Chapter 3 – Capital Facilities Element

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I. INTRODUCTION

Purpose

The Capital Facilities Element sets policy direction for determining capital improvement needs and evaluating proposed capital facilities projects. Because it is the mechanism the City of Grandview uses to coordinate its physical and fiscal planning, the Capital Facilities Element serves as a check on the practicality of achieving other elements of the Comprehensive Plan. It also establishes funding priorities and a strategy for using various funding alternatives.

Growth Management Act Requirements

To comply with the Growth Management Act, the Comprehensive Plan must have a Capital Facilities Plan element consisting of:

- An inventory of publicly owned capital facilities, including their locations and capacities;
- A forecast of the future needs for such facilities;
- The proposed locations and capacities of new or expanded capital facilities;
- A six-year (minimum) plan for financing such facilities within projected funding capacities, clearly identifying sources of public money for such purposes; and
- A reassessment of the land use element. The land use element must be reassessed if the probable funding falls short of meeting existing needs. Also, the land use element must be reassessed to ensure that the land use plan, the capital facilities plan, and the financing plan are coordinated and consistent.

Applicable County-wide Planning Policies

The Yakima County-wide Planning Policy recognizes cities as the providers of urban governmental services as identified in the GMA and adopted urban growth management agreements. The following countywide planning policies apply to discussion on the capital facilities element:

1) Areas designated for urban growth should be determined by preferred development patterns, residential densities, and the capacity and willingness of the community to provide urban governmental services. (Countywide Planning Policy: A.3.1.)

2) Prior to amending an urban growth area the County and the respective City will determine the capital improvement requirements of the amendment to ascertain that urban governmental services will be present within the forecast period. (A.3.11.)

3) Urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capabilities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities, and urban government services should not be provided in rural areas. (B.3.1., also RCW 36.70A.110(3))

4) Urban growth management interlocal agreements will identify services to be provided in an urban growth area, the responsible service purveyors and the terms under which the services are to be provided. (B.3.2.)

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5) Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next 20 years. (B.3.3.)

6) The capital facilities, utilities and transportation elements of each local government's comprehensive plan will specify the general location and phasing of major infrastructure improvements and anticipated revenue sources (RCW 36.70A.070(3)(c)(d)). These plan elements will be developed in consultation with special purpose districts and other utility providers. (B.3.4.)

7) New urban development should utilize available/planned urban services. (B.3.5., Also RCW 36.70A.110(3))

8) Formation of new special purpose districts should be discouraged within designated urban growth areas. (B.3.6.)

9) The County and the cities will inventory existing capital facilities and identify needed facility expansion and construction. (C.3.1., also RCW 36.70A.070 (3) (a) (b))

10) From local inventory, analysis and collaboration with state agencies and utility providers, a list of Countywide and statewide public capital facilities needed to serve the Yakima County region will be developed. These include, but are not limited to, solid and hazardous waste handling facilities and disposal sites, major utility generation and transmission facilities, regional education institutions, airports, correctional facilities, in-patient facilities including hospitals and those for substance abuse and mental health, group homes and regional park and recreation facilities. (C.3.2.)

11) When a public facility of a countywide or statewide nature is proposed in the Yakima County region a Facility Analysis and Site Evaluation Advisory Committee including citizen members will be formed to evaluate the proposed public facility siting. At a minimum, this evaluation shall consider:
    a) The potential impacts (positive or negative) of the proposed project on the economy, the environment and community character;
    b) The development of specific siting criteria for the proposed project;
    c) The identification, analysis and ranking of potential project sites;
    d) Measures to first minimize and second mitigate potential physical impacts including, but not limited to, those relating to land use, transportation, utilities, noise, odor and public safety; and
    e) Measures to first minimize and second mitigate potential fiscal impacts. (C.3.3.)

12) Major public capital facilities that generate substantial travel demand should be located along or near major transportation corridors and public transportation routes. (C.3.4.)

13) Some public facilities may be more appropriately located outside of urban growth areas due to exceptional bulk or potentially dangerous or objectionable characteristics. Public facilities located beyond urban growth areas should be self-contained or be served by urban governmental services in a manner that will not promote sprawl. Utility and service considerations must be incorporated into site planning and development. (C.3.5.)

14) The multiple uses of corridors for major utilities, trails and transportation right-of-way is encouraged. (C.3.6.)

15) The County and cities will work with special purpose districts and other agencies to establish a process for mutual consultation on proposed comprehensive land use plan policies for lands within urban growth areas. Actions of special purpose districts and other public service providers shall be consistent

with comprehensive plans of the County and the cities. (F.3.1., also RCW 56.08.020, RCW 57.16.010)

16) The use of interlocal agreements is encouraged as a means to formalize cooperative efforts to plan for and provide urban governmental services. (F.3.2.)

17) Joint financing ventures should be identified to provide services and facilities that will serve the population within the urban growth areas. (F.3.3.)

18) Each interlocal agreement will require that common and consistent development and construction standards be applied throughout that urban growth area. These may include, but are not limited to standards for streets and roads, utilities and other infrastructure components. (F.3.5.)

19) Encourage economic growth within the capabilities of the region's natural resources, public services and public facilities.
    a) Identify current and potential physical and fiscal capacities for municipal and private water systems, wastewater treatment plants, roadways and other infrastructure systems.
    b) Identify economic opportunities that strengthen and diversify the county's economy while maintaining the integrity of our natural environment. (G.3.1.)

20) Local economic development plans should be consistent with the comprehensive land use and capital facilities plans and should:
    a) evaluate existing and potential industrial and commercial land sites to determine short and long term potential for accommodating new and existing businesses;
    b) identify and target prime sites, determine costs and benefits of specific land development options and develop specific capital improvement strategies for the desired option;\
    c) Implement zoning and land use policies based upon infrastructure and financial capacities of each jurisdiction;
    d) Identify changes in urban growth areas as necessary to accommodate the infrastructure needs of business and industry;
    e) Support housing strategies and choices required for economic development. (G.3.2.)

21) Each local government will prepare a capital facilities plan consisting of:
    a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
    b) A forecast of the future needs for such capital facilities;
    c) The proposed locations, capacities and costs of expanded or new capital facilities;
    d) At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
    e) A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, the capital facilities plan element and financing plan within the capital facilities plan element are coordinated and consistent. (H.3.1.)

22) As part of the planning process, the County and the cities should coordinate with capital facilities providers and other interested parties to ensure that consideration is given to all capital service requirements and the means of financing capital improvements. (H.3.2.)

23) The County and the cities should consider an impact fee process, as provided for in RCW 82.02.050-090, to ~~insure~~ensure that new development pays its fair share of the cost of improvements necessitated by growth and contributes to the overall financing of capital improvements. (H.3.3.)

24) To minimize the potential economic impacts of annexation activities on the County and cities,

consideration will be given to negotiating agreements for appropriate allocation of financial burdens resulting from the transition of land from county to City jurisdiction. (H.3.4.)

25) Special districts, adjacent counties, state agencies, the tribal government and federal agencies will be invited to participate in comprehensive planning and development activities that may affect them, including the establishment and revision of urban growth areas; allocation of forecasted population; regional transportation, capital facility, housing and utility plans; and policies that may affect natural resources. (I.3.)

Relationship to Other Elements

Urban Growth Areas

Urban Growth Areas are those areas designated under the Growth Management Act where urban growth is encouraged and outside of which growth can occur only if it is not urban in nature.

Urban growth typically requires urban governmental services, which include storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and not normally associated with non-urban areas. It is appropriate for cities to provide urban government services. Capital facilities are the physical structures owned or operated by a government entity which provide or support a public service.

Compatible Land Uses

Urban governmental services are generally not feasible unless there is intensive use of land for the location of buildings, structures, and impermeable surfaces. Those services should not be provided in rural areas.

Consistency with Land Use Element

The location, type and intensity of various future land uses, in conjunction with level of service standards, determine the needs for future capital facilities.

II. CAPITAL FACILITIES CHARACTERISTICS

~~Much of the information on the water system and sewer system of Grandview is taken from information compiled by Huibregtse, Louman Associates, Inc., the City's consulting engineers.~~

The term 'capital facilities' is not specifically defined under the Growth Management Act but this term has been defined by the Washington State Department of Community Development as part of "procedural criteria" developed under the Growth Management Act. The Washington Administrative Code (WAC) does not use the term "capital facilities" but RCW36.70A.030(34) does refer to public facilities as including "streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools."
~~The term capital facilities is not specifically defined under the GMA, but this term has been defined by the Washington State Department of Commerce as part of "procedural criteria" developed GMA. As defined in WAC 365-195-210, capital facilities are defined as, "a physical structure owned or operated by a government entity which provides or supports a public service."~~ The section that~~which~~ follows lists a variety of public services, most of which have associated capital facilities within the Grandview area.

Types & Providers of Capital Facilities

Service providers for the City of Grandview and the unincorporated portion of its Urban Growth Area are listed in Table 3-1~~Table 3-1~~. In some cases, the capital facilities supporting the services listed are located outside of the Urban Growth Area (UGA).

Table ~~0~~3-1. Service Providers, City of Grandview Urban Growth Area

Type of Service	City of Grandview	Unincorporated Area
General Government		
General Purpose Government	City of Grandview	Yakima County
Development Services		
Port District	Port of Grandview	Port of Grandview; Port of Sunnyside (NW corner of UGA)
Education		
Colleges	Yakima Valley ~~Community~~ College (~~YVCC~~YVC) Grandview Campus District 16)	Yakima Valley ~~Community~~ College (~~YVCC~~YVC) Grandview Campus (District 16)
Schools	Grandview School District (No. 200)	Grandview School District (No. 200)
Protective Services		
Emergency/Rescue	City of Grandview	Yakima County Fire District #5
Fire Protection	City of Grandview	Yakima County Fire District #5
Law Enforcement	City of Grandview	Yakima County Sheriff; Washington State Patrol
National Guard	Washington National Guard	Washington National Guard
Public Health		
Hospital District	Astria Sunnyside ~~Community~~Hospital	Astria Sunnyside ~~Community~~Hospital
Mosquito Control	Benton County Mosquito Control District	Benton County Mosquito Control District
Public Health	Yakima Health District	Yakima Health District
Public Transportation		
Transit	People F~~f~~or People, dial-a-ride and Community Connector	People F~~f~~or People, dial-a-ride and Community Connector
Recreation		
Library	City of Grandview/~~YVCC~~YVC	Yakima Valley- Libraries
Museum	City of Grandview; Grandview Park & Recreation Service Area (GPRSA)	City of Grandview; GPRSA
Parks	City of Grandview; GPRSA	Yakima County; GPRSA
Pool	City of Grandview	N/A

Type of Service	City of Grandview	Unincorporated Area
Program Services	City of Grandview; GPRSA	City of Grandview; GPRSA
Recreational Facilities	City of Grandview; GPRSA	Yakima County; GPRSA
Community Center	City of Grandview; GPRSA	City of Grandview; GPRSA
Solid Waste		
Industrial Waste Disposal	Yakima Waste Systems	
Recycling	City of Grandview	Yakima County
Residential and Commercial Solid Waste Collection	City of Grandview	Basin Disposal of Yakima (private franchise holder); Yakima Waste Systems (private franchise holder)
Solid Waste Disposal	Yakima County	Yakima County
Streets and Roadways		
Arterial Streets and Roads	City of Grandview	Yakima County
Local Streets	City of Grandview	Yakima County
Sidewalks	City of Grandview	Yakima County
Street Lighting	City of Grandview	Yakima County; Washington State Department of Transportation (WSDOT)
Traffic Signals and Traffic Control	City of Grandview	Yakima County; Washington State Department of Transportation
State/Interstate Highways	Washington Department of Transportation	Washington Department of Transportation
Stormwater		
Stormwater Control	City of Grandview; Sunnyside Valley Irrigation District (SVID); Drainage Improvement District (DID) 35	Yakima County; SVID; DID 35
Water		
Irrigation Water	City of Grandview, Grandview Irrigation District, SVID	SVID
Potable Water	City of Grandview	City of Grandview, individual or community wells
Wastewater		
Sewage Collection	City of Grandview	City of Grandview or on-site disposal
Sewage Treatment and Wastewater Disposal	City of Grandview	City of Grandview or on-site disposal

Type of Service	City of Grandview	Unincorporated Area
Biosolids Disposal	City of Grandview (on premises)	City of Grandview (on premises); private septage hauling to Yakima WWTP or Cheyne Landfill

III. STREETS AND ROADWAYS

Characteristics of the street system and other transportation facilities and services are discussed in greater detail in the Transportation Element.

The City of Grandview owns and maintains approximately 46 miles of streets. The most heavily traveled roads and those that are most important to the regional road system are classified under the Federal Functional Classification System (FFCS) as Minor Arterials (Euclid Road, Wine Country Road, Grandridge Road, West Fifth Street). Key roads, but of lesser importance than the Minor Arterials, are those roads classified as Major Collectors (Wallace Way, Avenue E, Division Street, Elm Street, Bonnieview Road, Second Street, McCreadie Road). The remainder of the streets in Grandview are functionally classified as local access (see Figure 5.2, Transportation Element).

Included in the roadway system is the City's storm drainage system. When roadway improvements are made, the associated drainage facilities are evaluated and the necessary improvements are incorporated into the street project.

Roadway Funding

A six-year Transportation Improvement Program (TIP) is reviewed and adopted by the City on an annual basis. The most recent program was adopted on ~~June 23, 2015~~July 8, 2025, and covers the years ~~2016-2021~~2026-2031. In the past, Grandview has relied upon personal property taxes, real estate taxes, and motor vehicle fuel taxes to finance minor street maintenance and improvement projects. Larger projects have received funding assistance from the Washington State Transportation Improvement Board (TIB), as well as some other sources. As a federally designated urban area, there are three state-funded grant programs that the City can pursue through TIB: Urban Arterial Program (UAP), Urban Arterial Preservation Program (APP), and the Sidewalk Program (SP). TIB has also taken on implementation of the ~~newly funded~~ Washington State Complete Streets Program. ~~, and expects to issues the first call for projects in 2016~~. There are also federal grant programs that the City can pursue through the authorization of the federal transportation bill, FAST Act.

In 2011, Grandview formed a Transportation Benefit District (TBD) to begin to replace transportation grant funding that has declined in recent years, and to better preserve, maintain or expand the City's transportation infrastructure. A TBD is a quasi-municipal corporation and independent taxing district created for the sole purpose of acquiring, constructing, improving, providing, and funding transportation improvements within the district. The boundaries of the TBD are identical with the City limits. On behalf of the Grandview TBD, the Washington State Department of Licensing is collecting a $20 fee at the time a registered vehicle is renewed within the City of Grandview.

Proposed funding of the recommended roadway projects is the continued use of a combination of tax monies and TBD revenue, the State TIB programs, federal FAST Act, and other sources. Over the past several years, the TIB has been an attractive source of funds, but this attractiveness has increased competition for funding. The street budget should be reviewed annually and adjustments made to optimize the use of available funds and ensure competitiveness when competing for funds.

Table ~~0~~3-2. Six-Year Transportation Improvement Program

Priority	Project Title	~~2016~~ 2026	~~2017~~ 2027	~~2018~~ 2028	~~2029~~ 2019	~~2020~~ 2030	~~2021~~ 2032	TOTAL
1	Stover Road Railway Crossing ~~Old Inland Empire Highway Improvements~~	~~$0~~ $930,600	$0	$0	$0	$0	~~$2,193,900~~	~~$2,193,900~~ $930,600
2	2nd Street Improvements~~Wine Country Road Pavement Preservation – Elm St. to Fir St.~~	~~$28,000~~ $239,500	~~$215,000~~ $1,692,900	$0	$0	$0	$0	~~$243,000.00~~ $1,932,400
3	~~Wine Country Road Improvements – Ash Ave. to Fir St.~~Larson Street Improvements	$0	~~$3,914,000~~ $787,500	$0	$0	$0	$0	$787,500 ~~$3,914,000~~
4	~~Wine Country Rd. & McCreadie Rd. Signalization~~Stassen Way Improvements	$0	$0	~~$395,000~~ $638,400	$0	$0	$0	~~$395,000~~ $638,400
5	~~Larson St. Improvements – S. Fifth St. to Queen St.~~Highland Road Improvements	$0	$0	$0	~~$400,000~~ $4,462,500	$0	$0	$4,462,500~~$400,000~~
6	~~Stassen St. Improvements – Hillcrest to Velma Ave.~~ Forsell Road Resurfacing	$0	~~$0~~ $708,800	$0	$342,000	$0	$0	~~$342,000~~ $708,800
7	~~Birch Ave. Improvements – Wine Country Road to E. Third St.~~ Grandridge Road Improvements	$0	$0	$0	$0	~~$475,000~~ $437,800	$0	$437,800 ~~$475,000~~
8	~~Highland Rd. Improvements – Elm St. to E. City Limits~~Nicka Road Improvements	$0	$0	$0	$0	$0	~~$3,000,000~~ $0	~~$3,000,000~~ $630,000

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Priority	Project Title	~~2016~~ 2026	~~2017~~ 2027	~~2018~~ 2028	2029 ~~2019~~	~~2020~~ 2030	~~2021~~ 2032	TOTAL
9	5th Street Resurfacing	$182,500	$0	$0	$0	$0	$0	$182,500
10	Wine Country Road Sidewalk Repair	$804,300	$0	$0	$0	$0	$0	$804,300

Source: ~~2016-2021~~2026-2031 Six-Year Transportation Improvement Program

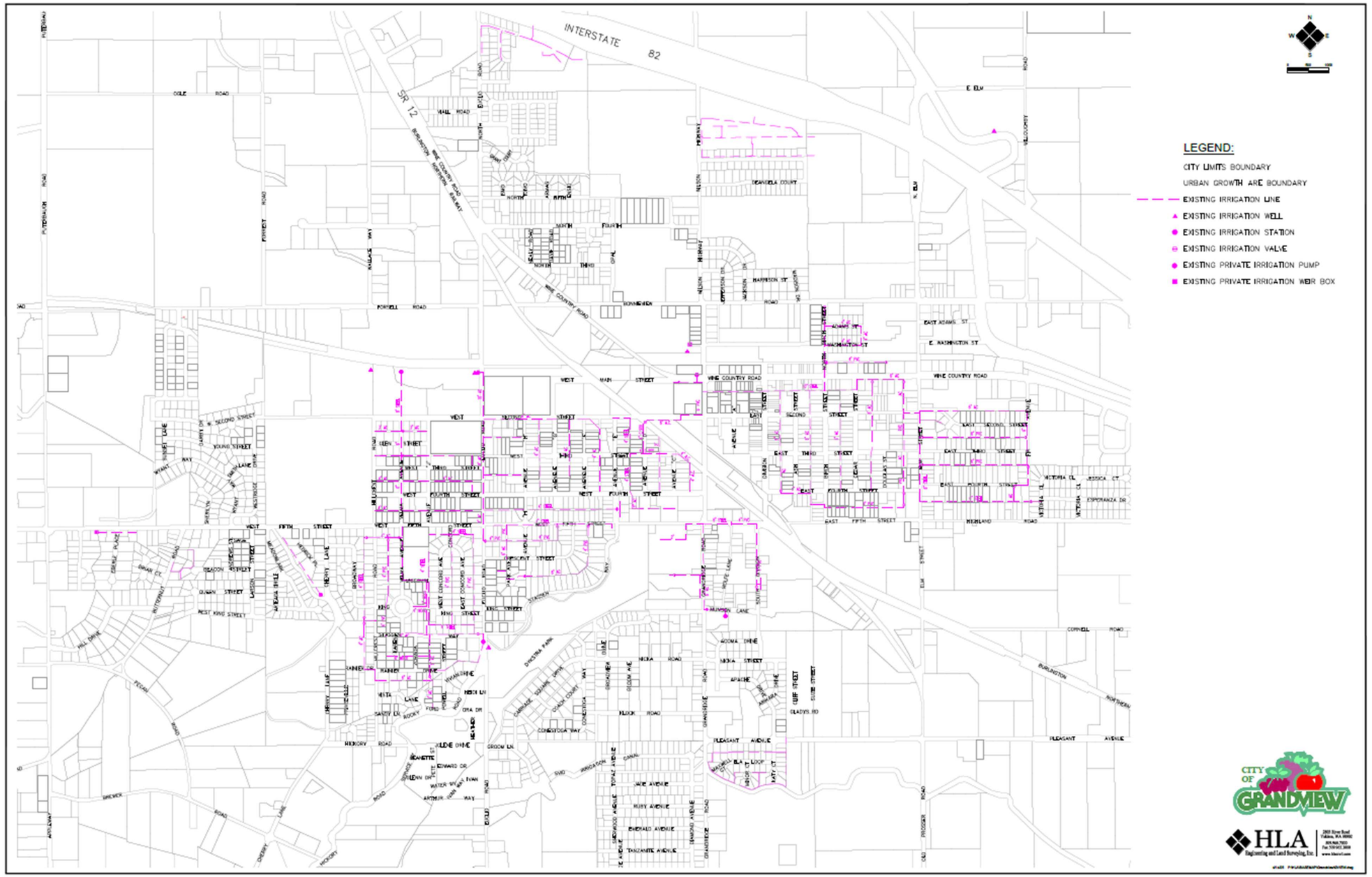
IV. WATER SYSTEM

Irrigation Water System

Irrigation water service for residents of Grandview is provided by the Sunnyside Valley Irrigation District (SVID) and Grandview Irrigation District (GID). Some City residents are unable to access irrigation water due to physical limitations, such as streets, railroad tracks, and lack of irrigation ditches. These individuals often use City water as a source of irrigation water.

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Figure 3-1 Irrigation Facilities



Domestic (Potable) Water System

Much of the information for this section has been developed or verified by ~~Huibregtse, Louman Associates, Inc.,~~HLA Engineering and Land Surveying, Inc. consulting engineers, as part of the development of the 2022~~15~~ Grandview Water System Plan. The Water System Plan, as amended, is hereby incorporated by reference.

Table 3-3~~Table 3-3~~ summarizes the major historical development of Grandview's water system.

Table ~~0~~3-3. Major Historical Water System Improvements, City of Grandview

Year	Improvement Description
1982	South Willoughby Well constructed
1986	Comprehensive Water Plan Update by Century West Engineering completed
1989	5th Street water main replaced
1989	Interior of 3,000,000 gallon storage tank reservoir painted
1990	Avenue E water main replaced (2nd Street to 5th Street)
1991	Butternut Well constructed
1992	Bonnieview Road transmission project (Euclid Road to Avenue B) completed
1992	Birch Street – 5th Street – Welch Plant transmission main project completed
1995	Comprehensive Water Plan Update by Huibregtse, Louman Associates completed
1998	Elm Street water main extension project completed
1999	3rd Street water main replacement project completed
1999	Wine Country Road – Viall Road water main project completed
1999	Eastside transmission main project completed
1999	Appleway Road water main replacement project completed
2000	Cohu Well, Highland Well, and Pecan Well rehabilitation project completed
2001	Stover Road water main improvement project completed
2001	Comprehensive Water Plan Update by Huibregtse, Louman Associates completed
2002	Bethany Road water main improvement project completed
2005	Orchard Tracts Well and Springs Well rehabilitation project completed
2006	Balcom Well and Velma Well redevelopment project completed
2007	South Willoughby Well rehabilitation project completed
2007	500,000 gallon elevated tank reservoir rehabilitation project completed
2009	Grandridge Area Street and Water Main Improvements – Water main replacement
2010	"Alive" Downtown Improvement – Water main replacement

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Year	Improvement Description
2012	North Birch Street Neighborhood – Water main replacement
2013	Euclid Road – Apricot Road to Groom Lane – Water main replacement
2014	Bonnieview Road – Wilson Highway to Madison Drive – Water main replacement
2014	Old Inland Empire Water Improvements
2014	Water System Plan update
2015	Water Telemetry System upgrades
2016	Water Telemetry System upgrades – Phase 2A
2017	Asahel Curtis Well (s17) rehabilitated
2021	South Willoughby Well (S13) pump rebuilt and motor, VFD, and meter replaced

Source: 2022 ~~2015~~ Grandview Water System Plan, ~~Huibregtse, Louman Associates, Inc.~~HLA Engineering, Land and Surveying, Inc.

The City of Grandview's existing and future retail service area boundaries are illustrated in Figure 30-21~~Figure 3-1~~, page 16~~3-15~~. The existing retail service area is where the City currently provides water service, or where service connections are currently available. The future retail service area coincides with the UGA, and represents the area within which the City may be able to provide and maintain services through 2035. Within the retail service area, the City is obligated to serve new water connections under certain conditions as per RCW 43.20.260 including: 1) the water system has sufficient capacity to serve the connections in a safe and reliable manner, 2) the service request is consistent with adopted local plans and development regulations, 3) the water system has sufficient water rights to provide the service, and 4) the water system can provide service in a timely and reasonable manner.

GMC 13.28.150 allows the public works director to issue permits for connections to the water system upon application from the legal owner or owners of property outside the City limits when, in the public works director's judgment, the connections will not overload or impair the efficiency of the system.

General characteristics of the Grandview water system are listed below.

- Water Supply. The City of Grandview is supplied water from 15~~14~~ City-owned primary source wells (three are currently inactive), including two City-owned emergency wells. The pumping capacity of the 13c~~12~~ wells is ~~4,330~~ 3,529 gallons per minute (GPM), or ~~6.9~~5.08 million gallons per day (GPD). The City's total existing water rights are 6,955 GPM and 4,640 acre-feet per year (1,512 million gallons) for existing and future wells, and a projected need of 554,000 GMP in 2042.~~.~~
- Delivery. The Grandview domestic water system consists of one distribution pressure zone between elevations of 740 feet and 840 feet above sea level. The static pressure level ranges from ~~44~~ 30 to 87 psi.
- Storage. Water storage is provided by two reservoirs within Grandview's water system. The single distribution pressure zone is served by one 3.017 million-gallon (MG) ~~,017,000 gallon~~ standpipe steel reservoir and one 544,000 gallon elevated steel reservoir, with a combined capacity of 3.~~,~~561~~,000~~ million gallons.
- Fire Flow. In Grandview, the greatest fire flow requirements are within industrial areas, with

isolated large demands at locations such as the Kenyon Zero Storage Facility. The Grandview Fire Department has requested that all locations without a specified minimum fire flow range have a minimum fire flow capacity of 1,0500 GPM.

Current Domestic Water Demand

Table 3-4 below summarizes the average service connections per year from 2014-2020.

Table 3-4 City of Grandview Average Service Connections by User Category, 2014-2020

User Category	2014	2015	2016	2017	2018	2019	2020	Avg.
Single-family	2,193	2,248	2,243	2,247	2,245	2,246	2,257	2,240
Outside Residential	85	85	86	86	87	87	88	86
Multifamily	474	474	474	474	474	474	474	474
Mobile Home	406	420	410	403	410	410	413	409
Non-Residential Connections								
Commercial	209	225	226	225	227	231	243	225
Industrial	33	35	35	35	38	38	38	36
Government	54	73	72	74	75	75	77	71
TOTAL	**3,454**	**3,550**	**3,551**	**3,556**	**3,561**	**3,581**	**3,581**	**3,534**

Source: HLA Engineering, Land and Surveying, Inc. 2022 Water System Plan Update

Table 3-5 ~~Table 3-4~~ summarizes water use per service, by type of service. The average drawdown for ~~2008-2013~~2014-2020 was ~~566~~ 651 million gallons per year (MGY)

Table ~~03~~-5 ~~-4~~. City of Grandview, Water Use per Service, 2014-2020~~2000~~, Million Gallons Per Year

User Category	2014 ~~2008~~	2015 ~~2009~~	2016 ~~2010~~	2017 ~~2011~~	2018 ~~2012~~	2019 ~~2013~~	2020 ~~2008-2013 Avg.~~	~~2011-2013~~ Avg.
Single-family	181.03 ~~188.03~~	181.43 ~~188.69~~	179.20 ~~181.78~~	173.15 ~~178.79~~	180.72 ~~177.63~~	184.05 ~~173.78~~	186.19 ~~181.45~~	180.83 ~~176.73~~
Outside Residential	7.61 ~~8.56~~	7.56 ~~7.65~~	7.13 ~~6.77~~	6.98 ~~7.03~~	7.35 ~~7.01~~	7.85 ~~7.28~~	7.68 ~~7.38~~	7.45 ~~7.10~~

Multifamily	38.41 ~~37.66~~	38.41 ~~39.39~~	34.34 ~~35.27~~	31.60 ~~34.17~~	35.51 ~~35.82~~	34.57 ~~35.92~~	39.65 ~~36.37~~	35.90 ~~35.30~~
Mobile Home	28.30 ~~29.13~~	184 ~~32.70~~	27.01 ~~31.20~~	27.56 ~~26.94~~	26.98 ~~28.00~~	25.73 ~~26.39~~	26.37 ~~29.06~~	27.07 ~~27.12~~
Commercial	35.27 ~~34.62~~	32.74 ~~35.85~~	31.00 ~~33.43~~	28.34 ~~41.51~~	27.96 ~~31.53~~	33.99 ~~32.58~~	35.11 ~~34.92~~	32.06 ~~35.20~~
Industrial	316.09 ~~268.94~~	293.67 ~~264.90~~	293.63 ~~243.66~~	326.34 ~~212.23~~	360.48 ~~235.59~~	364.29 ~~280.87~~	318.72 ~~251.03~~	324.75 ~~242.90~~
Government	23.79 ~~24.43~~	23.11 ~~23.37~~	23.10 ~~21.53~~	22.18 ~~23.00~~	24.61 ~~27.61~~	23.46 ~~25.46~~	20.46 ~~24.29~~	22.96 ~~25.46~~
~~Standpipe~~	~~6.73~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~1.12~~	~~0.00~~
TOTAL	**630.49** **~~598.10~~**	**603.29** **~~592.55~~**	**695.41** **~~553.62~~**	**615.15** **~~523.96~~**	**663.61** **~~543.19~~**	**673.94** **~~582.27~~**	**634.19** **~~565.62~~**	**651.23** **~~549.81~~**

Source: ~~Huibregtse, Louman Associates~~ HLA Engineering, Land and Surveying, Inc. 2022 Water System Plan Update~~, Inc., City of Grandview Water Plan, 2015.~~

Projected Domestic Water Demand

Projecting water needs has been somewhat difficult because of inconsistent development patterns in the city. The population analysis completed in 2025 projected Grandview's population to be 14,538 people, with 858 additional households will be added by 2046. Table 3-6_~~Table 3-5~~ summarizes Grandview's water system needs and capacity through 2042~~2035~~. The 2015 and 2035 projected populations reported in Table 3-~~Table 3-5~~ resulted from analysis completed when developing the City's Water Plan. This work occurred prior to the recent completion of County-wide population allocations by Yakima County as part of the current GMA Periodic Update cycle. In the absence of updated population projections, the Grandview Water Plan projected future population growth at a rate of 1.5% per year. The 2035 population projection adopted by Yakima County for City of Grandview is 13,137. While the 2035 projection of 15,270 reported in the Grandview Water Plan is higher than the Yakima County projection, it is considered to be within a range that is consistent with the Yakima County projection. When the Grandview Water System Plan is updated in six years, it will use the currently adopted Yakima County population projections for determine needs. The Land Use Element future land use needs analysis is based on the Yakima County population projection for 2035.

Table ~~0~~3-~~5~~6. City of Grandview Water System Needs and Capacity through 2042 ~~2035~~

	2022 ~~2015~~	**2042 ~~35~~**
Population	11,680 ~~11,338~~	15,270[1]
Equivalent Residential Units (ERUs)[2]~~1~~	9,020 ~~6,742~~	12,001~~9,080~~
Water Rights (GPM)	6,955	6,955
Avg. Day Demand (MGD)	2.01 ~~1.54~~	2.67 ~~2.28~~
Peak Hour Demand (GPM)	5,189 ~~4,600~~	6,544 ~~6,816~~
Operational Storage	0.251 MG ~~251,000 gal~~	0.251 MG ~~251,000 gal~~
Standby Storage	1.804 MG ~~1,348,000 gal~~	2.400 MG ~~1,816,000 gal~~

	2022 ~~2015~~	2042 ~~35~~
Fire Suppression Storage	1.539 MG ~~,440,000 gal~~	1.539 MG ~~1,440,000 gal~~
Equalizing Storage	0.284 MG ~~41,000 gal~~	0.187 MG ~~373,000 gal~~
Total Storage Capacity	**4.093 MG ~~3,561,000 gal~~**	**4.093 MG ~~3,561,000 gal~~**
Total Storage Required	**2.339 MG ~~1,732,000 gal~~**	**2.838 MG ~~2,440,000 gal~~**

1. 14,53 is Grandview's projected population in 2045 in Land Capacity Analysis completed in 2025

~~1~~2. ERU = the amount consumed by a typical full-time single-family residence.

Table 3-7~~Table 3-6~~ summarizes Grandview's six-year water system improvement program. Figure 3-3~~Figure 3-2~~ illustrates the improvement locations.

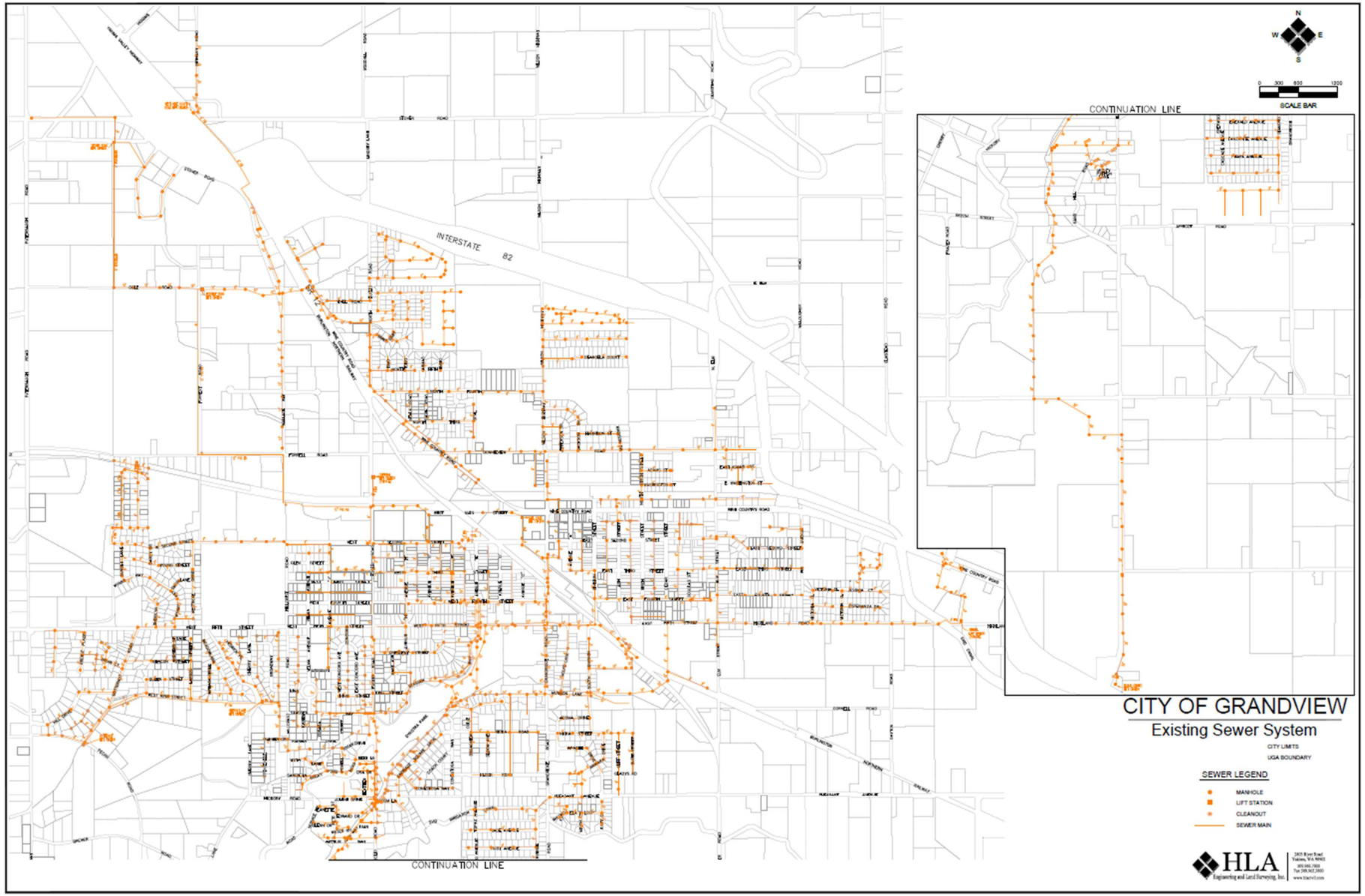
Table ~~0~~3-7~~-6.~~ Six-Year Water System Capital Improvement Program

Priority No.	Project Name	2026 ~~2016~~	2027 ~~2017~~	2028 ~~2018~~	2029 ~~2019~~	2030 ~~2020~~	2031 ~~2021~~	2032-2035 ~~2022-2036~~	Funding Source
9	Hillcrest Rd. and Vista Dr. Water Main Loop and Upsizing							$184,235	DWSRF Loan/City
10	W. Concord Ave. Water Main Upsizing							$454,500	DWSRF Loan/City
~~1~~11	~~Princeville St. Water Main Loop~~Balcom and Moe Well Aeration Improvements	$750,000						~~$37,819~~ $750,000	DWSRF Loan/City
12	Grandridge Rd. and Apricot Rd. Water Main Loop							$1,029,423	DWSRF Loan/City
13	W. 2nd St. Water Main Upsizing							$425,044	SRF Loan/City
14	Pecan St. Water Main Loop							$177,901	SRF Loan/City
15	Balcom & Moe Well S02 Reconstruction	$750,000						~~$1,490,426~~ $750,000	SRF Loan/City
16	Future Well B/D							$1,880,426	SRF Loan/City

Source: HLA Engineering and Land Surveying Inc.~~,~~ City of Grandview Water Plan, 2022 ~~2015~~.

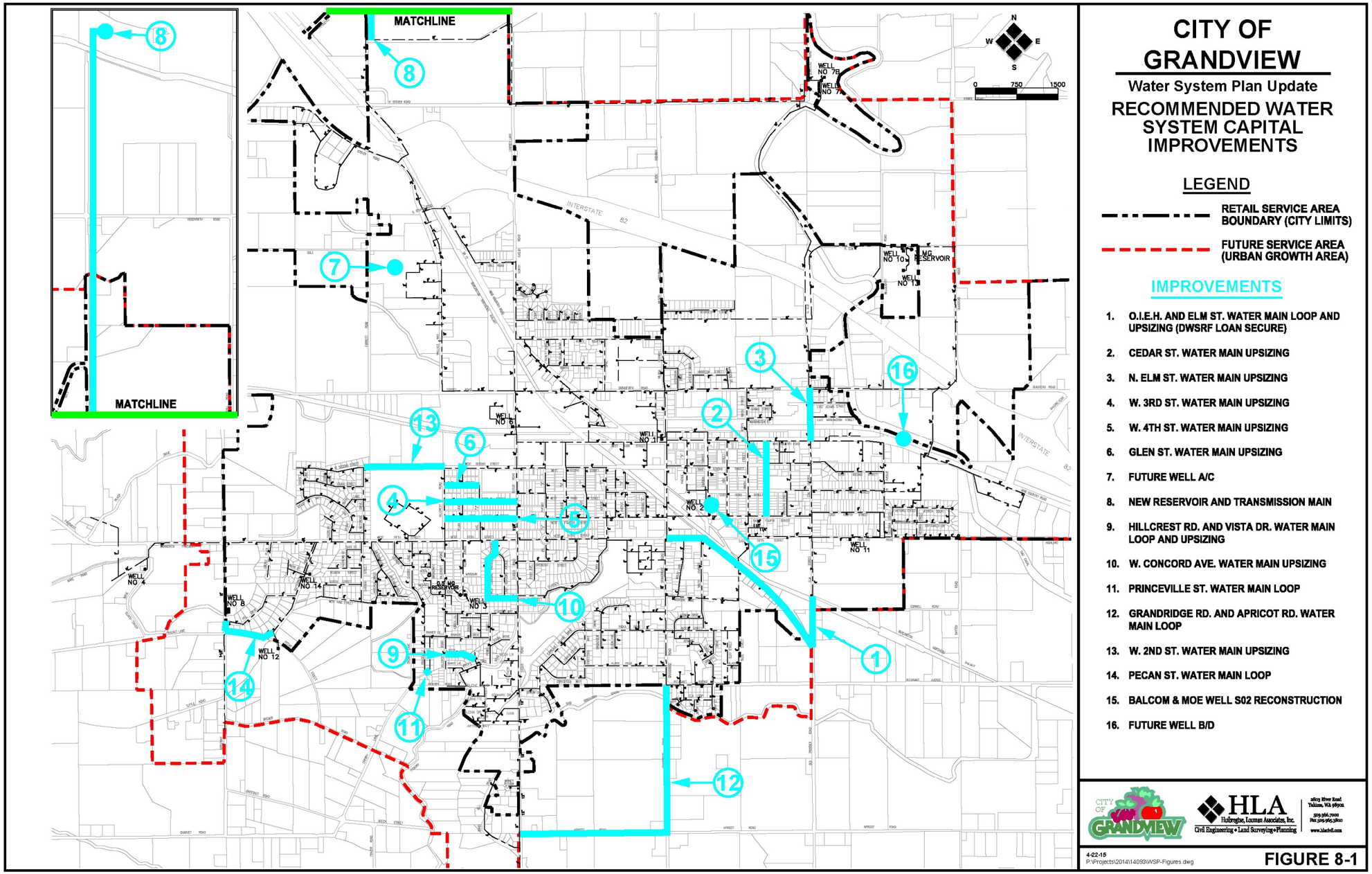
DRAFT

Figure 30-21. City of Grandview Water System Retail Service Areas



Source: HLA Engineering and Land Surveying Inc.~~Huibregtse, Louman Associates, Inc., City of Grandview Water Plan, 2015.~~

Figure ~~0~~3-~~3~~2. Recommended Water System Capital Improvements



~~Source: Huibregtse, Louman Associates, Inc., City of Grandview Water Plan, 2015.~~

V. WASTEWATER COLLECTION, TREATMENT & DISPOSAL

The January 2009 General Sewer Plan identified existing wastewater facilities and needs, and recommended improvements to the system and is hereby incorporated by reference, as amended.

Collection and Conveyance

The City of Grandview's collection and conveyance system consists of gravity sewers ranging from six to 21 inches, with seven force mains and sewage lift stations. The total length of gravity sewers is approximately 158,800 linear feet. The system is in good condition, with negligible infiltration and inflow. Trunk mains are generally of adequate capacity, except for those serving developing areas.

Treatment Plant Site

The City of Grandview's wastewater treatment facilities are located on a relatively isolated 965 acre site on the south side of the Yakima River. The site is bounded on the north and east by the Yakima River, on the south by Byron Ponds, on the Sunnyside-Snake River Wildlife Area, and on the west by sparsely settled pasture land.

The Grandview Wastewater Treatment Facility accomplishes secondary wastewater treatment through two separate treatment processes, including:

- A mechanical activated sludge-type treatment process with a discharge of treated wastewater to the Yakima River. This system consists of primary clarification, aerated lagoon, anoxic selector tanks, activated sludge, final clarification, ultraviolet disinfection, and discharge of final effluent to the Yakima River.
- An aerated lagoon / facultative lagoon process with land application of treated wastewater. This system consists of primary clarification, aerated lagoon, a series of facultative lagoons, chlorine disinfection, followed by either land application of treated effluent of approximately 237 acres of City-owned spray fields, or discharge of treated effluent to non-overflow ponds developed in cooperation with the Washington State Department of Wildlife to enhance wetland habitat in the region.

Future Wastewater Demand and Facility Design Life

Monthly influent loadings through the years 2019-2020 ~~2009~~ have not exceeded or approached the design capacity of the entire wastewater treatment plant and effluent quality has remained excellent.

For projecting the design life of Grandview's treatment system, only the entire facility was evaluated because the City can route loading to either the aerated lagoon / facultative lagoon process or to the mechanical plant depending on the situation.

In the General Sewer Plan, the design capacity of the entire facility was used to determine when capacity of the facility would be reached, as follows:

- Average Flow for the Maximum Month: 3.5~~4.95~~ MGD
- Maximum Monthly BOD Loading: 86,000 lbs/day
- Maximum Monthly TSS Loading: 30,000 lbs/day
- Grandview's future wastewater loadings, as shown on Table ~~Table 3-7~~, are assumed to increase at an annual growth rate of 1.65%.

Table ~~0-7~~3-8. Future Wastewater Loading Projections

	2021	2026	2031	2036	2041
Service Population	11,342	11,921	12,529	13,168	13,840
Annual Average Flow (MGD)	1.48	1.56	1.64	1.72	1.81
Maximum Monthly Flow (MGD)	1.98	2.08	2.19	2.3	2.42
Annual BOD_5 Loading (lbs/day)	19,973	31,249	32,843	34,518	36,279
Annual TSS[2] Loading (lbs/day)	5,684	5,974	6,279	6,599	6,936
Maximum Month TSS Loading (lbs/day)	8,007	8,416	8,845	9,296	9,770

1. BOD_5 = biochemical oxygen demand, 2. TSS = total suspended solids

	~~2013~~	~~2018~~	~~2023~~		~~2028~~	
~~Service Population~~	~~8,985~~	~~9,746~~	~~10,572~~		~~11,468~~	
~~Annual Average Flow (MGD)~~	~~1.48~~	~~1.61~~	~~1.75~~		~~1.89~~	
~~Maximum Monthly Flow (MGD)~~	~~2.04~~	~~2.22~~	~~2.40~~		~~2.61~~	
~~Annual BOD_5 Loading (lbs/day)[1]~~	~~11,439~~	~~12,408~~	~~13,459~~		~~14,600~~	
~~Maximum Month BOD_5 Loading (lbs/day)~~	~~14,520~~	~~15,751~~	~~17,085~~		~~18,533~~	
~~Annual TSS[2] Loading (lbs/day)~~	~~5,845~~	~~6,341~~	~~6,878~~		~~7,461~~	
~~Maximum Month TSS Loading (lbs/day)~~	~~10,093~~	~~10,948~~	~~11,876~~		~~12,882~~	

~~1. BOD_5 = biochemical oxygen demand, 2. TSS = total suspended solids~~

Based on these assumptions, the design capacity of the treatment plant is expected to be reached in 2029 for TSS, 2040 for hydraulic capacity, and 2084 for BOD_5 capacity. The 2028 population projection of 11,468 was estimated for the 2015 Water System Plan. The 2030 population projection developed by Yakima County and used in the Land Use Element is 12,695. If the slightly higher 2028 projection is realized, the plant design capacity could be reached slightly earlier.

In 2025, the Department of Ecology requested an analysis and reptort to address groundwater concerns at the Wastewater Treatment Plant (WWTP). A WWTP Facilty Plan was submitted and approved by Ecology and included a proposed schedule for those improvements. Design of the WWTP improvements was completed in 2025. The City did not receive Public Works Board funding for Phase 1 in 2026, but may proceed with funding it locally. It is recommended the City continue to apply for construction funding for phases 2 through 4.

The City's six-year capital improvement needs are summarized in Table ~~Table 3-8~~ below.

Table ~~0-8~~3-9. Six-Year Wastewater System Capital Improvement Program

Priority No.	Project Name	2026 ~~2016~~	2027 ~~2017~~	2028 ~~2018~~	2029 ~~2019~~	2030 ~~2020~~	2031 ~~2021~~	2032-2036 ~~2022-2036~~	Funding Source
1	Phase 1 WWTP Improvements	$5,000,000	$2,000,000 ~~$300,000~~						Local Funds
2	Phase 2 WWTP Improvements		$3,500,000			~~$14,000,000~~			Low Interest Loan ~~Local Funds, DWSRF~~
3	Phase 3 WWTP Improvements			$13,000,000	$13,000,000			$24,500,000	Low Interest Loan ~~Local Funds, DWSRF~~
4	Phase 4 WWTP Improvements						$550,000		Low Interest Loan
5~~4~~	Machinery and Equipment	$100,00~~$50,000~~	$100,00~~$50,000~~	$100,00~~$50,000~~	$100,00~~$50,000~~	$100,00~~$50,000~~	$100,00~~$100,000~~	$100,00 ~~$100,000 per year~~	Local Funds
6	NW Grandview Infr.	$1,998,500							SIED/ CERB Funds
7	Misc. Other Improvements	$120,000	$120,000	$120,000	$120,000				Local
8	Forrest Rd. Bioxide Treatment	$250,000							Local
9	Forrest Rd. Pump and Controls	$606,000							Local

1. ~~DWSRF = Washington State Department of Health Drinking Water State Revolving Fund~~ SIED Supporting Investment in Economic Development fund

2, CERB = Community Economic Revitalization Board

VI. STORM WATER MANAGEMENT

The City of Grandview does not operate a separate storm drainage facility. The City's storm drain system is included within the roadway system. When roadway improvements are made, the associated drainage facilities are evaluated and the necessary replacements or modifications are incorporated into the street project.

The City of Grandview's stormwater collection system is limited to the downtown commercial / manufacturing core and a small area west of Euclid Road between W. Fifth Street and the old Union Pacific rail lines. A number of drywells exist throughout the City to handle runoff in specific areas. Several drains operated by the SVID also cross the City.

A majority of the Grandview concrete curb and gutter storm drain system consists of catch basins which drain to surface waters. Catch basins which discharge to dry wells constitute approximately 10% of the City's stormwater system. There are parts of the City which do not have curbs and gutters, and storm waters typically drain to neighboring unpaved properties in these areas.

Each catch basin within the City is cleaned annually, and storm drain lines are known to receive large amounts of leaves, gravel, or other debris. In addition, catch basin lids are inventoried annually as to their condition and replaced if necessary.

As the City of Grandview grows, stormwater systems continue to meet Department of Ecology regulations.

VII. SOLID WASTE COLLECTION & DISPOSAL

Solid waste collection is provided by the City of Grandview. The City of Grandview's 1989 Comprehensive Solid Waste Plan recommended closing the City's solid waste sanitary landfill, which was located south of the Yakima River on the same 900-plus acre tract as the City's wastewater treatment facilities. The plan recommended either developing a new regional landfill to provide the same service that the Grandview landfill provided for the Planning Area, or to transport waste to the Snipes Mountain Landfill.

The Grandview Landfill closed in 1990, and a closure plan was submitted to the Washington State Department of Ecology. The entire landfill was closed in 1994 in accordance with Washington State Department of Ecology regulations. Grandview's solid waste was diverted to the Snipes Mountain and Cheyne Landfills in mid-1990. In 1991, Grandview disposed of 989 tons of waste at the Snipes Mountain landfill and 3,466 tons at the Cheyne Road landfill. Since that time, the Snipes Mountain landfill has been closed. All of Grandview's solid waste is now diverted to the Cheyne Landfill located 5.5 miles north of the City of Zillah.

The Cheyne Landfill serves the cities of Grandview, Sunnyside, Toppenish, Wapato, Granger, Mabton and Zillah; Yakima Waste Systems; agricultural firms; construction and food processing businesses; self-haul businesses; and private residences. The Cheyne Landfill currently occupies 75 ~~40~~ acres of a 960-acre site. In 2010, excavation began on "Cell 2" in order to provide additional capacity for waste in Yakima County. Cell 2 is expected to be full by 2053.~~, and is in the process of being expanded to provide additional capacity~~.

The Terrace Heights Landfill is located about six miles east of Yakima at 7151 Roza Hill Drive. Phase 1 and 2 of the Terrace Heights Landfill ~~is~~ are expected to reach capacity in about 2030. ~~2020. Phase 2 is estimated to reach capacity in 2026, but Yakima County may choose to reserve this for emergency use. The~~ The actual timing of closure will be affected by waste generation, recycling, and disposal rates, as well as

landfill operations and design factors. Once the Terrace Heights Landfill is closed, some garbage disposal could be redirected to the Cheyne Landfill, which would affect its projected capacity (*Yakima County Solid ~~and Moderate Risk~~ Waste and Hazardous Waste Management Plan*, 2023~~2010~~).

Transfer Facilities

Yakima County has developed the Lower Valley Transfer Station at the site of the old Snipes Mountain Landfill, at 1150 Luther Road in Granger. The City of Grandview hauls to this site. Yakima County then transfers the waste to the Cheyne Landfill.

Recycling

Recycling is becoming an increasingly important aspect of waste disposal. Yakima County has defined urban and rural service zones using the U.S. Census Urbanized Area boundary. Areas defined as urban must put in place household collection programs ("curbside recycling") or must put in place alternative programs which exceed the waste diversion anticipated from a curbside recycling program. Grandview is defined as a rural area, in which drop off centers and other methods can be used (*Yakima County Solid ~~and Moderate~~Waste and Hazardous ~~Risk~~ Waste Management Plan*, 2023~~10~~).

There is currently one recycling drop-off center in Grandview at 801 Dykstra Lane.

VIII. PUBLIC EDUCATION FACILITIES

Educational services for the City are provided by the Grandview School District No. 200. The school district boundary extends beyond the Grandview City limits. All of the district's public school facilities lie within the City of Grandview. The Grandview School District has a current enrollment of 3,604 ~~2,732~~ students.

Table 3-10~~Table 3-9~~ summarizes Grandview area school facilities. There are two private schools in the City of Grandview, which include Grandview Pre-School and the Grandview Adventist Jr. Academy. Educational services for low-income infant to preschool age children are provided by the Inspire Development Centers at the City-owned Alice Grant Learning Center located near the intersection of Grandridge Road and Nicka Street. The Alice Grant Learning Center currently serves 158 children throughout the year.

Adult education services, such as Basic Education classes, G.E.D. classes, and English as a Second Language are also available at the Learning Center. In addition, other adult education programs and continuing education classes are available at the Grandview Campus of the Yakima Valley ~~Community~~ College (~~YVCC~~YVC) located between Main Street and Second Street just west of downtown. ~~YVCC~~YVC offers bachelor's degrees in Agricultural Sciences, Business, IT, Dental Hygiene and Teacher Education. Associate of Applied Science degrees and certificates are offered in Medical Assisting, Medical Billing and Coding, Nursing Assistant, Phlebotomy, Tree Fruit Production, Winery Technology, and Vineyard Technology. The campus has a workforce education building that houses winery and vineyard technology and allied health programs, thus offering more learning opportunities to students at the Grandview Campus. YVC~~C~~ also offers partial degree coursework and prerequisites for other programs such as Business, Criminal Justice, Education, and Nursing.

The ~~YVCC~~YVC campus is engaged in a variety of activities designed to grow enrollment in particular programs. Over the past several years, the college has expanded its footprint by acquiring several pieces of property. Future physical expansions included in the ~~YVCC~~YVC Grandview Campus facility master

plan include a new entrance into the campus off Wine Country Road, constructing additional buildings, and moving parking to the west of its current location.

Table ~~0~~3-10~~-9~~. Grandview Area School Facilities

Name of School	Address	Grades	Teachers	Enrollment
Public Schools: Grandview School District				
McClure Elementary	811 West Second Street, Grandview	Kindergarten K - 5	35~~19~~	561 ~~485~~
Arthur H. Smith Elementary	205 Fir Street, Grandview	K - 5	32~~21~~	468~~460~~
Harriett Thompson Elementary	1105 West Second Street, Grandview	K - 5	36~~24~~	541~~465~~
Grandview Middle School	1401 West Second Street, Grandview	6 - 8	47~~36~~	781~~675~~
Grandview High School	1601 West Fifth Street, Grandview	9 - 12	57~~38~~	1148~~647~~
~~Compass High School~~ Contract Learning Center	913 West Second Street, Grandview	~~9-12~~	1	34
Public Schools: City of Grandview				
Inspire Development Centers - Alice Grant Learning Center	1005 Grandridge Road Grandview	Infant to Pre-School		Varies ~~158~~
Colleges				
Yakima Valley ~~Community~~ College Grandview Campus	500 West Main Street, Grandview	2 year college		651~~500~~
~~*Private Schools*~~				
~~Grandview Adventist Jr. Academy~~	~~106 North Elm Street, Grandview~~	~~1 – 8~~	~~3~~	~~31~~

Source: Washington Office of Superintendent of Public Instruction - Washington State Report Card, 2026; Yakima Valley College

IX. PARKS & RECREATIONAL FACILITIES

The parks and recreation system and needs are discussed in greater detail in the Grandview Comprehensive Parks, Recreation and Open Space Plan 2015-2020 (Parks Plan), which is hereby incorporated by reference, as amended. Based on the 2015 Grandview Parks Plan, a detailed Geographic Information Systems (GIS) analysis, it was determined that the City of Grandview is currently providing 63.25 acres of City-owned park recreation areas (see Table 3-11~~Table 3-10~~). This figure includes all nine parks currently under the City of Grandview's jurisdiction, but does not include the portion of the Lower Valley Pathway that passes through Grandview, the Grandview Community Center or the Grandview Museum. This number is lower than the 69.75 acres of City-owned recreation areas reported in the Parks Plan because since the adoption of the Parks Plan, Euclid Park (6.5 ac) was sold to the Grandview School District. The Grandview area has approximately 121.5 acres available for recreational purposes when land provided by the Grandview School District and private entities is added to the City's acreage.

Level of service standards are often used to assess the need for additional park and recreation facilities. Many communities have adopted standards based on the National Recreation and Park Association's (NRPA) guidelines. NRPA recommends a total of 6.25 to 10.5 acres of parks and open space per 1,000 people. Additionally, NRPA suggests a classification system for parks based on their service area. The different types of parks, such as neighborhood or community parks vary in size and service area, with community parks having a service area of a one to two mile radius. Using both of these NRPA guidelines, the City of Grandview has sufficient park and open space areas.

Table 3-11~~0~~-~~10~~. Existing Recreation Areas

Park Name	Acres
Country Park Events Center	15
Dykstra	28
Eastside	3
Palacios Parkway/West Entrance	3
~~Stokely Square~~Mike Bren Memorial Park	0.25
Vista Grande	1
Water Tower	0.5
West Entrance	4.5
Westside	8
Grandview Dog Park	0.5
Cherry Acres Park	1.77
Meadowlark Park	0.2
Totals	**63.25**

The City of Grandview parks are described in further detail below, and also in the Parks Plan.

1) Country Park Events Center is 15-acre facility located on the very northwest corner of the Grandview City limits with excellent access to and from I-82 and Wine Country Road. The Washington State National Guard Armory sits adjacent to the park on 10 acres. The park has three lighted multipurpose fields for softball and baseball, a two-acre outdoor amphitheater facility with covered stage, and several buildings that offer a variety of uses. In April of 2006, the dedication of the Ralph Scott Memorial Ball Field took place. This site accommodates several special events and activities throughout the year including the Yakima Valley Fair & Rodeo, ball tournaments, scouting jamborees, Easter egg hunt, Cal Ripkin baseball, employee picnics, movies in the park, etc. The site is also home to the Grandview Community Center which was opened to the public in 2012.

2) Dykstra Park, formerly called Stassen Park, is a 28-acre facility and is the largest park within the City's park system. The upper, or northern, portion of the park is passive in orientation with horseshoe pits, a shuffleboard court, planter, park benches, restrooms, and a flag pole. The ~~middle portion of the~~ park offers ~~both~~ a volleyball court, pickle ball court and a basketball court, an array of playground

equipment, picnic areas, an undeveloped baseball area, and a soccer field for youngsters. ~~-~~The 1.5 mile walking/jogging pathway which circles the entire park receives heavy usage throughout the year, particularly from older adults. A fitness course, pathway benches, and tree planting area and a new splash pad are also attractions that are found within the park. ~~More recently, a~~The park also features an eighteen ~~nine~~-hole disc golf course~~. was established giving this park another usage dimension~~.

3) Eastside Park is a three-acre neighborhood park that serves the east side of the Central Business District. offering picnic facilities, playground equipment, restrooms, small baseball diamond, and two hard court areas for basketball.

4) Legion Park is composed of a small open grassy area approximately 0.25 acres in size. This park was renovated as part of an Eagle Scout project.

5) Park Avenue Park is a small 0.13 acre park situated in a cul-de-sac on Park Avenue. A small hard-court area is available for neighborhood residents.

6) ~~Stokely Square~~Mike Bren Memorial is a 0.25 acre pocket park located in downtown Grandview. This aesthetic park sits on a small lot adjacent to West Second Street. The park features a gazebo, water fountain, tree plantings, benches and memorial tiles.

7) Vista Grande Park was developed in 1988. This one acre neighborhood park is the only public recreational facility on the north side of Wine Country Road. Park facilities include a hard court basketball play area, a small baseball field, playground equipment, a picnic area, and benches.

8) Water Tower Park is a small half-acre neighborhood park which serves the southwestern residential portion of the City. The ½ court basketball court at this park is a very popular and heavily used facility. The park is also equipped with a variety of playground equipment.

9) Grandview dog park is a 0.5-acre park for dogs and dog-owners, located at 603 N. Willoughby Road.

10) Cherry Acres Park consists of 0.2 acres, and has a soccer field and playground equipment.

~~8)~~11) Meadowlark Park, located at 500 Meadowlark Drive, consists of 0.2 acres, and has a gazebo and water fountain.

~~9)~~12) Westside Park is an 8~~-~~acre park which offers patrons a wide variety of leisure activities. The popular municipal swimming pool, which was last renovated in 1983, hosts an extensive aquatics program during the summer months. A swimming pool committee has been appointed to lead the charge for new and updated amenities at this facility. Other facilities of Westside Park are picnic areas, playground equipment, restrooms, horseshoe pits, and open play areas. Large mature trees landscape the park.

In addition to these more traditional park facilities, the City of Grandview also oversees the operation of the Grandview Community Center, the Grandview Library, and the Grandview Museum. A new Community Center was constructed in 2012 using a combination of City funds, Washington State Community Development Block Grant funding, and local contributions. The Community Center consists of approximately 9,700 square feet of space. ~~The Community Center was designed to provide much needed amenities for the citizens of Grandview.~~ The Center provides a ~~new~~ dining hall for group dinners, dances, community parties and other events. The large multi-purpose/gym space accommodates exercise/recreation classes, local sports leagues and other functions too large for the dining hall. The Center is supported by a host of other spaces including a reception area, Parks and Recreation Department staff offices, a game room, American Legion room, billiards room, commercial kitchen, conference room and health room. The layout of the building allows for multiple groups to use the facility simultaneously without disturbing each other. The Community Center provides a location for community programs as well as a gathering facility for residents of all ages.

Grandview Library originated in 1914 in a small room of the Iowa Building and moved several times over the next 44 years. In 1958, brothers Alex and Carl Bleyhl donated their building at 811 Division Street, which became known as Bleyhl Community Library. The library moved a final time to a new 12,000 sq ft joint-use facility as a partnership between the City of Grandview and Yakima Valley College (YVC). Grandview Library opened at 500 W. Main Street in 2011 on the Grandview campus of YVC and serves the needs of both the public and academic communities. As of January 1, 2026, Grandview library houses a general book collection of 39,483 books and 2,346 videos, and has specialty areas for children and young adults, along with a dedicated space for the Blanche McLane Cook collection of art and art literature donated by the late Washington artists' estate. There are also three enclosed rooms, two 170 sq ft study rooms available for student use, and a 900 sq ft program room for community meetings and events. As of the end of 2025, 44% of the library's service population are active library card holders. Patrons may use any of the 20 English and 5 Spanish computers open to the public, as well as access print/copy/scan/fax services and a notary. The building was built to 2011 standards for energy efficiency, incorporating environmentally friendly and sustainable materials, receiving the Leadership in Energy and Environmental Design (LEED) Gold Certification.

~~The Bleyhl Community Library originally opened in 1914 at 201 West Second Street. In 1958, the library moved to 311 Division Street. In the mid-1970s the size of the library was roughly doubled. The new Grandview Library was constructed in 2011 as a joint use facility for the City of Grandview and Yakima Valley Community College. The building provides facilities commonly found in a public library while meeting the academic needs of the YVCC students. The library houses a general book collection as well as areas specifically designed for an art collection, children's library, teens, reference and audio/visual media. The building also contains a program room to accommodate community meetings, speakers and children's programs. The building is energy efficient and incorporates environmentally friendly, sustainable materials. The building received LEED (Leadership in Energy and Environmental Design) Gold Certification.~~

The ~~R.E. Powell~~Grandview Museum was constructed in the 1960s and occupied a portion of the library building located at 311 Division Street. After the new Grandview Library was constructed, the building at 311 Division Street was sold to the Grandview School District. In 2015, the City purchased the building at 115 West Wine Country Road and current design and renovation efforts will enable the City to move exhibits from the old facility to the new facility in 2016. The museum displays an array of memorabilia depicting Grandview's history. Most of the collection dates from the 1920s through the mid-70s.

Public School Sites and Utilities

The Grandview Parks and Recreation Department and the Grandview School District have a formal agreement to share use of each other's facilities.

The Grandview community has recently undergone a rapid expansion in the amount of available gym space. While the ~~existing~~ new Grandview High School gym remains unchanged(?), two new elementary schools, Harriet Thompson and McClure, were constructed with new gym facilities. School gyms ~~at Compass High School~~are located at the Grandview Administration Building, the Middle School, and A.H. Smith Elementary have also been recently renovated. ~~The National Guard Armory in Grandview also has invested in its gymnasium, which can now be used for basketball. These improvements have greatly increased the quality and quantity of gym space available to the citizens of Grandview.~~

As population growth continues to occur in Grandview, demand for these facilities will increase and, most likely, exacerbate scheduling difficulties. These changes will make it increasingly important for the City and School District to continue to work cooperatively to utilize the existing facilities for the benefit of the Grandview community.

Table 3-120-11. Recreation Facilities, Grandview School District

Facilities/Schools	High School	Middle School	Harriet Thompson Elementary	McClure Elementary	A.H. Smith Elementary
Total Site Acreage	27.9	16	6.75	7.3	5.8
Baseball Field	1	1	1	1	3
Softball Field	1	1	Small		
Football Field	1	1			
Soccer Field	1	1		1	2 small
Track	Yes	Grass			
Playground Equipment			Yes	Yes	Yes
Hard Court (basketball, tetherball)		Yes	Yes	Yes	Yes
Open Area (recess, physical education, organized sports)	Yes	Yes	Yes	Yes	Yes
Gymnasium (Basketball)	Yes	Yes	Yes	Yes	Yes
Other Facilities	Stadium				

~~Table 3-12 summarizes the six-year parks and recreation capital improvement program for the City of Grandview.~~

~~Table 0-12. Six-Year Parks and Recreation Capital Improvement Program~~

~~Priority~~	~~Park Project Name~~	~~2015~~	~~2016~~	~~2017~~	~~2018~~	~~2019~~	~~2020~~	~~TOTAL~~
~~1~~	~~Swim Pool Development or Renovation~~	~~$65,000~~	~~$100,000~~	~~$2,000,000 $5,000,000~~	~~$0~~	~~$0~~	~~$0~~	~~$2,165,000 $5,165,000~~
~~2~~	~~New Restrooms or Replacement~~	~~$34,000~~	~~$36,000~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$70,000~~
~~3~~	~~Playground Equipment Upgrades~~	~~$0~~	~~$0~~	~~$10,000~~	~~$15,000~~	~~$20,000~~	~~$25,000~~	~~$70,000~~
~~4~~	~~Museum Facility~~	~~$150,000~~	~~$170,000~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$320,000~~
~~5~~	~~Soccer Field Goal Posts~~	~~$0~~	~~$3,000~~	~~$3,000~~	~~$0~~	~~$0~~	~~$0~~	~~$6,000~~
~~6~~	~~Bike/Pedestrian Path Development~~	~~$0~~	~~$0~~	~~$0~~	~~$150,000~~	~~$150,000~~	~~$150,000~~	~~$450,000~~
~~7~~	~~Country Park Chip Seal/Parking Lot~~	~~$0~~	~~$23,000~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$23,000~~

Priority	Park Project Name	2015	2016	2017	2018	2019	2020	TOTAL
8	Benches for Swim Pool at Westside Park	$6,000	$0	$0	$0	$0	$0	$6,000
9	Swim Pool Underwater Light Replacement at Westside Park	$3,000	$0	$0	$0	$0	$0	$3,000
10	Courtyard at Community Center	$0	$3,000	$5,000	$0	$0	$0	$8,000
	Total	$258,000	335,000	$2,018,000 – $5,018,000	$165,000	$170,000	175,000	3,121,000 – 5,121,000

X. POLICE & FIRE PROTECTION

Fire Protection

The City of Grandview and Yakima County Fire District No. 5 both use and co-own the fire station, which is located adjacent to the City Hall facing Avenue "A". The facility accommodates the length of the ladder truck and –brings all department vehicles under one roof. There is also a Volunteer Fire Department Building leased by the Volunteer Association and located -at the Country Park Events Center on Wallace Way.

Grandview has adequate water and hydrants to ensure safety against fire for the residents of the City. The City currently employs one full-time eChief, Deputy Chief, and has 32 volunteer firemen. one full-time captain and has 32 volunteer firemen. The Grandview/Yakima County Fire District No. 5 Station has three four Engines (Grandview 11, 12, and 214Engine 71, E-70, reserve 71, and 214)) with the newest being Engine E-71 KM on a custom chassis. 214, a 2010 E-One Engine on an International truck chassis. The Fire Department also owns one Quint aerial/engine (Grandview 18) a 1999 American La France Aerial and one 1997 Braun Heavy Rescue (Rescue 14).

The City of Grandview has an average rating of 5 with the Washington State Fire Rating Bureau. The range for rating of fire departments is from 1 to 10, with 1 being the highest rating. Many factors are built into the criteria used to establish these ratings, including examining the water system - size of water mains, water pressure, storage capacity and capability, the age of the- firefighting equipment and pumper trucks, etc.

Unincorporated areas around Grandview are served by Fire District No. 5. Grandview has entered into a mutual aid agreement with Fire District No. 5 and with other nearby jurisdictions and departments.

Table 0-13. Six-Year Fire Protection Capital Improvement Program

Priority	Project Name	2015	2016	2017	2018	2019	2020	Total
1	Replacement of SCBAs	$0	$28,800	$28,800	$28,800	$28,800	$28,800	$144,000
2	Fire Truck Replacement	$0	$248,634	$248,634	$248,634	$248,634	$175,718	$1,170,254

3	Expansion/Modification of Fire Station	$0	$0	$0	$0	$200,000	$200,000	$400,000
4	Procurement of Fire and Rescue Equipment	$8,000	$8,000	$8,000	$8,000	$8,000	$8,000	$48,000
1	**Total**	**$8,000**	**$285,434**	**$285,434**	**$285,434**	**$485,434**	**$412,518**	**$1,762,254**

Police Protection

Police protection is provided by the City of Grandview within the City limits and the Yakima County Sheriff's Office for the remainder of the Grandview urban growth area. The Washington State Patrol covers state and interstate highways. The City, county and state have a mutual aid agreement for protection services.

Grandview currently employs a full time chief, assistant chief, 16 police officers, one corrections officer, five dispatchers, and administrative assistant. The department maintains eight police patrol vehicles, a chief's vehicle, assistant chief's vehicle, pickup, SIRT vehicle, and two detective vehicles and a corrections van. The City contracts with the Yakima Humane Society for animal control services.

The Police Department includes four double bunk cells and is a 30-day holding facility. Training facilities for the Police Department includes a shooting range located on City property at the wastewater treatment plant and spray field area facilities.

The City contracts with the Yakima County District Court for municipal court services. The Lower Valley District Court facility is located on Wine Country Road in Grandview.

Table 0-14. Six-Year Police Protection Capital Improvement Program

Priority	Project Name	2015	2016	2017	2018	2019	2020	Total
1	Gym Police Corrections Van	$45,000	$0	$0	$0	$0	$0	$45,000
2	Shop Police Department Facility	$9,000,000	$0	$0	$0	$0	$0	$9,000,000
3	Shooting Range?							
	Total	**$9,045,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$9,045,000**

XI. MEDICAL & EMERGENCY FACILITIES

The City of Grandview and Yakima County Fire District No. 5 operates a first aid vehicle but not an ambulanceoperate a first aid/rescue transport capable vehicle. Transport to hospital is by area ambulance service. The volunteer firefighters are trained and equipped to provide emergency medical services for victims of trauma or severe medical problems.

Ambulance Service

Sunnyside Fire Department Ambulances are first to Prosser Memorial Hospital Emergency Medical Services is first dispatch to calls in Grandview. Prosser Memorial Hospital Emergency Medical Services is second dispatch to calls in Grandview, or the nearest ambulance based on the location of the call.

~~Sunnyside Fire Department Ambulance Service is second dispatch to calls in Grandview.~~ American Medical Response (AMR) as well as Advance Life Support (ALS) responds to medical emergency calls within the City and unincorporated areas, as needed. Prosser Memorial Hospital ambulances are located in Prosser and Grandview, AMR ambulances come from Toppenish or Yakima, ALS ambulances come from Yakima, and Sunnyside Fire Department ambulances from Sunnyside. This system of providing emergency medical care works well, with City volunteer firefighters providing the first aid that the ambulance crews would otherwise do prior to transport.

Medical Services

Residents of Grandview have access to Astria Sunnyside ~~Community~~ Hospital ~~located in Sunnyside~~ or Prosser Memorial Hospital~~ in Prosser~~. ~~Sunnyside Community Hospital is a 36-bed facility offering outpatient and emergency room services.~~ Both hospitals offer Emergency Department and outpatient services, and b~~B~~oth hospitals are approximately 10-15 minutes away.~~. for medical and emergency services~~. The City of Yakima and the Tri-Cities ~~both~~ also have ~~multiple~~ hospitals with a variety of specialties. Grandview has three medical clinics: the Prosser Memorial Health Grandview Clinic, Grandview Yakima Valley Farmworkers Clinic and Astria Health Center. ~~Grandview has 10 physicians, three dentists, two chiropractors, and two optometrists within the City.~~ Two dentists, one chiropractor and one optometrist clinic are located in Grandview.

Other Medical/Mental Health Services

For other medical or mental health services, City residents have access to the Older American Nutrition Program, the Orchards Memory Care Clinic, Grandview Assisted Living, Family Reconciliation Services, Life Options,~~ Phoenix Addiction Counseling Services,~~ Yakima Valley Farm Workers Clinic, and the Central Washington Comprehensive Mental Health branch located in Sunnyside on Saul Road near E. Lincoln Avenue.

XII. CORRECTIONS

There are no long-term correctional facilities located within Grandview's City limits or UGA. Nearby correctional facilities are located in Yakima and Sunnyside

XIII. GOVERNMENT FACILITIES

Government facilities are summarized in Table 3-13~~Table 3-15~~. With the exception of police and fire protection needs identified in Section X, no government facilities capital improvements needs have been identified for the next six years.

Table ~~0~~3-13~~15~~. Government Facilities in the City of Grandview

Facility	Location
Federal	
Bonneville Power Administration, Grandview Substation	County Line Road
U.S. Postal Service	116 Grandridge Road
State	

Facility	Location
National Guard Armory	Wallace Way
City	
Library	500 West Main
City Hall	207 West Second Street
Fire Department	110 Avenue "A"
Parks and Recreation Department	812 Wallace Way
Police Department	201 West Second Street
Public Works Department	603 North Willoughby Road
Museum	115 West Wine Country Road
Community Center	812 Wallace Way
Swimming Pool	6012 West Second Street (Westside Park)
Grandview Cemetery	604 Elm Rd

XIV. COMMUNITY FACILITIES & SERVICES

The Grandview Community Center provides an array of comprehensive activities for approximately 250 senior citizens living throughout the City of Grandview and surrounding Lower Valley. The Grandview Museum offers a variety of memorabilia which depicts the history of the Grandview area. The Grandview Parks and Recreation Department helps meet the quality of life needs of the community by offering a variety of recreational programs and facilities.

As of January 1, 2026, Grandview library houses a general book collection of 39,483 books and 2,346 videos, Patrons may use any o the 20 English and 5 Spanish computers, as well as access to print/copy/scan/fax services and a notary.
~~The Grandview Library has more than tripled its collection since 1976 to 41,964 by the end of 2014. There were 34,896 items checked out in 2014 and 51,903 user visits to the library, which was open 1,899 hours. Users spent 850 hours in the past year on the 25 public access computers.~~

~~The National Guard Armory located on Wallace Way has rooms available for rent to community groups. The Armory includes an indoor shooting range.~~
The Grandview Cemetery, located on N.Willoughby Road, is owned and operated by the City of Grandview. The cemetery is around 100 years old and is nearing capacity. The city owns land near the existing cemetery that is intended for cemetery expansion. City Staff and Council members have been looking for funding opportunities to sustain the existing cemetery and fund expansion and improvements.

XV. CAPITAL FACILITIES FINANCING

Local Funding Sources

Local funding sources for capital facilities include multipurpose revenue sources: local property, sales, use and excise taxes. For smaller projects, these sources may be used directly, while for larger projects, they may be used as grant matching funds, or as debt repayment for bonds and loans.

In addition, special taxes and fees are available for the construction of various types of capital facilities. Like the multipurpose revenue sources, they may be used either directly or as funds to match grants or repay debt. Examples include fuel taxes, vehicle license fees, street utility charges, road impact fees, sewer user fees, solid waste user fees and special assessments, storm drain utility fees, and water user fees.

State and Federal Grant and Loan Funding Sources

Potential sources of grant and loan programs funds available to local governments for capital facilities include Washington State Public Works ~~Trust Fund~~Assistance Account, Washington State Department of Ecology Water Quality Program, Washington State Department of Health Drinking Water State Revolving Fund, Washington State Recreation and Conservation Office, Washington State Transportation Improvement Board, Washington State Safe Routes to School and Pedestrian and Bicycle Safety programs, U.S. Department of Energy Efficiency and Conservation Block Grant, U.S. Library Services and Technology Act funds, U.S. Department of Housing and Urban Development Community Development Block Grant, U.S. Department of Commerce Economic Development Administration, U.S. Department of Agriculture-Rural Development, and U.S. Department of Transportation FAST Act motorized and non-motorized grant programs, and Transportation Benefit District revenue, among others.

Availability of these funding sources to the City of Grandview will depend on federal and State funding levels for each source, and project eligibility requirements.

Long-Term Bonded Debt

General obligation bonds are backed by the value of properties within the jurisdiction, or the City's "full faith and credit." Revenue bonds are backed by the revenue received from the project that the bonds helped to fund, and are commonly used for utility improvements where the bonds are repaid out of utility charges. Special assessment bonds (Local Improvement Districts, Road Improvement Districts, and Utility Local Improvement Districts) are repaid by assessments against the properties benefited by the improvements.

The Washington State Constitution places limits on the amount of bonded indebtedness that any city may incur. No city may incur debt in excess of 0.75% of the taxable property unless 3/5 of the city's voters approve additional indebtedness. With such a vote, the additional indebtedness may be as much as 2.5% of the value of the taxable property for all types of capital projects. An additional 2.5% may be allotted for projects supplying the city with water, lights, or sewer. Additional debt can also be incurred for acquiring or developing open space or parks.

XVI. SIX YEAR CAPITAL FACILITIES PLAN

Grandview's Six Year Transportation Improvement Program, Comprehensive Water Plan, Comprehensive Sewer Plan, and Capital Facilities Plan identify recommended projects, cost estimates, potential funding sources and timing for project completion. These documents are incorporated by reference. Table 3-~~Table 3-16~~ summarizes Grandview's Capital Facilities Plan.

Table ~~03~~-~~16~~14. City of Grandview Capital Facilities Plan and Potential Funding Sources

Need / Recommended Project	Estimated Timing	Estimated Cost	Potential Funding Source(s)
Transportation			
~~Old Inland Empire Highway Improvements~~ Stover Road Railroad Crossing	~~2021~~ 2026	~~$2,193,900~~ $930,600	HSIP,~~Local Funds, STP~~[1]
Larson Street Improvements ~~Wine Country Road Pavement Preservation – Elm St. to Fir St.~~	~~2016-2017~~2027	~~$243,000~~ $787,500	Local Funds~~,~~ STBG(US), ~~TIB~~[2]
Stassen Way Improvements ~~Wine Country Road Improvements – Ash Ave. to Fir St.~~	~~2017~~2028	$638,400 ~~$3,914,000~~	Local Funds~~, STP~~
Highland Road Improvements ~~Wine Country Rd. & McCreadie Rd. Signalization~~	2029 ~~2018~~	$4,462,5000 ~~$395,000~~	Local Funds,~~ CDBG, TIB~~
Forsell Road Resurfacing ~~Larson St. Improvements – S. Fifth St. to Queen St.~~	~~2019~~2027	$208,800 ~~$400,000~~	Local Funds, TIB
Grandridge Road Improvements ~~Stassen St. Improvements – Hillcrest to Velma Ave.~~	2030 ~~2019~~	$437,800 ~~$342,000~~	Local Funds, TIB, PWTF[3]
Nicka Road Improvements ~~Birch Ave. Improvements – Wine Country Road to E. Third St.~~	2031 ~~2020~~	$630,000 ~~$475,000~~	Local Funds~~, TIB, PWTF~~
5th Street Resurfacing ~~Highland Rd. Improvements – Elm St. to E. City Limits~~	2026 ~~2021~~	~~$3,000,000~~$182,500	Local Funds, TIB~~, PWTF~~
Wine Country Road Sidewalk Repair	2026	$804,300	Local Funds, TIB
Water System			
~~OIEH and Elm St. Water Main Loop and Upsizing~~ New Reservoir and Transmission Main	~~2017~~ 2027?	$6,187,937 ~~$900,900~~	Local Funds, DWSRF[4], ~~CDBG[5], other grant/loan~~
Forrest Road Bioxide Treatment	2026	$250,000	Local Funds
Forrest Road Pump and Controls	2026	$600,000	Local Funds
~~Cedar St. Water Main Upsizing~~W. Concord Water Main Upsizing	~~2018~~2028?	$184,235 ~~$371,363~~	Local Funds, DWSRF, ~~CDBG, other grant/loan~~
~~N. Elm St. Water Main Upsizing~~Princevill St. Water Main Loop	~~2018~~?	~~$255,480~~$37,819	Local Funds, DWSRF, ~~CDBG, other grant/loan~~
Grandridge Rd and Apricot Rd. Water Main Loop ~~W. 3rd St. Water Main Upsizing~~	~~2018~~?	~~$359,726~~$1,029,423	Local Funds, DWSRF~~,~~ ~~CDBG, other grant/loan~~
W. 2nd St. Water Main Upsizing ~~W. 4th St. Water Main Upsizing~~	~~2018~~?	~~$233,024~~$425,044	Local Funds, SFR Loan ~~DWSRF, CDBG, other~~

Need / Recommended Project	Estimated Timing	Estimated Cost	Potential Funding Source(s)
			~~grant /loan~~
~~Glen St. Water Main Upsizing~~Pecan St. Water Main Loop	~~2018~~?	~~$205,105~~$177,901	Local Funds, SFT Lone ~~DWSRF, CDBG, other grant/loan~~
~~Future Well A/C~~	~~2020~~	~~$1,772,936~~	~~Local Funds, DWSRF, CDBG, other grant/loan~~
~~New Reservoir and Transmission Main~~	~~2021~~	~~$6,187,937~~	~~Local Funds, DWSRF, CDBG, other grant/loan~~
Wastewater System			
Phase 1 WWTP Improvements	2026-2027	$7,000,000	Local Funds~~, DWSRF~~
Phase 2 WWTP Improvements	2027	$3,500,000	Loan
Phase 3 WWTP Improvements	2022-2036	$24,500,000	Loan
Phase 4 WWTP Improvements	2031	$550,000	Loan
Machinery and Equipment	~~2016-2036~~ 2022-2036	~~$50,000~~ $100,000/year	Local Funds
NW Grandview Infrastructure	2026	$1,998,500	SIED/CERP Funds
Misc. Other Improvements	2026-2029	$120,000 a year	Local Funds
Other			
Cemetery Improvements and Expansion	2027	$72,460	TBD

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.***

Policy 3.1 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.

GOAL 4: ***Coordinate the orderly provision of public facilities with public and private development activities in a manner that is compatible with the fiscal resources of the City.***

Policy 4.1 Coordinate land use and public works planning activities with an ongoing program of long-range financial planning, in order to conserve fiscal resources available to implement the capital facilities plan.

Policy 4.2 Public facilities and utilities shall be located to: a) maximize the efficiency of services provided; b) minimize their cost; and c) minimize their impacts on the natural environment.

Policy 4.3 The City will encourage economic growth while maintaining quality development and controlling the cost of public improvements in its urban growth area.

Policy 4.4 If adequate facilities are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop.

Policy 4.5 Within the UGA, urban services shall be required when economically feasible. When services are not economically feasible, covenants should be used to require connections to those services when they become available.

Policy 4.6 The City will not preclude the siting of essential public facilities, however, it shall enforce its Comprehensive Plan and development regulations to ensure reasonable compatibility with other land uses.

Policy 4.7 Infrastructure investments should consider equity and plan for any potential displacement impacts. (New – RCW 36.70A.070(3)(c), WAC 365-196-415(1)(c) and (3)(c)

GOAL 5: ***Expand the range of active recreational opportunities for the citizens of Grandview to the fullest extent possible.***

Policy 5.1 Use preference identification as a basis for identifying what facilities are most needed in the

community and as a basis for the development of capital programming.

Policy 5.2 The City will encourage multiple uses of public facilities which could be used for day care, youth facilities, senior activities, meetings and other functions.

GOAL 6: ***Promote coordinated planning and balanced delivery of services among federal, state, county, municipal and tribal governments especially in areas of overlapping influence such as urban growth areas.***

Policy 6.1 The City will coordinate with those agencies providing social services in the City. The City recognizes that changes in population will affect these services and require planning of appropriate services. The agents managing these facilities (local government, education, churches, emergency services and the library), need to work with the City to incorporate their future plans.

Policy 6.2 Coordinate City and Yakima County utility plans.

Policy 6.3 Determine funding options for future City and Yakima County utility needs.

GOAL 7: ***Ensure the protection of groundwater from sources of contamination.***

Policy 7.1 Provide sufficient treatment to ensure that the discharge of wastewater meets state and federal standards applying to surface and groundwater.

Policy 7.2 Protect local groundwater supplies by increasing the awareness of local residents about the appropriate disposal techniques for hazardous materials.

GOAL 8: ***Identify future needs and promote increased water supplies through coordinated development and conservation efforts.***