and shall automatically renew thereafter from January 1 to December 31st of each year, absent written notice of termination or withdrawal. Any request for termination or withdrawal from this agreement by either party shall be submitted at least sixty (60) days prior to December 31st of any year.

IN WITNESS WHEREOF, the parties hereto cause this agreement to be duly executed as set forth below.

CITY OF SUNNYSIDE

CITY OF GRANDVIEW

Elizabeth Alba, City Manager

Cus Arteaga, City Administrator

Attest:

Attest:

Sunnyside City Clerk

Anita Palacios, City Clerk

RESOLUTION NO. 2022-56

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
DECLARING CERTAIN CITY PROPERTY FROM THE FIRE DEPARTMENT
AS SURPLUS AND AUTHORIZING DISPOSAL BY PUBLIC AUCTION, SALE,
TRADE OR DISPOSAL**

WHEREAS, the City no longer has a need for certain personal property that has outlived its useful life and no longer needed for the conduct of City business; and,

WHEREAS, the City Council has determined that it is in the best interest of the City that the foregoing described equipment be declared surplus and disposed of;

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

Section 1. The following Fire Department equipment is hereby declared surplus and no longer needed for the conduct of City business:

- MSA Hypres self-contained breathing apparatus air compressor #HP7000-NA6-E1, 6,000 PSI, Serial # 2A070501

Section 2. City staff is authorized to dispose of the equipment described in Section 1 of this resolution by public auction, sale, trade-in or disposal.

Section 3. The City Administrator is authorized to establish a minimum sale/trade-in price that reflects a fair market value of the equipment described in Section 1 of this resolution as deemed necessary to protect the City's interests.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on October 25, 2022.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY