



**NOTICE OF SPECIAL MEETING
GRANDVIEW CITY COUNCIL**

You are hereby notified, pursuant to RCW 42.30.080, that the **GRANDVIEW CITY COUNCIL** will conduct a special meeting on **TUESDAY, APRIL 18, 2023 at 12:00 Noon**, in the City Hall Council Chambers, 207 West Second Street, Grandview, Washington, with the following agenda:

1. ARPA Funding Request for Supporting Investments in Economic Development (SIED) Application for the Wine Country Road and Higgins Way Improvement Project
2. Resolution No. 2023-21 authorizing application to the Yakima County Supporting Investments in Economic Development (SIED) Board to fund the Wine Country Road and Higgins Way Improvement Project
3. Adjourn

CITY OF GRANDVIEW

Anita G. Palacios, MMC
City Clerk

NOTIFICATION:

Mayor and Council
Cus Arteaga, City Administrator
Department Directors
News Media

RESOLUTION NO. 2023-21

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING APPLICATION TO THE YAKIMA COUNTY SUPPORTING
INVESTMENTS IN ECONOMIC DEVELOPMENT (SIED) BOARD TO FUND THE
WINE COUNTRY ROAD AND HIGGINS WAY IMPROVEMENT PROJECT**

WHEREAS, to improve the economic vitality of the County, the Yakima County Supporting Investments in Economic Development (SIED) Board is authorized to make grants and loans to political subdivisions to fund projects that support tangible or potential investments in public infrastructure; and

WHEREAS, the Grandview City Council has determined that there is significant potential for private development, growth, and job creation within Grandview City limits on Wine Country Road and Higgins Way; and

WHEREAS, the City Council wishes to authorize application to the Yakima County SIED Board for grant and loan funds to be used to fund public street and infrastructure improvements as mentioned above; and

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

The Mayor is authorized to submit and sign all application documents to the Yakima County SIED Board for a grant/loan of up to \$2,000,000, responsibility of repayment of funds will be on the City of Grandview and private developer, to fund public street and infrastructure improvements on Wine Country Road and Higgins Way.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at a special meeting on April 18, 2023.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Yakima County

**Supporting Investments in
Economic Development**

**Committed Private Business
Application for Funding**

Threshold Requirements

All questions must be fully answered in order to qualify as a complete application. If you need more space for an answer, please attach additional sheets as needed noting the corresponding section, for example "C2."

- Resolution.** A resolution or ordinance of the local governmental jurisdiction authorizing the *SIED* application is required.
- Project Costs.** Engineer cost projections for public project costs are required. *SIED* will not entertain requests for project cost overruns. For the success of your project, ensure project cost estimations are realistic.
- Local Match.** A local match of twenty (20) percent of the *SIED* request is required. Local match may be demonstrated as cash or in-kind contribution.
- Other Funding Sources.** In addition to *SIED*, identify which public sources were considered to fund this project. Indicate what the outcome was.
- Planning.** A statement is required from the planning jurisdiction relating to the type of public facility for which a *SIED* investment is sought.
- Permits.** All public and private permits must be received.
- Private project description.** Job creation and private sector financing must be evident.
- Contingency Agreement.** A complete Contingency Agreement (form included) is required for all projects. The Contingency serves as the first level of convincing evidence that the private sector development will occur.
- Acceptance of Reporting Requirements.** The County is required to report annual information on the use of *SIED* funds. A signed agreement (form included) to report the use of *SIED* funds must accompany the application.

Please submit application to:

Yakima County Development Association
PO Box 1387, Yakima, WA 98907-1387
(10 North 9th Street, Yakima WA 98901)

REQUEST FOR FUNDING (Funding is awarded 50% Loan and 50% Grant. No more than \$2,000,000 total award from SIED when loan and grant combined.)

Interest rates on loans are established when the County formally approves the project contract by using the County Interfund Loan Rate, as authorized by law. Loans are given for a term of 10 years and annual payments are made in equal amounts on June 1st of each year.

An interlocal agreement will be established between the County and the applicant specifying repayment dates and a loan amortization schedule. Loan payment installments are based on an ordinary annuity, compounded annually.

If an applicant needs additional flexibility on loan repayment schedules they can request a deferral. Interest on loans will continue to accrue from the date the contract is approved by the County, even if the applicant is granted a deferral on their first loan payment.

If an applicant requests a deferral of the first loan payment, the applicant must justify the request.

A SIED loan is a general obligation of the jurisdiction receiving the loan. With acceptance of a SIED loan, the jurisdiction agrees to the terms of the interlocal agreement regardless of the project which prompted the application for SIED funding.

Applicant: <u>City of Grandview</u>	Tax ID #: <u>91-6001437</u>	
Contact: <u>Cus Arteaga</u>	Title: <u>City Administrator/Public Works Director</u>	
Phone: <u>509-882-9200</u>	Email: <u>carteaga@grandview.wa.us</u>	
Address: <u>207 W. Second St.</u>	City: <u>Grandview</u>	Zip Code: <u>98930</u>
Resolution Number Authorizing this Application for SIED Funding: _____		
I hereby certify that the information given in this application to the Supporting Investments in Economic Development Board is true and correct to the best of knowledge and belief.		
Signature of Responsible Official: _____		
Printed Name and Title: <u>Gloria Mendoza, Mayor</u>		

Indicate the full terms requested for SIED consideration:

- Loan Terms Requested: 10
- A deferral of the first loan payment (up to five years): 2
- Total number of years for repayment: 12
- Please provide justification If requesting a deferral of the first loan payment:

The City of Grandview would like a two year deferral on the first loan payment so the private sector development activity being supported in this application has time to begin generating tax revenues for the City prior to making the first deferred loan payment.

- Please provide justification if a lower interest rate is requested:

Executive Summary

The SIED Advisory Board takes many factors into consideration when making recommendations for funding. This Project Summary highlights the main factors including: local match, funding from other sources, jobs created/retained, wage rates, jobs created/retained per SIED dollar invested, new private investment, and new tax revenues generated.

Project Title: Wine Country Road and Higgins Way Improvements

Date of Application: _____

Project Summary: Describe the public infrastructure project and the private development that will occur. Explain why the private development requires the public infrastructure project:

This project will bring needed domestic water, sanitary sewer, and public roadways to approximately 12 acres of land zoned as general commercial, inside the City of Grandview City Limits.

The project will construct water, sewer, and a new roadway north of Wine Country Road (WCR) near Higgins Way. The project will also complete sidewalk improvements along the north side of WCR and east side of Higgins Way.

The proposed project will allow the City of Grandview to extend its utility facilities into an area that currently is not served. This will allow for potential development to occur in this area. The construction of these improvements would be a major element in contributing to the success of developing this area because all of this land could be served by these improvements.

Indicate the Minimum Necessary Total Public Project Infrastructure Costs (no more than \$1,000,000 total award from SIED when loan and grant combined):

SIED Loan Requested: \$ 766,208
SIED Grant Requested: \$ 766,208
Local Match (20% of SIED request): \$ 383,104
All Other Funding Sources: \$ 0
Total Public Project Cost: \$ 1,915,520

Total Private Investment in Plant/Equipment: \$ 5,000,000

Total Jobs Created/Retained: 60-65

Median Wage: \$ 17.00- \$18.00 Average Wage: \$ 17.50

Fringe Benefits Offered: 2-4 Employees

Estimated Assessed Value of the New Plant/Equipment: \$ 7,000,000-\$8,000,000

Total SIED Request divided by Total Jobs Created/Retained: \$ 25,540

Total Private Investment in Plant/Equipment divided by Total SIED Request: \$ 83,333

Other Benefits of the Public Infrastructure Project:

The public infrastructure project provides an opportunity for development of additional commercially zoned parcels in the City of Grandview at Exit 73 of I-82. The revenue that developments & businesses here would be able to provide is positive economic growth for the City of Grandview.

A. Public Sector Project

A1. List all funding sources for the public project and amount. Identify whether the amount has been provided or is being requested. Provide the status and date the funds were approved or the date that funds are expected to be approved:

SOURCE	STATUS	DATE	AMOUNT
SIED loan requested	Requested	4/20/23	\$ 766,208
SIED grant requested	Requested	4/20/23	\$ 766,208
City of Grandview	In Progress	3/28/23	\$ 383,104
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total project costs			\$ 1,915,520

Funding to complete the Public Project must be secured within one year of a SIED offer of financial aid

A2. Will this project upgrade an existing public facility or build a new one? Both

Describe the entire public facility project, including the parts that you are not asking SIED to fund.

Utility infrastructure and roadway improvements are required to begin developing this parcel of land. No other public facilities will be necessary at this time.

A3. Specifically, for what element(s) of the public project are SIED funds requested?

SIED funding will be applied toward the water, sewer, and street improvements needed for developing surrounding parcels.

A4. Describe how the public facility project will enhance or encourage other development in the immediate area in addition to the direct development described in this application section C.

The public facility project will encourage the continuing economic development in the immediate area because the extension of utilities will make it a more attractive location for businesses to open. Development opportunities in these areas have been missed because private sector entities are looking for sites ready for immediate construction. Also, the cost of extending and tying into utilities near Bethany Road and Stover Road has been a deterrent to prospective businesses. The location of these commercial lots is quite appealing, right off of Interstate-82. A collection of businesses in this area would make it a prime location to stop for highway travelers.

A5. List all permits and environmental reviews required for the **PUBLIC SECTOR PROJECT** and give their current status (applied for, application being prepared, permit issued, etc.)

PERMIT	ISSUER	STATUS	ANTICIPATED COMPLETION DATE
SEPA	Port of Grandview	Completed	
Plans & Specs Apprs	City of Grandview	To Be Completed	8/23

Permits to complete the Public Project must be secured within six months of a SIED offer of financial aid

A6. If environmental permits are not required for the project (e.g., Shorelines Permit, Environmental Impact Statement, etc.), **please explain why they are NOT required.**

The completion of the SEPA process did not result in identification of mitigation measures that will become incorporated into the project.

A shoreline permit is not required as there are no shorelines within or near the project area. An Environmental Impact Statement is not required unless required by the funding agency.

A7. Estimated schedule for public project completion. Indicate the month and year when the activities listed have been, or will be, completed.

	ESTIMATED COMPLETION DATE (month/year)
Preliminary Engineering Report	N/A
Environmental Review	Completed
All Required Permits Obtained	6/23
Design Engineering	8/23
Land/Right-of-Way Acquisition	9/23
Prepare Bid Documents	8/23
Award Construction Contract	9/23
Begin Construction	10/23
Project Operational	4/24

A8. What other jurisdictions, such as counties, cities, port districts, tribes, state/federal agencies are involved in the planning, design, financing, construction or operation of this project?

Port of Grandview _____

Please explain how completion of the project is coordinated between other involved parties.
 The Port of Grandview currently owns the property that is being sold for the proposed development.

A9. Will the SIED public facility project be totally maintained by the applicant? If not, whom? Please explain.

The City of Grandview will operate and maintain all improvements.

A10. How will this project impact utility rates and public services within the jurisdiction?

There will be no impact on utility rates or public services. This project will have a positive impact for the City as it will expand the City's facilities. The new water facilities will provide enough required fire flow to this area and the existing sewer lift station near Stover Road has enough capacity to serve a much larger area.

B. Financial Information of SIED Applicant

B1. Other public sources of funding for public economic development projects are listed below and must be investigated. In addition to SIED, identify which public sources were considered to fund this project. Indicate what the outcome was.

Federal Grant/Loan Programs:	YES	NO	OUTCOME
Economic Development Administration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Timely
Rural Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
FASTACT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
State Grant/Loan Programs:			
Transportation Improvement Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Timely
Community Development Block Grant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Timely
Public Works Trust Fund	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Timely
Department of Ecology	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Eligible
CERB	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Timely
RTPO/MPO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Timely
Other	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other Funding Options:			
Revenue Bonds	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
General Obligation Bonds	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
LID	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
ULID	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____

B1 continued: Provide a narrative of the investigation of the above referenced funding sources and the outcomes:
The City of Grandview believes that SIED funds are the most efficient resource for this project because of the need for immediate funding availability.

B2. In the context of the local government's overall annual budget, explain the need for SIED assistance. If the applicant has budget reserves, please explain why these funds are not available for the project.

The City of Grandview budget is constrained by the rising costs associated with law and justice, other municipal service demands and loan repayments for existing loans. The City's existing budget for utilities and transportation improvements is limited and primarily focused on maintaining existing infrastructure. Without the requested SIED assistance, this infrastructure project will not be constructed.

B3. Identify funds (General Fund, Utility Fund, Property taxes, etc.) that are eligible to repay a SIED loan:

The City of Grandview Transportation, Water, and Sewer Funds are eligible to repay the SIED loan.

Will a revenue stream be generated that could repay a SIED loan outside of the system's normal operations and maintenance costs? If yes, please explain:

The improvements will generate property taxes for the City. Development of properties adjacent to the proposed project will, over time, generate new tax revenue in excess of operations and maintenance and the annual cost of retiring SIED loan debt. However, timing of development on a majority of the adjacent properties is unknown. As a result, timing of the additional revenue stream is also unknown.

B4. If the local jurisdiction is not financially contributing to the project, please explain why.

All efforts to complete this application and coordinate with the developer are being paid for by the City. The City will be responsible for all loan repayment not provided by the developer.

C. Private Sector Project Complete Section C and a Contingency Agreement for each private sector entity.

In order to show that a specific private investment is ready to occur, but will do so only if SIED assistance is made available to the applicant, SIED requires a signed Contingency Agreement(s) between the applicant and the private sector representative(s). If a developer is involved, there must also be a signed Contingency Agreement between the developer and the proposed tenant.

Private Sector Business: <u>Grandview Truck Plaza LLC</u>		
Contact: <u>RamanDeep Malhi</u>	Title: <u>Member/President</u>	
Phone: <u>360-201-8071</u>	Email: <u>ramanzira@hotmail.com</u>	
Address: <u>8804 W. 5th Ave.</u>	City: <u>Kennewick</u>	Zip Code: <u>99336</u>

C1. Describe the private development that will be supported by the public infrastructure/facility project.

Buying 12 acres of Industrial property for Truck Stop/Plaza, Convenience store, Fuel Stations for Car & Trucks, Repair Shop, Truck Wash, Restaurant & Bar. This project will create many jobs and amenities for the Grandview Community.

C2. Explain why the private development requires the proposed public infrastructure improvements described in this application.

Infrastructure is required for the proposed project and the private sector Business Plan. Infrastructure consists of Domestic water, Sanitary Sewer, Streets, Sidewalks, Curb& gutters as well as conduit for telephone, power and broadband.

C3. Indicate the construction schedule (if applicable) for the proposed private sector project.

	(month/year)
Private Facility Construction Begins	August 2023
Private Facility Construction Completed	July 2024
Private Facility Operational	August 2024

C4. List all permits required for the **PRIVATE SECTOR PROJECT** and give their current status (applied for, application being prepared, permit issued, etc.)

PERMIT/ENVIROMENTAL REVIEW	ISSUER	STATUS	ANTICIPATED COMPLETION DATE
Phase 1	Port of Grandview	completed	Completed
SEPA	Port of Grandview	Completed	Completed
Building Permit	City of Grandview	Pending	September 2023

Permits to complete the Private Project must be secured within one year of a SIED offer of financial aid

C5. What private authorizations remain prior to proceeding with the proposed private development project?

Easements, Restrictions, Covenants, Site Plan Development

C6. Explain how the private sector is financing their capital investment in this project.

Initial Phase I of project will be using Cash Reserves. Phase II may require financing.

C6 continued: When will private sector financing be in place?

August of 2022

Please list financial references that can verify financing sources and capacity for this project.

Columbia Bank-Richland

C7. List the number of projected jobs to be retained and/or created by the firm as a direct result of the public infrastructure project supporting the private development. Retained jobs are defined as jobs that will be lost to the county if the public project is not completed.

Jobs must be expressed in Full Time Equivalents (FTEs) and wage data should exclude fringe benefits. Management positions should be indicated as an annual salary.

Job Description	# Of Jobs Retained (In FTEs)	# Of Jobs Created Year 1 (In FTEs)	# Of Jobs Created by Year 3 (In FTEs)	Current or initial Hourly Wages	Local Occupational Hourly Wages
Mgmt./Admin*		4	7	Salary	
Technical/Prof.		1	4	\$16.00- \$17.00	
Office/Clerical		2	7	\$16.00- \$17.00	
Production		5	10	\$16.00- \$17.00	
Sales		24	35	\$16.00- \$17.00	
Skilled Crafts		7	8	\$16.00- \$17.00	
Others		2	3	\$16.00- \$17.00	
Totals		44	74		

- a) How many of these positions are for seasonal work? Give response in FTE: 0
- b) What kind of fringe benefits does the company offer to regular full time employees?

Pending

C8. How were job projections developed? Explain how the projections are realistic.

The job projections are based on experience at other truck plaza, restaurants, convenience store facilities, hotel/motel.

C9. Will this project move existing jobs from another part of the county? If yes, please describe why the project cannot happen where the jobs are currently located.

No, This project will create new jobs.

C10. Will the private sector project offer expanded employment opportunities to disadvantaged or unemployed workers? How will the firm work to hire people from Yakima County?

Yes, the Private sector business will utilize the services of the local Work Source office and the Work Source Development Council to fill positions with qualified applicants as they become available.

Attachments

1. **Resolution:** A resolution or ordinance of the local governmental jurisdiction authorizing the *SIED* application.
2. **Plan listing the project:** Attach a copy of the section of the comprehensive plan or capital facilities plan that lists the public project.
3. **Site map of the area:** Identify the location of the site, public infrastructure and private development project (existing and/or proposed). Specifically identify where *SIED* funds are proposed to be used.
Materials must be reproducible in black and white and in 8 1/2 x 11 format.
4. **Engineering estimates supporting project costs:** Identify whether estimates are from preliminary engineering or design engineering work.
SIED will not entertain requests for additional funding if projections are insufficient
5. **Contingency agreement:** A complete Contingency agreement (form included) is required for all projects. The agreement serves as the first level of convincing evidence that the private sector development will occur.
6. **Business plan or year-end financial statements of the Private Sector Business:** Attach supporting information such as a business plan or year-end financial statements (financial statements may be unaudited). The entire *SIED* application is considered a public record; however, financial and commercial information provided by the private business is exempt from disclosure to the extent permitted by RCW 42.56.270 paragraph (4).
7. **Letters of support:** If applicable, please include any letters of support for this project from partners or others entities in the community.

Supporting Investments in Economic Development Reporting Form

Applicant: City of Grandview

Project Title: _____

Public Infrastructure Project: _____

Plan Containing the Project: _____

Total Spent on the Project: _____

Amount of SIED Funds (loan and grant) spent on the project _____

Estimated Number of Businesses Created or Retained by Project: _____

Estimated Number of Jobs Created or Retained by Project: _____

Instructions to Preparer:

1. List the public facility project.
2. Indicate where the project is listed (e.g., officially adopted county economic development plan, economic development section of the county's comprehensive plan, etc.).
3. List an amount of total expenditures related to the project.
4. List an amount of expenditures paid for by SIED funding.
5. The applicant must provide an actual or estimated number of businesses jobs that will be created, attracted, expanded or retained.
6. Documentation supporting this report must be made available upon request for audit purposes and public requests.

If awarded SIED funds, I hereby agree to annually report to the SIED Board the use of those funds according to the instructions above.

Signature of Responsible Official: _____

Printed Name and Title: _____

should be reviewed by the appropriate City staff or consultants to identify site-specific environmental problems.

- Policy 2.4 Adequate on-site disposal of surface water runoff shall be provided by all types of development.
- Policy 2.5 Where there is a high probability of erosion, grading should be kept to a minimum and disturbed vegetation should be restored as soon as is feasible. In all cases, appropriate measures to control erosion and sedimentation shall be required.
- Policy 2.6 The City shall consider the impacts of new development on water quality as part of its review process and will require any appropriate mitigating measures. Impacts that may affect the quality of drinking water shall be a priority concern in such reviews.

GOAL 3: *To actively manage land use change and protect the City's character by developing City facilities and services in a way that directs and controls land use patterns and intensities.*

- Policy 3.1 Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided.
- Policy 3.2 New urban development shall be encouraged to locate first within the City limits, and second within the urban growth area where municipal services and public facilities are already present.
- Policy 3.3 Development within the unincorporated portion of the urban growth area shall be encouraged to occur only on a limited scale to prevent inefficient use and distribution of public facilities and services. Urban development outside of the urban growth boundary shall be discouraged.
- Policy 3.4 To facilitate planned growth, the City encourages combining and assisting in service areas such as fire protection, public transit, water/sewer, criminal justice and administration, where such combinations implement efficient, cost-effective delivery of such services.
- Policy 3.5 Future land uses will be coordinated with the Transportation and Capital Facilities Elements of the Comprehensive Plan.

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

- Policy 4.1 The future distribution, extent, and location of generalized land uses will be established by the Future Land Use Map contained within this plan.
- Policy 4.2 Provide residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet future demand.
- Policy 4.3 Ensure that new residential development makes efficient use of the existing transportation network and provides adequate access to all lots.

Need / Recommended Project	Estimated Timing	Estimated Cost	Potential Funding Source(s)
Bike/Pedestrian Path Development	2018-2020	\$450,000	Local Funds, CDBG, RCO
Country Park Chip Seal/Parking Lot	2016	\$23,000	Local Funds, CDBG, RCO
Benches for Swim Pool at Westside Park	2015	\$6,000	Local Funds, CDBG, RCO
Swim Pool Underwater Light Replacement at Westside Park	2015	\$3,000	Local Funds, CDBG, RCO
Courtyard at Community Center	2016-2017	\$8,000	Local Funds, CDBG, RCO

1. STP = FAST Act Surface Transportation Program, 2. TIB = Washington State Transportation Improvement Board, 3. = Public Works Trust Fund, 4. DWSRF = Washington State Drinking Water State Revolving Fund, 5. CDBG = U.S. Department of Housing and Urban Development Community Development Block Grant, 6. RCO = Washington State Recreation and Conservation Office.

XVII. GOALS AND POLICIES

This section presents the capital facilities goals and policies for the City of Grandview.

GOAL 1: *To actively manage land use change and protect the City's character by developing City facilities and services in a way that directs and controls land use patterns and intensities.*

Policy 1.1 Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided.

Policy 1.2 Development within the unincorporated portion of the urban growth area shall be encouraged to occur only on a limited scale to prevent inefficient use and distribution of public facilities and services, and to discourage rural development from becoming urban in nature outside of the urban growth boundary.

Policy 1.3 Planning for future capital facilities will be coordinated with the Land Use and Transportation Elements of the Comprehensive Plan.

GOAL 2: *Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service standards below locally established minimum standards.*

Policy 2.1 New urban development shall be encouraged to locate first, within the City limits and second, within the urban growth area where municipal services and public facilities are already present.

Policy 2.2 Development shall be allowed only when and where all public facilities are adequate, and only when and where such development can be adequately served by essential public services without reducing the levels of service elsewhere.

GOAL 3: *To facilitate planned growth through combined services.*

Finance Plan

Grandview's Six Year Transportation Improvement Program (TIP) shows City of Grandview roadway projects and their associated financing. The current Six Year TIP for 2016-2021 is shown in Table, page 4-22. Potential funding sources for each improvement project are identified in Table 2-16 of the Capital Facilities Element.

VIII. GOALS AND POLICIES

GOAL 1: *To ensure that transportation facilities and services needed to support development are available concurrent with the impacts of such development, which protects investments in existing transportation facilities and services, maximizes the use of these facilities and services, and promotes orderly compact growth.*

- Policy 1.1 To maintain the City's character, Grandview adopts a level of service standard C for its arterial roadway facilities and services. Adoption of a level of service for transit will not occur until such time that a Public Transit Benefit Area (PTBA) is implemented and transit level of service definitions have been adopted.
- Policy 1.2 The City shall not issue development permits where the project requires transportation improvements that exceed the City's ability to provide these in accordance with the adopted level of service standards. However, these necessary improvements in transportation facilities and services, or development of strategies to accommodate the impacts of development may be provided by the developer.
- Policy 1.3 The City shall produce a financially feasible plan in the Capital Facilities Element demonstrating its ability to achieve and maintain adopted levels of service.
- Policy 1.4 The design and improvements to Grandview's transportation system should accommodate not only existing conditions, but projected growth based on realistic evaluation of the impact of national, state, regional, and local planning policies.
- Policy 1.5 New development shall be allowed only when and where all transportation facilities are adequate at the time of development, or unless a financial commitment is in place to complete the necessary improvements or strategies which will accommodate the impacts within six years; and only when and where such development can be adequately served by essential transportation facilities without reducing level of service elsewhere.
- Policy 1.6 The City should actively solicit action by the State and Yakima County to program and construct those improvements to State and County arterial systems which are needed to maintain the adopted level of service for arterials within Grandview.
- Policy 1.7 The City shall require developers to construct streets directly serving new development, and pay a fair-share fee for specific off-site improvements needed to mitigate the impacts of development. The City shall also explore with developers ways that new development can encourage van pooling, carpooling, public transit use and other alternatives and strategies to reduce single-occupant vehicle travel.
- Policy 1.8 Coordinate land use and public works planning activities with an ongoing program of long-range financial planning, to conserve fiscal resources available to implement the Transportation Improvement Program (TIP).

Policy 1.9 Encourage the maintenance and safety improvements of Grandview’s existing roads as a priority over the creation of new roads, wherever such use is consistent with other objectives.

GOAL 2: *To develop, maintain, and operate a balanced, safe, and efficient multimodal transportation system to serve all persons, special needs populations and activities in the community.*

Policy 2.1 Develop a future transportation system which encourages flexible, adaptive and multiple uses of transportation facilities and services.

Policy 2.2 Implement measures that will relieve pressures on the existing transportation infrastructure by approaches that include, but are not limited to:

- a. Multimodal transportation alternatives
- b. Land use coordination
- c. Prioritized improvements

Policy 2.3 Integrate, coordinate and link the connections and transfer points between all modes of transportation.

Policy 2.4 Work with the Washington State Department of Transportation, Yakima County, and other local jurisdictions in adequately siting park-and-ride lots in the Grandview area.

Policy 2.5 Minimize potential conflicts between bicycle and automobile traffic by providing signage at intersections of bike trails with roadways.

Policy 2.6 Encourage the location of bicycle racks at appropriate destination points, such as outside of downtown commercial businesses, parks, and schools.

Policy 2.7 Provide and promote the development of pedestrian and bicycle paths to schools, parks, and activity centers, as well as linkages between these paths.

Policy 2.8 The City shall include the need to accommodate bicycles safely in its management and design of the City street network, including designating bicycle routes throughout the City.

GOAL 3: *To recognize pedestrian movement as a basic means of circulation and to assure adequate accommodation of pedestrian and handicapped persons needs in all transportation policies and facilities.*

Policy 3.1 The City shall require developers to include sidewalks in new plats.

Policy 3.2 Grandview will promote the creation of a pedestrian-oriented downtown commercial area by:

- a. Creating an environment where development of pedestrian facilities is encouraged and automobile use is optional.
- b. Modifying the placement of new buildings in ways that encourage pedestrian activities by making streets more attractive routes for walking.
- c. Encouraging side and rear yard parking areas by restricting parking lots in front of commercial businesses.

they are compatible with surrounding land uses.

Policy 1.5: New development shall be allowed only when and where utilities are adequate, and only when and where such development can be adequately served by essential public utilities, or provided by the developer, without significantly degrading level of service elsewhere.

Policy 1.6: Promote the joint use of transportation rights-of-way and utility corridors wherever possible.

Policy 1.7: To facilitate coordination of public and private trenching activities, notify affected utilities of construction, as well as maintenance and upgrades to existing roads, in a timely and effective manner.

Policy 1.8: Consider utility permits concurrent with proposals requesting service. Where possible, approve utility permits when the project to be served is approved.

Policy 1.9: Coordinate with adjacent jurisdictions to ensure consistency with each jurisdiction's utilities element and regional utility plans, and develop a coordinated process for siting regional utility facilities in a timely manner.

GOAL 2: *Minimize impacts associated with the siting, development, and operation of utility services and facilities on adjacent properties and the natural environment.*

Policy 2.1: Site utility facilities away from critical areas, or site them in a manner that is compatible with critical areas.

Policy 2.2: Electric power substations and similar facilities should be sited, designed and buffered as needed to fit in with their surroundings. When sited within or adjacent to residential areas, special attention should be given to minimizing noise, light and glare impacts.

Policy 2.3: Cooperatively work with other agencies, surrounding municipalities and Yakima County during the siting and development of facilities of regional significance.

GOAL 3: *Develop an efficient utility system that supports the community vision (both public and private).*

Policy 3.1: Develop adequate rights-of-way and infrastructure improvements for future development through the planning process, including, but not limited to, public and private utilities.

Policy 3.2: Development within the unincorporated portion of the UGA should be encouraged to occur only on a limited scale to prevent the inefficient use and distribution of public facilities and services.

Policy 3.3: Utility extensions should be designed to provide service to the maximum area possible with the least length of extension.

Supporting Investments in Economic Diversity (SIED) Board

Contingency Agreement

1. PARTIES

The parties to this Agreement are City of Grandview, whose address is 207 West Second Street, Grandview, WA 98930 and Grandview Truck Plaza, LLC, whose address is 8804 W. 5th Ave., Kennewick, WA 99336.

PURPOSE

In order to allow development to occur near the intersection of Wine Country Road (WCR) and Higgins Way, the WCR and Higgins Way project will construct water, sewer, and a new roadway north of WCR. The project will also complete sidewalk improvements along the north side of WCR and east side of Higgins Way. The proposed project will result in new commercial development and significant jobs for the City and region.

BACKGROUND

Required public improvements to be completed for this project include:

A. *Wine Country Road and Higgins Road Improvement Project*

The project will construct water, sewer, and a new roadway north of Wine Country Road (WCR) near Higgins Way. The project will also complete sidewalk improvements along the north side of WCR and east side of Higgins Way.

AGREEMENT

The PARTIES do hereby agree as follows:

- A. The City of Grandview agrees to construct the required public improvements provided SIED financing is approved, and Developer loan re-payment agreement(s) are executed.
- B. Grandview Truck Plaza, LLC projects approximately 44 jobs may be created in the 1st year, and 30 more jobs may be created by the 3rd year.
- C. Grandview Truck Plaza, LLC anticipates the total private investment in the development project to be \$5,000,000.
- D. Grandview Truck Plaza, LLC agrees to contact the local One-Stop Career Center, Job Service Center or other Community based Organizations for assistance in filling new job positions.
- E. Grandview Truck Plaza, LLC agrees to provide the City of Grandview with employment and investment data as requested by SIED.
- F. The funding for this project anticipates a \$766,208 SIED Grant, a \$766,208 SIED Loan, and a 20% matching requirement of \$383,104. The \$383,104 match will be provided by the developer, Grandview Truck Plaza, LLC, in the form of cash.

CONTINGENCY

This Agreement is contingent upon receipt of the full SIED funding request by the City of Grandview.

City of Grandview

Date

Grandview Truck Plaza, LLC

Date

Mayor

Designated Representative

City of Grandview
Wine Country Road and Higgins Way Improvement Project
Grandview Truck Plaza, LLC Development