

Grandridge Meadows Emergency HOA Meeting

April 27, 2015

Topic: Discuss Proposed Car Wash/Coffee Shop (Tim Bush Car Wash)
Adjacent to home owners in Grandridge Meadows

1. Meeting called to order at 6:30 p.m.
2. Attendees: Jack Briggs, Jim Lampman, Jack Donnelly
3. Homeowners in Attendance: Anthony Wolfe
4. The HOA called an emergency board meeting to discuss the HOA action for a proposed car wash and coffee shop on the 1.48 parcel lot located due west of our subdivision on the corner of Steptoe and N. Center Parkway. Ample notice was provided to carry out the meeting.
5. The HOA reviewed proposed car wash engineered drawing/plan depicting location of facilities, structures, parking, driveways, access to and from the area, lighting, buffer zone, setbacks, landscaping zone, potential impacts to homeowners, compliance or safety issues, and any other concerns or mitigation options. The HOA also obtained input from Anthony Wolfe on Richland Municipal Code (RMC) regarding commercial development requirements. The HOA decided to take the following actions based on our reviews and discussion:
 - a. Send a formal letter to the City of Richland outlining our concerns, issues and mitigation.
 - b. Contact the City of Kennewick traffic engineer and other officials on any issues the City of Kennewick might have regarding the project as Kennewick owns the egress to and from the proposed site.
 - c. Send a letter to Grandridge Meadows home owners on the proposed project prior to the May 7, 2015 public hearing at the Richland City Hall.

- d. Share the HOA letter with City of Kennewick officials.
 - e. Personally meet/contact those homeowners whose backyards abut the proposed project, and encourage their attendance at the public hearing.
 - f. Identify an HOA spokesperson for the public hearing.
6. Meeting adjourned at 7:43 p.m. Minutes approved at the June 17, 2015 board meeting.