

**GRANDVIEW CITY COUNCIL
REGULAR MEETING AGENDA
TUESDAY, JANUARY 23, 2024**



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

This meeting will be held in person and will also be available via teleconference. For meeting information and instructions, please contact City Hall at (509) 882-9200.

REGULAR MEETING – 7:00 PM

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1. **CALL TO ORDER & ROLL CALL**
2. **PLEDGE OF ALLEGIANCE – Lia Rose Atwood-Martinez**
3. **APPROVE AGENDA**
4. **PRESENTATIONS**
5. **PUBLIC COMMENT** – At this time, the public may address the Council on any topic whether on the agenda or not, except those scheduled for public hearing. The public comment period is not an opportunity for dialogue with the Mayor and Councilmembers, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information gathering and deliberation. For this reason, Council will accept comments, but will not directly respond to comments, questions or concerns during public comment. 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 January 9, 2024 Committee-of-the-Whole meeting 1-6
 - B. Minutes of the January 9, 2024 Council meeting 7-11
 - C. Payroll Check Nos. 13718-13732 in the amount of \$206,409.41
 - D. Payroll Electronic Fund Transfers (EFT) Nos. 61239-61243 in the amount of \$98,049.18
 - E. Payroll Direct Deposit 1/1/24-1/15/24 in the amount \$139,876.57
 - F. Claim Check Nos. 128117-128220 in the amount of \$1,863,859.00
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 – Wyckoff Farms, Inc., Comprehensive Plan Amendment and Rezone 12-33
 - Grandview Hearing Examiner Public Hearing Packet dated December 6, 2023 (1-75) is included as part of the agenda packet per reference in the Hearing Examiner’s Recommendation and Decision

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B. Resolution approving No. 2024-04 Task Order No. 2024-01 with HLA Engineering and Land Surveying, Inc., for the Wine Country Road Resurfacing from Euclid Street to Grandridge Road 34-37

- 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, January 23, 2024 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/83745680998?pwd=v3PVvja4DIq5sOP8wYGzQoIFBU7pjo.1>

To join via phone: +1 253 215 8782

Meeting ID: 837 4568 0998

Passcode: 311570

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
JANUARY 9, 2024**

1. CALL TO ORDER

Mayor Ashley Lara called the Committee-of-the-Whole (C.O.W.) 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.

A. Oaths of Office

City Attorney Plant administered the Oaths of Office to the following:

- Councilmember Steve Barrientes – Position 3 – 2-year unexpired term
- Councilmember Robert Ozuna – Position 4 – 4-year term
- Councilmember Bill Moore – Position 5 – 4-year term
- Councilmember David Diaz – Position 6 – 4-year term
- Councilmember Laura Flores – Position 7 - 4-year short/full term
- Mayor Ashley Lara – 4-year term

2. ROLL CALL

Present in person: Mayor Lara and Councilmembers Steve Barrientes, David Diaz, Laura Flores, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez and Joan Souders

Present via teleconference: None

Absent: None

Staff present: City Administrator Shane Fisher, City Attorney Quinn Plant, City Treasurer Matt Cordray, Fire Chief Pat Mason, Public Works Director Hector Mejia, Library Director Wendy Poteet and City Clerk Anita Palacios

3. PUBLIC COMMENT

Monica Niemeyer, Vice President of Grandview Chamber of Commerce, provided the attached comments, a copy of which is attached hereto and incorporated herein as part of these minutes.

Joe Hoff, 501 Mohar Road, Grandview, Washington, provided comments regarding the LGBTQ+ Book Club at the Grandview Library.

Juanita Martinez, 111 Nicka Road, Grandview, Washington, provided comments regarding the LGBTQ+ Book Club at the Grandview Library.

Maria Rodriguez, CEO, Rural Community Development Resources, introduced herself.

Eva Gonzalez, newly elected Mayor of the City of Granger, introduced herself and expressed her desire for the cities to partner and collaborate with each other on future endeavors.

Melodie Smith, 502 Avenue H, Grandview, Washington, provided comments regarding the LGBTQ+ Book Club at the Grandview Library.

Ray Shafer, 309 Westridge Drive, Grandview, Washington, provided comments regarding the LGBTQ+ Book Club at the Grandview Library.

4. NEW BUSINESS

A. Ordinance authorizing the payment of claims or other obligations pursuant to RCW 35A.40.020

City Clerk Palacios explained that with the retirement of Cus Arteaga as City Administrator on December 15, 2023 and Gloria Mendoza's term as Mayor expired on December 31, 2023, it was necessary to remove them as individuals authorized to sign on the City of Grandview General Account for Payroll and Claim Checks. Shane Fisher was hired as City Administrator and Ashley Lara was elected Mayor and would be individuals authorized to sign on the City of Grandview General Account for Payroll and Claim Checks.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Diaz, the C.O.W. moved an Ordinance authorizing the payment of claims or other obligations pursuant to RCW 35A.40.020 to the January 9, 2024 regular Council meeting for consideration.

Roll Call Vote:

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

B. Resolution authorizing the Mayor to sign Change Order No. 2 with American Rock Products for the West Fifth and Elm Street Resurfacing

Public Works Director Mejia explained that the City contracted with American Rock Products as the contractor for the West Fifth Street and Elm Street Resurfacing. Change Order No. 2 with American Rock Products was to add additional working days to the contract. The additional working days would account for the loss of working days caused by events that were out of the Contractor's control, such as the asphalt plant breaking down and an obsolete watermain size. There was no financial impact for this change order.

Discussion took place.

On motion by Councilmember Diaz, second by Councilmember Ozuna, the C.O.W. moved a resolution authorizing the Mayor to sign Change Order No. 2 with American Rock Products for the West Fifth and Elm Street Resurfacing to the January 9, 2024 regular

Council meeting for consideration.

Roll Call Vote:

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

C. Resolution accepting the bid for the Wine Country Road and Higgins Way Improvements and authorizing the Mayor to sign all contract documents with Interwest Construction, Inc.

Public Works Director Mejia explained that the City received funding from the Yakima County Supporting Investments in Economic Development (SIED) program for potable water, storm water, roadway, and wastewater additions to a developing truck stop. This project would 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.

Anticipated Project Schedule:

- Advertise for Bids: 11/29/23
- Bid Opening: 12/13/23
- Council Award: 01/09/24
- Start Construction: 02/26/24 (75 working days)
- Construction Completion: 06/10/24

Bids for the Wine Country Road and Higgins Way Improvements were opened on December 13, 2023. A total of six (6) bids were received with Interwest Construction, Inc., of Burlington, Washington, submitting the low bid in the amount of \$1,232,321.92.

Discussion took place.

On motion by Councilmember Souders, second by Councilmember Ozuna, the C.O.W. moved a resolution accepting the bid for the Wine Country Road and Higgins Way Improvements and authorizing the Mayor to sign all contract documents with Interwest Construction, Inc., to the January 9, 2024 regular Council meeting for consideration.

Roll Call Vote:

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

D. Resolution accepting the bid for the WWTP Influent Force Main Repair and authorizing the Mayor to sign all contract documents with Alba's Excavating & Construction, Inc.

Public Works Director Mejia explained that the existing 24-inch force main was leaking at the steel pipe coupling connection to the plug valve at the influent headworks structure. The City installed a temporary patch on the pipe until a contractor could be found. Construction plans and contract documents were provided to the City in November for review. In December, HLA contacted local contractors for bids to complete the repair work. Bids for the WWTP Influent Force Main Repair were opened on December 13, 2023. A total of two (2) bids were received with Alba's Excavating & Construction, Inc., of Sunnyside, Washington, submitting the low bid in the amount of \$65,947.87.

Discussion took place.

On motion by Councilmember Diaz, second by Councilmember Souders, the C.O.W. moved a resolution accepting the bid for the WWTP Influent Force Main Repair and authorizing the Mayor to sign all contract documents with Alba's Excavating & Construction, Inc., to the January 9, 2024 regular Council meeting for consideration.

Roll Call Vote:

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

E. Resolution approving Task Order No. 2024-01 with HLA Engineering and Land Surveying, Inc., for the Wine Country Road Resurfacing from Euclid Street to Grandridge Road

Public Works Director Mejia explained that the City received Arterial Preservation Program (APP) funding from the Washington State Transportation Improvement Board (TIS) for the resurfacing of Wine Country Road from Euclid Street to Grandridge Road. Engineering design work would begin immediately following receipt of the executed Task Order. Construction was anticipated to occur in 2024. Task Order 2024-01 with HLA Engineering and Land Surveying, Inc., provided for professional engineering services for the Wine Country Road Resurfacing project in the amount of \$56,500 for design engineering and \$61,000 for construction engineering. HLA would provide a comprehensive civil engineering construction document package (plans, specifications, and engineer's estimate) for improvements to Wine Country Road. Services would also include advertising and bidding, recommendation of contract award to the lowest responsible bidder and engineering services during construction.

Discussion took place.

On motion by Councilmember Barrientes, second by Councilmember Ozuna, the C.O.W. moved Resolution approving Task Order No. 2024-01 with HLA Engineering and Land Surveying, Inc., for the Wine Country Road Resurfacing from Euclid Street to Grandridge Road to the January 23, 2024 regular Council meeting for consideration.

Roll Call Vote:

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

5. **OTHER BUSINESS** – None

6. **ADJOURNMENT**

On motion by Councilmember Moore, second by Councilmember Barrientes, the C.O.W. meeting adjourned at 6:40 p.m.

Mayor Ashley Lara

Anita Palacios, City Clerk

City Mayor & Council~

My name is Monica Niemeyer and I am the Vice President of Chamber.

I wanted to introduce myself and say welcome to the new faces here and to a new year. ^{Chamber would like} ~~I also wanted~~ to thank the council for their support this last year and the ongoing support that Chamber has been working with Shane and Matt on with LTAC and ARPA funds. I believe the ARPA committee will be meeting in February and Chamber will be providing an activity report that will outline how we intended to use the items we have requested to purchase.

We are fortunate to have so many people wanting to be involved in our community's success and growth. Whether you're a city employee, a public servant, a volunteer, or you are being voluntold, we all do it with the mission for things to be better. We believe it can be better and we should continually be doing that together.

When many people sit at a table with an idea in mind hard conversations will no doubt come up; but they don't need to be conversation we avoid. I feel hard conversations simply mean that there are a lot of ideas to a solution. Getting through those conversations is how we build trust and respect, it creates the foundation we need for everyone to work together.

In the coming year Chamber looks forward to working with the City and the organizations in our community. We are dedicated to working together, having open communication, and contributing to our part to make conversations and action happen.

Thank you

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
JANUARY 9, 2024**

1. CALL TO ORDER

Mayor Ashley Lara 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 Lara and Councilmembers Steve Barrientes, David Diaz, Laura Flores, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez and Joan Souders

Present via teleconference: None

Absent: None

Staff present: City Administrator Shane Fisher, City Attorney Quinn Plant, City Treasurer Matt Cordray, Public Works Director Hector Mejia, Fire Chief Pat Mason, Library Director Wendy Poteet and City Clerk Anita Palacios

2. PLEDGE OF ALLEGIANCE

E'lliyah Garza led the pledge of allegiance.

3. APPROVE AGENDA

On motion by Councilmember Moore, second by Councilmember Ozuna, Council approved the January 9, 2024 regular meeting agenda as presented.

Roll Call Vote:

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

4. PRESENTATIONS – None

5. PUBLIC COMMENT

Vicky Frausto, Councilmember, City of Sunnyside, introduced herself and congratulated newly elected Mayor Lara and Councilmembers.

Keren Vazquez, Councilmember, City of Sunnyside, introduced herself and congratulated newly elected Mayor Lara and Councilmembers.

Lindsey Kingsley, lives in the City of Zillah and representing the Yakima County Democrats, provided comments regarding the LGBTQ+ Book Club at the Grandview Library.

6. CONSENT AGENDA

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

- A. Minutes of the December 12, 2023 Committee-of-the-Whole meeting**
- B. Minutes of the December 12, 2023 Council meeting**
- C. Payroll Check Nos. 13672-13717 in the amount of \$206,409.41**
- D. Payroll Electronic Fund Transfers (EFT) Nos. 61217-61221 in the amount of \$144,408.99**
- E. Payroll Electronic Fund Transfers (EFT) Nos. 61224-61230 in the amount of \$102,005.77**
- F. Payroll Direct Deposit 12/1/23-12/15/23 in the amount \$133,383.89**
- G. Payroll Direct Deposit 12/15/23-12/31/23 in the amount \$144,543.62**
- H. Claim Check Nos. 127950-128116 in the amount of \$722,797.57**

Roll Call Vote:

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

7. ACTIVE AGENDA

- A. Ordinance No. 2024-01 authorizing the payment of claims or other obligations Pursuant to RCW 35A.40.020**

This item was previously discussed at the January 9, 2024 C.O.W. meeting.

On motion by Councilmember Moore, second by Councilmember Souders, Council approved Ordinance No. 2024-01 authorizing the payment of claims or other obligations Pursuant to RCW 35A.40.020.

Roll Call Vote:

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

B. Resolution No. 2024-01 authorizing the Mayor to sign Change Order No. 2 with American Rock Products for the West Fifth and Elm Street Resurfacing

This item was previously discussed at the January 9, 2024 C.O.W. meeting.

On motion by Councilmember Rodriguez, second by Councilmember Barrientes, Council approved Resolution No. 2024-01 authorizing the Mayor to sign Change Order No. 2 with American Rock Products for the West Fifth and Elm Street Resurfacing.

Roll Call Vote:

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

C. Resolution No. 2024-02 accepting the bid for the Wine Country Road and Higgins Way Improvements and authorizing the Mayor to sign all contract documents with Interwest Construction, Inc.

This item was previously discussed at the January 9, 2024 C.O.W. meeting.

On motion by Councilmember Diaz, second by Councilmember Moore, Council approved Resolution No. 2024-02 accepting the bid for the Wine Country Road and Higgins Way Improvements and authorizing the Mayor to sign all contract documents with Interwest Construction, Inc.

Roll Call Vote:

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

D. Resolution No. 2024-03 accepting the bid for the WWTP Influent Force Main Repair and authorizing the Mayor to sign all contract documents with Alba's Excavating & Construction, Inc.

This item was previously discussed at the January 9, 2024 C.O.W. meeting.

On motion by Councilmember Moore, second by Councilmember Souders, Council approved Resolution No. 2024-03 accepting the bid for the WWTP Influent Force Main Repair and authorizing the Mayor to sign all contract documents with Alba's Excavating & Construction, Inc.

Roll Call Vote:

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

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

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

Cemetery Improvement Committee – City Administrator Fisher reported that the Cemetery Improvement Committee would be visiting additional cemeteries in the Tri-Cities and Walla Walla weather permitting.

10. **MAYOR & COUNCILMEMBER REPORTS**

Newly Elected Mayor Lara's Statement – Mayor Lara read a statement, a copy of which is attached hereto and incorporated herein as part of these minutes.

AWC Conference – The AWC City Action Days Conference scheduled for February 7-8, 2024 in Lacey was currently full. However, AWC was accepting wait list registrations.

11. **ADJOURNMENT**

On motion by Councilmember Moore, second by Councilmember Rodriguez, the Council meeting adjourned at 7:15 p.m.

Mayor Ashley Lara

Anita Palacios, City Clerk

This opportunity to step up and represent Grandview is an honor and a privilege. I am truly strengthened by the passion and visions of the families of our great city.

I envision a city that represents the people that make up our community. We have some of the kindest, most humble, and giving people in the Yakima Valley and I want our city to reflect their best characteristics. I am committed to leading Grandview with the highest levels of integrity, respect, and accountability, while setting the standard on how to connect with the people we serve through effective communication.

Residents have expressed interest in more of a variety of restaurants, attractions, and activities specifically geared towards children. All of this is possible, and we will do everything we can to support efforts in making it happen, but it is crucial our city invests in developing the infrastructure that supports our growing population to ensure sustainable growth.

As Mayor of Grandview, I will work hard, listen carefully, and consider all sides of the issues in front of us to pave the way for a strong, sustainable future. These actions, in partnership with City Council, Community Organizations, the School District, local businesses and all of you, will prepare Grandview for the continued growth and prosperity of our humble community. I look forward to working with and serving each and every one of you and I am incredibly grateful that you have trusted me with the responsibilities ahead.

Ashley Lara
Mayor of Grandview



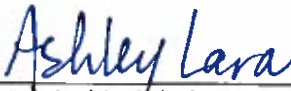
**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
CITY COUNCIL MEETING**

ITEM TITLE: Closed Record Public Hearing – Wyckoff Farms, Inc, Comprehensive Plan Amendment and Rezone	AGENDA NO. Active 7 (A) AGENDA DATE: January 23, 2024
DEPARTMENT Planning/Hearing Examiner	FUNDING CERTIFICATION (City Treasurer) (If applicable)

DEPARTMENT DIRECTOR REVIEW

Anita Palacios, City Clerk (Planning) 

CITY ADMINISTRATOR **MAYOR**



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

The City received a Comprehensive Plan Amendment and Rezone Application submitted by property owner Wyckoff Farms, Inc., requesting a comprehensive plan amendment and rezone of Parcel Nos. 230915-32001, 230915-31006 and 230915-32002. The location of the three parcels comprising 145.36 acres is north of Forsell Road in between Forrest Road and Puterbaugh Road. The comprehensive plan amendment would change the future land use of the parcel from industrial to residential and rezone the property from AG Agriculture District to R-1 Low Density Residential District. The current use of the property is agriculture and is a hop field.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

On December 6, 2023, the Hearing Examiner conducted an open record public hearing to receive comments on the proposed comprehensive plan amendment and rezone. A copy of the Hearing Examiner's Recommendation in the matter of application for a Comprehensive Plan Amendment and for Rezone of three parcels submitted by Wyckoff Farms, Inc., dated December 20, 2023 is attached.

On December 27, 2023, a Notice of Intent to Adopt Amendment as required by RCW 36.70A.106 for the Wyckoff Comprehensive Plan Amendment application was submitted to the Washington State Department of Commerce. The 60-day notice period ends on February 25, 2024. Following the 60-day notice period, staff will present for Council approval an ordinance amending the Comprehensive Plan Future Land Use Map Designation, changing the zoning classification of certain lands and amending the zoning map of the City of Grandview as requested by Wyckoff Farms, Inc.

ACTION PROPOSED

Recommend Council accept the Hearing Examiner's conclusions and recommendation that the City Council approve the requested amendment to the Comprehensive Plan Future Land Use Map designation of Parcel Nos. 230915-32001, 230915-31006 and 230915-32002 from industrial to residential and rezone the property from AG Agriculture District to R-1 Low Density Residential District as outlined in the Hearing Examiner's Recommendation dated December 20, 2023.



**CITY OF GRANDVIEW
NOTICE OF CLOSED RECORD PUBLIC HEARING
WYCKOFF FARMS, INC., COMPREHENSIVE PLAN AMENDMENT & REZONE**

NOTICE IS HEREBY GIVEN that the City Council of the City of Grandview will hold a closed record public hearing on **Tuesday, January 23, 2024 at 7:00 p.m.**, to consider the Hearing Examiner's recommendation that the City Council approve the following:

Applicant(s): Wyckoff Farms, Inc.

Property Owner(s): Wyckoff Farms, Inc.

Proposed Project: Comprehensive Plan Amendment and Rezone

Current Comprehensive Plan Designation: Industrial

Current Zoning: AG - Agricultural

Current Use: Agricultural

Proposed Comprehensive Plan Designation: Residential

Proposed Zoning: R-1 – Low Density Residential

Location of Project: Forsell Road/Puterbaugh Road/Forrest Road, Yakima County, WA

Parcel No.: 230915-32001, 230915-31006, 230915-32002

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/83745680998?pwd=v3PVvia4DIq5sOP8wYGzQoIFBU7pjo.1>

To join via phone: +1 253 215 8782

Meeting ID: 837 4568 0998

Passcode: 311570

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 – January 3, 2024

**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): Wyckoff Farms, Inc.

Property Owner(s): Wyckoff Farms, Inc.

Proposed Project: Comprehensive Plan Amendment and Rezone

Current Comprehensive Plan Designation: Industrial

Current Zoning: AG - Agricultural

Current Use: Agricultural

Proposed Comprehensive Plan Designation: Residential

Proposed Zoning: R-1 – Low Density Residential

Location of Project: Forsell Road/Puterbaugh Road/Forrest Rd, Yakima County, WA

Parcel No.: 230915-32001, 230915-31006, 230915-32002

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.

(3) Testimony detailing many reasons supporting the approval of these applications such as reduction of conflicts between the applicant's hop fields and recent residential development to the south and the need for additional housing in the City was presented by the applicant's representatives for these applications, attorney Mark Fickes of Halverson Northwest Law Group P.C.; President of Wyckoff Farms, Inc. Court Wyckoff; Vice President of Engineering for Wyckoff Farms, Inc. David Pierce; and Century 21 Tri-Cities representative Jeff Bowlsey.

(4) Written comments that were submitted for the record include written narratives addressing the criteria for approval of the applications submitted by the applicant's attorney Mark Fickes; a written comment from the Sunnyside Valley Irrigation District relative to SVID pipelines within the property; a written comment from the Washington State Department of Transportation relative to the need for a traffic impact analysis to be conducted when specific development is proposed, particularly as to the ramp terminal capacity and safety of Exit 73; and a written comment from Stephen S. Hazzard, PE of HLA Engineering and Land Surveying, Inc. relative to the capacity of the City's sewer and water systems to serve future residential development on the subject properties.

(5) No one submitted any written comments or testimony in opposition to these applications.

(6) The recommendations for these applications have been issued within 14 days of the open record public hearing as required by Subsection 14.09.030(A)(4) of the Grandview Municipal Code (GMC).

B. Summary of Recommendations. The Hearing Examiner recommends that the Grandview City Council approve the requested amendment to the Comprehensive Plan Future Land Use Map designation of the three Wyckoff Farms, Inc. parcels from Industrial to Residential and approve the requested Rezone of the three parcels from the AG Agricultural District to the R-1 Low Density Residential District.

C. Basis for Recommendations. Based upon a view of the site and the surrounding area without anyone else present on December 6, 2023; the information contained in the staff report, exhibits, testimony and other evidence presented at an open record public hearing on December 6, 2023; and a consideration of the standards and criteria for approval of amendments to Comprehensive Plan Future Land Use Map designations and for approval of Rezones; the Hearing Examiner makes the following:

FINDINGS

I. Applicant/Property Owner. The applicant and property owner is Wyckoff Farms, Inc., attn: David Pierce, P.O. Box 249, Grandview, Washington 98930.

II. Location. The location of the three parcels comprising 145.36 acres currently in hop fields is north of Forsell Road in between Forrest Road and Puterbaugh Road. The Assessor's Parcel Numbers are 230915-32001, -31006 and -32002.

III. Proposal. These applications request approval of an amendment to the Comprehensive Plan Future Land Use Map designation of the subject parcels from the Industrial to the Residential designation and also approval of a Rezone from the AG Agricultural District to the R-1 Low Density Residential District in order to allow for future residential development of the property, probably in phases.

Applicant Wyckoff Farms, Inc.
Comprehensive Plan Amendment
From Industrial to Residential
And Rezone from AG Agricultural
To R-1 Low Density Residential
On Forsell/Puterbaugh/Forrest Rds.

IV. Floodplain, Shoreline and Other Critical Area. The subject parcels are not within or near a floodplain, a shoreline regulated by the Shoreline Master Program or other critical area regulated by Chapter 18.06 of the Grandview Municipal Code (GMC).

V. Public Notice. These two applications have been processed in the following manner and public notice of the open record public hearing of December 6, 2023, has been given in the following ways pursuant to GMC §14.07.030(B):

Application submitted:	October 19, 2023
Notice mailed to owners of property within 300 feet:	November 8, 2023
Notice posted at City Hall, Library, Police Dept. & website:	November 8, 2023
Notice posted in three places on the property:	November 8, 2023
Notice published in the Grandview Herald:	November 8, 2023

VI. Environmental Review under the State Environmental Policy Act (SEPA). The City's SEPA Responsible Official issued a final SEPA Determination of Non-Significance (DNS) on November 22, 2023.

VII. Comprehensive Plan, Zoning and Land Uses. The Comprehensive Plan, zoning and land uses of the three parcels under consideration are as follows:

(1) These three parcels are currently within the Industrial designation of the Comprehensive Plan. The purpose of that designation is to include areas for industrial development such as for manufacturing, processing, packaging, storage or public facilities.

(2) The proposed Comprehensive Plan designation for these three parcels is Residential which would be an extension of the Residential designation and land use to the south of the parcels. The purpose of the Residential designation is to include areas that are appropriate for rural, single-family and multifamily residential living.

(3) The parcels are currently within the AG Agricultural zoning district. The purpose of the AG Agricultural District is to provide for minimum land use requirements to allow for agricultural uses to be conducted in certain portions of the City.

(4) The proposed zoning is the R-1 Low Density Residential District. The purpose of this district is to provide a low density residential environment containing single-family residential dwellings with smaller lots and useful yard spaces and to prohibit the development of incompatible uses that are detrimental to the residential environment.

(5) The nearby properties have the following Comprehensive Plan, zoning and land use characteristics:

<i>Direction</i>	<i>Comprehensive Plan</i>	<i>Zoning</i>	<i>Land Use</i>
North:	Urban Industrial (Yakima County)	M-1 Light Industrial (Yakima County)	Vacant/Residential
South:	Residential/ Low Density Residential	R-1 Low Density Residential	Residential/Agriculture
East:	Residential	M-1 Light Industrial	Residential/Agriculture
West:	Urban Industrial (Yakima County)	M-1 Light Industrial (Yakima County)	Agriculture

VIII. Jurisdiction and Process. The jurisdiction and the review process for these applications are as follows:

(1) Future Land Use Map Amendment: The Administrative Element (Chapter 7) of the Grandview Comprehensive Plan states that changes to the Future

Land Use Map (FLUM) shall only be granted if, after a recommendation is issued by the Hearing Examiner, the City Council finds that the amendment complies with the standards set forth below in Section X of these recommendations. As a part of this request for a FLUM amendment, a Rezone of the parcels is also requested.

(2) Rezone: Grandview Municipal Code 17.88 identifies the Rezone process. A Rezone also requires a recommendation from the Grandview Hearing Examiner and is approved by City Council if it complies with the standards set forth below in Section XI of these recommendations.

IX. Written Comments from Public Agencies. Findings that are relative to the written comments that have been submitted are as follows:

(1) The Sunnyside Valley Irrigation District (SVID) stated that they have multiple facilities within the properties. Those facilities are within easements or rights-of-way, which have restrictions regarding private development. Here no development is proposed at this time, but all future development on the site will be required to meet all of SVID's development standards in relation to their facilities.

(2) The Washington State Department of Transportation (WSDOT) provided comments on how the rezone has the potential to impact traffic volumes on Interstate 82, especially the Exit 73 interchange. They note that it is likely that traffic studies will be required upon future development of the site. Future development on the site will require review and permitting, and will likely require a traffic study at that time.

(3) HLA Engineering and Land Surveying, Inc., acting on behalf of the City of Grandview, provided comments relative to the availability of water and sewer to serve the area of the proposed rezone. HLA indicates that while there is likely capacity in the systems if capital facilities continue to be built out, improvements will be required upon development of the properties. Any future development will be reviewed at the time of application and any required infrastructure improvements will be required at that time.

X. Standards and Criteria for Approval of Amendments to Future Land Use Map Designations.

Chapter 17.92 of the Grandview Municipal Code provides that applications for amendments to the Comprehensive Plan designations shall be processed by following applicable provisions of GMC Title 14. The following standards and criteria for consideration of amendments to the Comprehensive Plan Future Land Use Map designations set forth in the Grandview Comprehensive Plan Administration Element apply to this application for this requested amendment in the following specific ways:

(1) The proposal is consistent with the provisions of the GMA and other applicable state planning requirements. This proposal is consistent with the following GMA Goals set forth in RCW 36.70A.020:

(a) Urban growth: Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(b) Reduce sprawl: Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

(c) Housing: Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

(2) The proposal is consistent with and will help implement the goals, objectives, and policies of this plan. This proposal is consistent with and would implement the following goals, policies, and objectives of the Grandview Comprehensive Plan:

(a) Land Use GOAL 1: To create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values.

- (b) Policy 1.1: Through land use management decisions, strive to influence both rates and patterns of growth in order to achieve goals of the Comprehensive Plan.
- (c) Policy 1.3: Encourage urban infill where possible to avoid sprawl and the inefficient leapfrog pattern of development.
- (d) Land Use GOAL 7: To preserve the character, agricultural heritage, and quality of life in Grandview and the surrounding rural areas that are part of the community.
- (e) Policy 7.2: Establish a pattern of development that supports a sense of community.
- (f) Policy 7.3: Encourage land use decisions that are sensitive to Grandview's history and culture.
- (g) Housing GOAL 1: Provide safe and sanitary housing for all persons within the community.
- (h) Policy 1.1: Support the development of a housing stock that meets the varied needs of the present community while attracting higher income residents.
- (i) Objective 1: Encourage the construction of new units to increase the local housing supply. New construction should provide for a moderate-to-low-income and senior housing market demand as well as upscale residences. It should also provide for an appropriate mix of housing types and intensities (single-family, multifamily, group homes, adult family homes).
- (j) Objective 6: Encourage more medium and high-value residential construction.
- (k) Housing GOAL 3: Encourage a mixture of housing types and densities throughout the UGA that are compatible with public service availability.

(3) Required changes to the implementing regulations are identified prior to adoption of the proposed change and are scheduled for revision so that these implementing regulations remain consistent with the Comprehensive Plan. This criterion is not applicable because no changes to the implementing regulations are required prior to adoption of the proposed Comprehensive Plan

amendment in order for the implementing regulations to remain consistent with the Comprehensive Plan.

(4) The proposal will increase the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses or on other uses legally existing or permitted in the area. The proposal will increase the development potential of the site by allowing residential development on the property that would reduce potential conflicts with areas to the south that are developed with residential uses rather than agricultural uses. The Determination of Non-Significance (DNS) issued for these applications determined that the proposal would not result in any probable significant adverse environmental impacts to existing uses or to uses that are permitted in the area.

(5) The proposal is an extension of similar adjacent use or is of sufficient size to make the proposal logical. The requested Residential Future Land Use Map designation of the subject parcels would be an extension of the Residential designation of the Comprehensive Plan to the south of these parcels. Since the property is 146.36 acres, is adjacent to public roadways and is capable of being served with municipal services, it would also be of sufficient size and in a good location to make residential development logical.

(6) The traffic generated by the proposal will not unduly burden the traffic circulation systems in the vicinity. The collector and arterial system currently serves or can concurrently be extended to serve the proposal, as needed. The traffic will not increase as a result of a Residential designation of the property. Street frontage improvements and possibly other street improvements that are recommended by a traffic impact analysis may be required when specific development is proposed.

(7) Adequate public facilities and services exist or can be concurrently developed to serve the proposal. Adequate public facilities and services are available near the site or can be extended to the site.

(8) The other characteristics of the proposal are compatible with those of other uses in the vicinity. The historic use of the site is for agricultural uses. The proposal for future residential uses on the site will be compatible with the recent residential development adjacent to the site across Forsell Road and with other

residential uses in the area. Residential development of the property would reduce the potential for conflicts with existing residential uses that could result from continued farming activity that can cause odor, noise and dust. There is no industrial development adjacent to the property, but if industrial development is proposed to the north or west in the future, it will be reviewed at the time of development to ensure that impacts to residential uses are minimized.

(9) The other uses in the vicinity of the proposal are such as to permit the proposal to function properly. The other uses in the vicinity of the parcels, particularly the existing residential uses to the south, are such as to permit future residential uses on the subject property to function properly in harmony with those existing residential uses.

(10) If the proposal has significant adverse impacts beyond the City limits, the proposal has been jointly reviewed by Yakima County. The requested amendment of the Future Land Use Map designation to Residential is not expected to have any significant adverse impacts beyond the City limits. No comments were received from Yakima County regarding the SEPA review of this proposal. The City's Determination of Non-Significance (DNS) for the requested Comprehensive Plan amendment found that it would not result in any probable significant adverse environmental impacts.

(11) Any other similar considerations that may be appropriate to the particular case. The requested amendment of the Future Land Use Map designation from Industrial to Residential will help meet a need and demand for additional housing within the City and will not deprive the City of land needed for industrial development. Since RCW 36.70A.130(5)(c) mandates a Comprehensive Plan update by June 30, 2026, the City will soon in less than two years begin a complete reassessment of the City's growth projections and land use needs for the next 20-year planning window. In the meantime there will be ample property designated and zoned for industrial uses to meet the demand for that type of development in the City until the updated Comprehensive Plan reassessment of land use needs is completed.

XI. 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 §17.88.020(A)(2) provide that a recommendation is to be made to the City Council regarding rezones in accordance with GMC Title 14. GMC §14.09.030(A)(3) and GMC §14.09.030(A)(4) provide 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 X(2) of these recommendations, the zoning of the subject three parcels is recommended by the City's Planner and Hearing Examiner to be the R-1 Low Density Residential District which would be consistent with the purpose of the 2016 Comprehensive Plan "Residential" designation. The R-1 zoning district would also be consistent with the Comprehensive Plan provisions quoted above in that Subsection X(2) – namely Land Use Goals 1 and 7; Land Use Policies 1.1, 1.3, 7.2 and 7.3; Housing Goals 1 and 3; Housing Policy 1.1; and Housing Objectives 1 and 6. On the other hand, a Rezone to the R-1 zoning district would not be consistent with the Comprehensive Plan if the Comprehensive Plan designation is not changed from Industrial to Residential, and the existing AG Agricultural zoning is not consistent with its current Comprehensive Plan Industrial designation. The requested Rezone to the R-1 zone would

also meet the requirements and intent of the City's zoning ordinance so long as the requested Rezone satisfies all of the criteria for the approval of a Rezone that are set forth in this Section XI of these recommendations.

(2) The development (proposed Rezone) makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes. Drainage, street, irrigation water, domestic water and sanitary waste improvements, as well as other improvements, will be required at the time that a specific development is proposed.

(3) The development (proposed Rezone) adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18. The proposed Rezone has been determined to lack any probable significant adverse impacts on the environment through the final SEPA Determination of Non-Significance (DNS) that was issued pursuant to GMC Title 18 on November 22, 2023, as the final threshold determination.

(4) The development (proposed Rezone) is beneficial to the public health, safety, morals and welfare and is in the public interest. The requested Rezone would be beneficial to the public health, safety, morals and welfare and would be in the public interest for several reasons. For example, low density residential development on the subject property would reduce the potential for conflicts between the existing agricultural use of the subject property with nearby residential uses; would provide needed housing in a good location in the City that will be close to schools and the downtown area; and would provide the additional housing at a more affordable price than is possible in other communities where the price of land is more expensive. The proposal is also in the public interest because there currently is more demand for additional residential uses than for industrial or agricultural uses in the City.

(5) The development (proposed Rezone) does not lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan. If the development results in a level of service lower than those shown in the Comprehensive Plan, the development may be approved if improvements or strategies to raise the level of service are made concurrent with the development. For the purpose of this section, "concurrent with the

development” is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development. A traffic impact analysis will likely be required when specific development is proposed which would analyze the traffic impacts and the need for the applicant to make any traffic improvements to City streets or WSDOT facilities at that time.

(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 or required for dedication at this time.

In addition, Section 17.88.060 of the Grandview Municipal Code provides that the Hearing Examiner shall enter findings for a Rezone indicating whether the following additional criteria are satisfied:

(1) Whether the proposal is in accord with the goals and policies of the Comprehensive Plan. A Rezone of these three parcels to the R-1 Low Density Residential District would be in accord with Land Use Goals 1 and 7; Land Use Policies 1.1, 1.3, 7.2 and 7.3; Housing Goals 1 and 3; Housing Policy 1.1; and Housing Objectives 1 and 6 of the 2016 Comprehensive Plan that are set forth above in Subsection X(2) of these recommendations.

(2) Whether the effect of the proposal on the immediate vicinity will be materially detrimental. R-1 Low Density Residential District zoning for these three parcels would not be materially detrimental to the immediate vicinity and would have merit and value for the community as a whole because it would reduce the potential for conflicts between existing nearby residential uses and current agricultural farming practices and would benefit properties in the immediate vicinity by extending City utilities to the subject property. Although notice of the applications and of the hearing was given to nearby property owners by mailing, posting and publication, no members of the public submitted written comments or testimony in opposition to the requested R-1 zoning of the subject parcels.

(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 the subject parcels for the community as a whole because the proposed Rezone would allow for the future development of needed additional housing in a good location in the City that would be compatible with nearby uses and would not adversely impact any critical areas.

(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 significant adverse impacts from the recommended zoning. The City's SEPA Determination of Non-Significance determined that no likely significant adverse environmental impacts would result from the amendment of the Comprehensive Plan designation or from the Rezone.

(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. At this time there is no need for a development agreement between the City and the applicant as a condition for approval of the requested R-1 zoning prior to submission of a specific development proposal.

CONCLUSIONS

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

(1) The Hearing Examiner has authority to recommend that the Grandview City Council approve amendments to Comprehensive Plan Future Land Use Map designations and approve Rezones that meet the criteria for approval.

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

(3) SEPA environmental review completed pursuant to GMC Title 18 and RCW 43.21C resulted in the issuance of a final Determination of Non-Significance on November 22, 2023..

(4) There is sufficient water, sewer and street capacity to serve future residential development on the subject property so long as water storage and source improvements are made as recommended in the Water System Plan and other improvements are made as required for the specific development of the property.

(5) The requested Comprehensive Plan amendment and the requested Rezone would be compatible with surrounding land uses.

(6) The public use and interest would be served by approval of the requested Comprehensive Plan amendment and the requested Rezone.

(7) The requested Comprehensive Plan amendment and the requested Rezone satisfy all of the standards and criteria for their approval.

RECOMMENDATIONS

The Hearing Examiner recommends that the Grandview City Council approve the requested amendment to the Comprehensive Plan Future Land Use Map designation of Assessor's Parcel Numbers 230915-31006, 230915-32001 and 230915-32002 from the Industrial designation to the Residential designation and approve the requested Rezone of the three parcels from the AG Agricultural District to the R-1 Low Density Residential District.

DATED this 20th day of December, 2023.



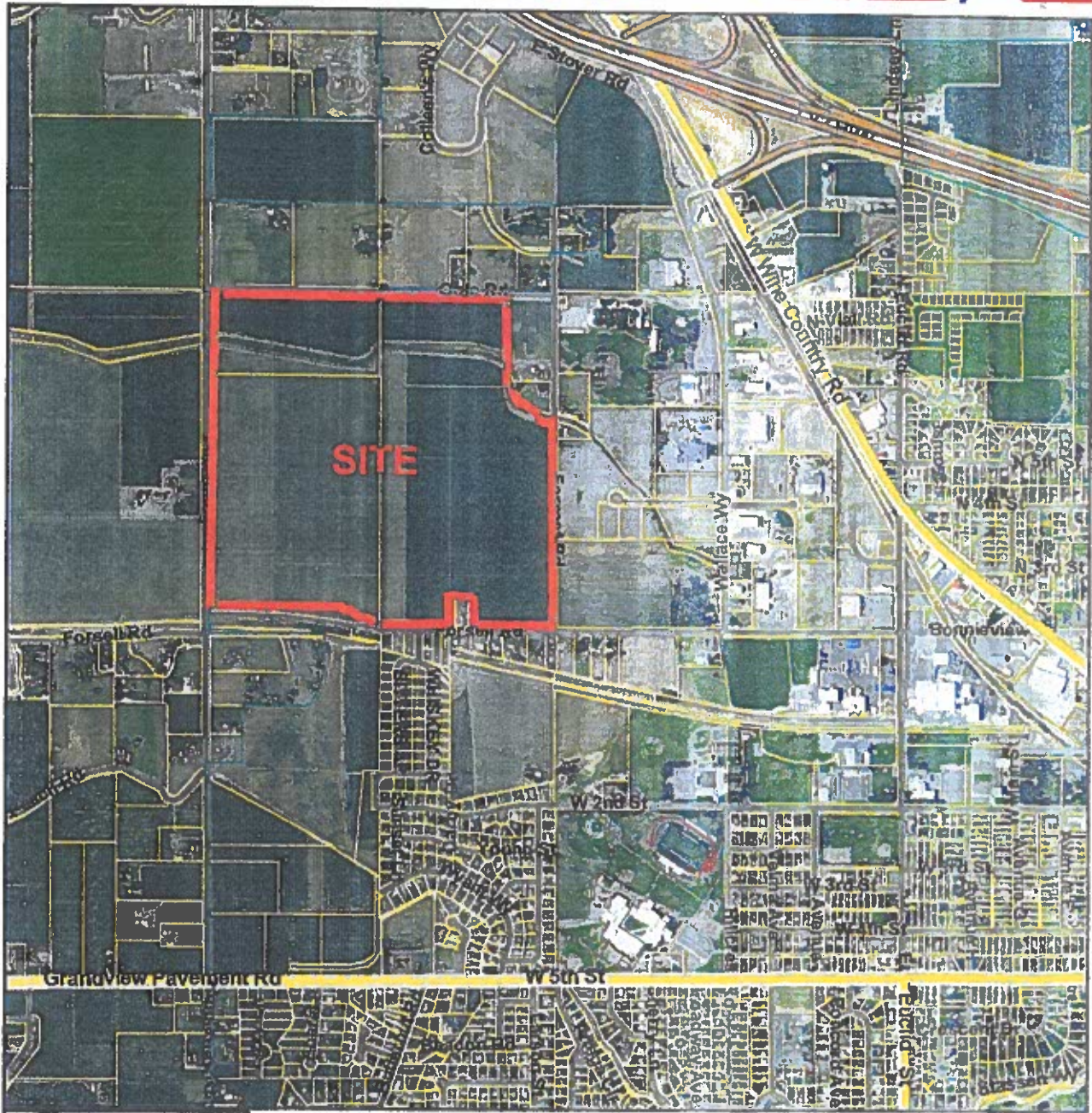
Gary M. Cuillier, Hearing Examiner

Applicant Wyckoff Farms, Inc.
Comprehensive Plan Amendment
From Industrial to Residential
And Rezone from AG Agricultural
To R-1 Low Density Residential
On Forsell/Puterbaugh/Forrest Rds.

Yakima County GIS - Washington Land Information Portal

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Map Center: Range:23 Township:9 Section:15

2017 Ortho Photography



-  City Limits
-  Sections

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Yakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509)574-2992



One Inch = 1200 Feet

Feet 500 1000 1500 2000

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STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

12/29/2023

Ms. Anita Palacios
City Clerk
City of Grandview
207 West Second Street
Grandview, WA 98930

Sent Via Electronic Mail

Re: City of Grandview--2023-S-6766--60-day Notice of Intent to Adopt Amendment

Dear Ms. Palacios:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under **RCW 36.70A.106**. We received your submittal with the following description.

Application for a Comprehensive Plan Amendment and Rezone of three parcels submitted by Wyckoff Farms, Inc., to amend the Comprehensive Plan Future Land Use Map Designation from Industrial to Residential and rezone parcels on Forsell Road, Puterbaugh Road, and Forrest Road from the AG Agricultural District to the R-1 Low-Density Residential District.

We received your submittal on 12/27/2023 and processed it with the Submittal ID 2023-S-6766. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 02/25/2024.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Deanah Watson, (509) 290-4754.

Sincerely,

Review Team
Growth Management Services

RESOLUTION NO. 2024-04

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
APPROVING TASK ORDER NO. 2024-01 WITH HLA ENGINEERING AND
LAND SURVEYING, INC., FOR THE WINE COUNTRY ROAD RESURFACING FROM
EUCLID STREET TO GRANDRIDGE ROAD**

WHEREAS, the City of Grandview has entered into a General Services Agreement with HLA Engineering and Land Surveying, Inc., (HLA) for work pursuant to task orders; and,

WHEREAS, the City would like to enter into a Task Order with HLA to provide professional engineering and land surveying services for the Wine Country Road Resurfacing from Euclid Street to Grandridge Road,

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

The Mayor is hereby authorized to sign Task Order No. 2024-01 with HLA Engineering and Land Surveying, Inc., for the Wine Country Road Resurfacing from Euclid Street to Grandridge Road with an estimated fee for services in the amount of \$56,600 for design engineering and \$61,000 for construction engineering 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 January 23, 2024.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

TASK ORDER NO. 2024-01

REGARDING GENERAL AGREEMENT BETWEEN CITY OF GRANDVIEW

AND

HLA ENGINEERING AND LAND SURVEYING, INC. (HLA)

PROJECT DESCRIPTION:

Wine Country Road Resurfacing
Euclid Street to Grandridge Road
HLA Project No. 24033E
TIB Project No. 3-E-183(011)-1

The City of Grandview (CITY) has received Arterial Preservation Program (APP) funding from the Washington State Transportation Improvement Board (TIB) for the resurfacing of Wine Country Road, from Euclid Street to Grandridge Road. Engineering design work will begin immediately following receipt of the executed Task Order. Construction is anticipated to occur in 2024.

SCOPE OF SERVICES:

At the direction of the CITY, HLA will provide professional engineering services for the Wine Country Road Resurfacing project (PROJECT). HLA shall provide a comprehensive civil engineering construction document package (plans, specifications, and engineer's estimate) for improvements to Wine Country Road. Services will also include advertising and bidding, recommendation of contract award to the lowest responsible bidder, and engineering services during construction.

HLA shall provide the following services:

1.0 Design Engineering

- 1.1 Provide complete PROJECT management to deliver the PROJECT within mutually determined expectations.
- 1.2 Conduct a topographic survey of the PROJECT area as required to complete design, plans, and specifications, including call for utility locates.
- 1.3 Perform field investigations necessary to design the identified improvements.
- 1.4 Attend meeting with the CITY to address technical aspects of the work related to scope, design, and schedule of the PROJECT. One (1) meeting is anticipated.
- 1.5 Notify private utilities of pending improvements.
- 1.6 Perform quality control and assurance review of all final documents.
- 1.7 Prepare complete plan set, including plan sheets with construction notes and plan details.
- 1.8 Prepare final engineer's construction cost estimate.
- 1.9 Prepare final PROJECT specifications.
- 1.10 Submit final documents to the CITY for review and approval.

- 1.11 Provide final plans and specifications to the CITY in electronic format suitable for printing and use at time of bid advertisement. It is anticipated HLA will prepare one (1) complete set of plans and specifications for one bid call; additional bid packages will be considered additional services.
- 1.12 Submit final documents to TIB for review and bid authorization.
- 1.13 Prepare advertisement for bids. Coordinate with CITY on number and location publications. All advertising fees to be paid by the CITY.
- 1.14 Post contract documents to HLA website and notify potential bidders, utility companies, and plan centers of PROJECT posting, and maintain planholder list.
- 1.15 Answer and supply information as requested by prospective bidders.
- 1.16 Prepare and issue addenda to contract documents, if necessary.
- 1.17 Attend the bid opening and participate in the evaluation process.
- 1.18 Prepare summary of bids received and review bidder's qualifications and responsiveness.
- 1.19 Make recommendation of award to the CITY for construction contract.
- 1.20 Prepare administrative documents to the appropriate agencies which have jurisdiction over funding, design, and construction of the PROJECT.

2.0 Construction Engineering

- 2.1 Following Council award authorization, prepare Notice of Award to the Contractor, assemble construction contract documents, and coordinate execution with the CITY and Contractor.
- 2.2 Review Contractor's submission of certificate of insurance and contract bond.
- 2.3 Coordinate and facilitate preconstruction meeting with the CITY, Contractor, private utilities, and affected agencies.
- 2.4 Prepare and transmit notice to proceed to Contractor.
- 2.5 Furnish a field survey crew to provide geometric control, including construction staking.
- 2.6 Furnish a qualified resident engineer (inspector) to observe construction for substantial compliance with plans and specifications and CITY Construction Standards.
- 2.7 Maintain submittal list for duration of PROJECT.
- 2.8 Respond to contractor requests for information (RFI).
- 2.9 Interpret plans and specifications when necessary.
- 2.10 Prepare daily progress reports.
- 2.11 Prepare weekly statements of working days.
- 2.12 Create and maintain accurate construction documentation for the life of the PROJECT.
- 2.13 Ensure the CITY has all necessary files for audits.
- 2.14 Consult and advise the CITY during construction and make final review and report of the completed work with CITY representatives.

- 2.15 Review acceptance sampling and testing for construction materials.
- 2.16 Review Contractor's submission of samples and shop drawings.
- 2.17 Attend construction meetings anticipated once per week during the duration of improvements.
- 2.18 Perform measurement and computation of pay items.
- 2.19 Prepare and provide monthly progress estimates to the CITY and recommend progress payments for the Contractor.
- 2.20 Prepare proposed contract change orders and/or force account computations as required.
- 2.21 Conduct final walkthrough inspection with the Contractor, CITY, and HLA. Prepare and transmit punchlist to Contractor.
- 2.22 Prepare and furnish record drawings and field notes of completed work in accordance with PROJECT field records provided by the resident engineer.
- 2.23 Prepare administrative documents to the appropriate agencies which have jurisdiction over funding, design, and construction of this PROJECT.
- 2.24 Monitor the Contractor's compliance with state labor standards.
- 2.25 Assist the CITY with funding reimbursement requests and supporting documentation.
- 2.26 Prepare and submit recommendation of PROJECT acceptance.
- 2.27 Prepare and submit Notice of Completion of Public Works Contract (NOC). Monitor lien releases from state agencies.
- 2.28 Notify CITY when retainage may be released.
- 2.29 Ensure the PROJECT is completed as designed and contract specifications are adhered to during construction.

3.0 Additional Services

Provide professional engineering and land surveying services for additional work requested by the CITY that is not included in this Task Order.

4.0 Items to be Furnished and Responsibility of CITY

The CITY will provide or perform the following:

- 4.1 Provide full information as to CITY requirements of the PROJECT.
- 4.2 Provide all available information pertinent to the PROJECT relative to completion of design and construction of the PROJECT.
- 4.3 Examine all documents presented by HLA and provide written decisions within a reasonable time so as not to delay the work of HLA.
- 4.4 Obtain approval of all governmental authorities with jurisdiction over the PROJECT, and approvals and consents from other individuals as necessary for completion of the PROJECT. Pay all review fees and costs associated with obtaining such approvals.
- 4.5 Pay for advertising, notices, or other publications as may be required.

4.6 Pay for all necessary permits and testing fees not paid by the Contractor.

TIME OF PERFORMANCE:

HLA will diligently pursue completion of the PROJECT as follows:

1.0 Design Engineering

Completion of plans, specifications, opinion of cost, and bidding services within sixty (60) working days following receipt of signed Task Order.

2.0 Construction Engineering

It is estimated construction of improvements will be completed within twenty (20) working days following award of the contract and Notice to Proceed.

3.0 Additional Services

Time for completion of work directed by the CITY under Additional Services shall be negotiated and mutually agreed upon at the time service is requested by the CITY.

FEE FOR SERVICE:

For the services described within this Task Order, the CITY agrees to pay HLA the fees as set forth herein. The amounts listed below may be revised only by written agreement of both parties.

1.0 Design Engineering

All work for design engineering services shall be performed for the lump sum fee of \$56,500.00.


2.0 Construction Engineering

All work for construction engineering services shall be performed on an hourly time-spent basis at the normal hourly billing rates included in our general Agreement, plus reimbursement for non-salary expenses for the estimated maximum fee of \$61,000.00. If the Contractor is granted additional working days beyond those identified in the Time of Performance, then work shall be considered Additional Services until an amendment to this Task Order is executed.

3.0 Additional Services

Additional work requested by the CITY not included in this Task Order shall be authorized by the CITY and agreed upon by HLA in writing prior to proceeding with services. HLA will perform additional services as directed/authorized by the CITY on a time-spent basis at the hourly billing rates included in our General Agreement, plus reimbursement for direct non-salary expenses such as laboratory testing, printing expenses, vehicle mileage, out-of-town travel costs, and outside consultants.

Proposed:



HLA Engineering and Land Surveying, Inc.
Michael T. Battle, PE, President

1/3/2024
Date

Approved:

City of Grandview
Ashley Lara, Mayor

Date