

**GRANDVIEW CITY COUNCIL  
REGULAR MEETING MINUTES  
MARCH 28, 2023**

**1. CALL TO ORDER**

Mayor Gloria Mendoza called the regular meeting to order at 7:00 p.m. in the Council Chambers at City Hall.

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

Present in person: Mayor Mendoza and Councilmembers David Diaz, Laura Flores, Robert Ozuna, Javier Rodriguez and Joan Souders

Present via teleconference: None

Absent: Councilmember Bill Moore

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

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

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 Souders, second by Councilmember Ozuna, Council approved the March 28, 2023 regular meeting agenda as presented.**

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

**4. PRESENTATIONS**

**A. WWTP Energy Upgrades Incentive Rebate – Lori Wyman, Pacificorp Regional Business Manager and Craig Phillips, Cascade Energy**

Lori Wyman, Pacific Power Regional Business Manager and Craig Phillips with Cascade Energy presented the City with an incentive rebate in the amount of \$146,964.30 for the Wastewater Treatment Plant energy upgrades.

**5. PUBLIC COMMENT – None**

**6. CONSENT AGENDA**

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

- A. Minutes of the March 14, 2023 Committee-of-the-Whole meeting**
- B. Minutes of the March 14, 2023 Council meeting**
- C. Payroll Check Nos. 13201-13215 in the amount of \$102,997.51**
- D. Payroll Electronic Fund Transfers (EFT) Nos. 61010-61014 in the amount of \$93,210.45**
- E. Payroll Direct Deposit 03/01/23-03/15/23 in the amount \$123,655.71**
- F. Claim Check Nos. 126135-126216 in the amount of \$449,770.18**

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

**7. ACTIVE AGENDA**

**A. Open Record Public Hearing – Elite Comprehensive Plan Text Amendment**

Mayor Mendoza opened the public hearing to consider the Hearing Examiner's recommendation that the City Council approve an application submitted by Nicole Stickley, AICP-AHBL, Inc., and Trini Garibay-Elite Investment Group LLC., for a Comprehensive Plan Text Amendment to the Land Use Element - *Section V: Future Land Use*, by reading the public hearing procedure.

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

The purpose of the hearing was for the Council to review the record and consider the pertinent facts relating to this issue.

Byron Gumz, YVCOG Land Use Planning Manager presented the staff report and provided a review of the record. He explained that the proposed text amendment would remove language specific to minimum lot sizes from the Comprehensive Plan with the intent that the Grandview Urban Area Zoning Ordinance would be the implementing ordinance to regulate development standards relating to lot size requirements. The Hearing Examiner, after receiving public comments and reviewing the staff report containing staff's findings of fact, issued his recommendation dated March 3, 2023 entitled Comp Plan Text Amend #2023-01, recommending the requested text amendments to the residential designations of the Comprehensive Plan to the City Council for approval.

The City of Grandview Comprehensive Plan, Chapter 2 (Land Use Element), Section V (Future Land Use) discussion of residential zoning designations would be amended to read as follows:

- Residential: Areas appropriate for rural, single-family, and multifamily residential living.
  - Corresponding zoning designations (GMC Title 17 Zoning):
    - R-1 Single-family Residential Suburban. Provides a low-density residential environment permitting four dwelling units per acre. Lands within this district should contain suburban residential development with large lots and expansive yards. Structures in this district are limited to single-family conventional dwellings.
    - R-1 Low Density Residential. The R-1 low-density residential district is established to provide a low-density residential environment. Lands within this district generally should contain single-family conventional dwellings with smaller lots and useful yard spaces.
    - R-2 Medium Density Residential. The R-2 district is established to provide a medium density residential environment. Lands within this district generally should contain multiple unit residential structures of a scale compatible with structures in lower density districts with useful yard spaces. The R-2 district is intended to allow for a gradual increase in density from low density residential districts and, where compatible, can provide a transition between different use areas.
    - R-3 High Density Residential. The R-3 district is established to provide a high-density residential environment. Lands within this district generally contain multiple-unit residential structures of a scale generally compatible with the surrounding neighborhood. 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.
    - R-1P Single-Family Residential Park District. The R-1P single-family residential park district is established to provide for medium density residential areas which would be compatible for the development of residential parks, and to prohibit the development of incompatible uses that are detrimental to the residential character. It is also to provide protection from hazards, objectionable influences, building congestion and lack of light, air and privacy.

Nicole Stickley, AICP-AHBL, Inc., presented the proposed Comprehensive Plan text amendment on behalf of Trini Garibay-Elite Investment Group LLC.

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

Discussion took place.

Councilmember Souders moved to continue the public hearing to the April 11, 2023 Council meeting.

The motion failed due to lack of a second.

**B. Ordinance No. 2023-06 approving Text Amendments to the Residential Designations of the Comprehensive Plan**

Councilmember Flores moved to approved Ordinance No. 2023-06 approving Text Amendments to the Residential Designations of the Comprehensive Plan.

The motion failed due to lack of a second.

**C. Resolution No. 2023-15 approving a Mutual Aid Agreement for Fire Protection and Emergency Services between U.S. Department of Energy – Hanford Site and the City of Grandview Fire Department**

This item was previously discussed at the March 14, 2023 C.O.W. meeting.

**On motion by Councilmember Rodriguez, second by Councilmember Ozuna, Council approved Resolution No. 2023-15 approving a Mutual Aid Agreement for Fire Protection and Emergency Services between U.S. Department of Energy – Hanford Site and the City of Grandview Fire Department.**

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

**D. Resolution No. 2023-16 accepting the fuel bid from Valley Wide Co-op for the year beginning April 1, 2023 to March 31, 2024**

This item was previously discussed at the March 14, 2023 C.O.W. meeting.

**On motion by Councilmember Diaz, second by Councilmember Souders, Council approved Resolution No. 2023-16 accepting the fuel bid from Valley Wide Co-op for the year beginning April 1, 2023 to March 31, 2024.**

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

**E. Resolution No. 2023-17 authorizing the Mayor to sign a Public Defender Agreement for conflict indigent defense counsel with Garrison Law Offices, Inc., P.S.**

This item was previously discussed at the March 14, 2023 C.O.W. meeting.

**On motion by Councilmember Rodriguez, second by Councilmember Ozuna, Council approved Resolution No. 2023-17 authorizing the Mayor to sign a Public Defender Agreement for conflict indigent defense counsel with Garrison Law Offices, Inc., P.S.**

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

**F. Resolution No. 2023-18 authorizing application to the Yakima County Supporting Investments in Economic Development (SIED) Board to fund the Wine Country Road and Higgins Way Improvement Project**

City Administrator Arteaga requested that this item be pulled from the agenda.

**8. UNFINISHED AND NEW BUSINESS**

**A. Letter of Resignation – Councilmember Jessie Espinoza**

Councilmember Espinoza submitted his letter of resignation from the City Council effective March 22, 2023.

**On motion by Councilmember Ozuna, second by Councilmember Diaz, Council accepted Councilmember Espinoza’s resignation.**

**On motion by Councilmember Ozuna, second by Councilmember Souders, Council directed staff to advertise for the vacant Council position until April 18th.**

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

Residential Subdivision and Commercial Developments – Assistant Public Works Director Dorsett provided an update on the following residential subdivision and commercial developments: Grandridge Estates, Pappy’s Landing, Euclid Meadows, Grapevine Estates and Port Point.

**10. MAYOR & COUNCILMEMBER REPORTS**

City ARPA Funds – Councilmember Ozuna distributed a list of ARPA fund expenditures and budgeted projects to date, a copy of which is attached hereto and incorporated herein as part of these minutes.

City Administrator Job Description – Mayor Mendoza distributed a draft job description for the City Administrator position and a Proposal for City Administrator Recruitment Services from Prothman Executive Recruitment for Council review and consideration.

**11. ADJOURNMENT**

**On motion by Councilmember Ozuna, second by Councilmember Souders, Council meeting adjourned at 8:25 p.m.**

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Mayor Gloria Mendoza

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Anita Palacios, City Clerk