

207 W. 2nd Street • Grandview, Washington 98930 • (509) 882-9200

**CITY OF GRANDVIEW
NOTICE OF ENVIRONMENTAL REVIEW, PUBLIC HEARING &
PRELIMINARY DETERMINATION OF NON-SIGNIFICANCE**

Reviewing agencies and the general public are hereby provided notice of the following proposed land use action, pursuant to GMC 14.07 and WAC 197-11-355:

Description of Proposal: The City of Grandview is proposing amendments to Title 17 Zoning of the Grandview Municipal Code. The intent of the amendments is to update Title 17 to reflect current and future community needs, and to ensure consistency between Title 17 and the Grandview Comprehensive Plan.

Requested Approvals & Actions: Amendments to Title 17 Zoning of the Grandview Municipal Code.

Preliminary Determination of Non-Significance

The City of Grandview is the lead agency for this application, and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application, and receive notice of and participate in any hearings on the application, if any are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request.

Comment Period and Where to View Documents

The proposed zoning code amendments, environmental checklist, and related documents may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA, or online at www.grandview.wa.us. All interested persons are invited to (a) comment on the proposed amendments, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, ph: (509) 882-9208. Comments concerning the application should be submitted no later than **Wednesday, August 31, 2011**. While comments will be accepted through closing of the public hearing on this proposal, comments considered after **August 31, 2011** may not be considered in the staff report.

Notice of Open Record Public Hearing

An open record public hearing will be held before City Council on Tuesday, September 27, 2011

FAX 882-3099
Municipal Court 882-9202
City Attorney 882-1421

Fire Dept. 882-9280
Public Works Dept. 882-9211
Parks & Recreation Dept. 882-9219

Library 882-9217
Police Dept. 882-2000
Bldg Dept./Code Enforcement 882-9225

at 7:00 p.m. or as soon as possible thereafter, in the Council Chambers at Grandview City Hall, 207 West Second Street, Grandview, Washington. The purpose of the public hearing is to receive comments on proposed revisions to Title 17 Zoning of the Grandview Municipal Code. The Grandview City Hall is handicap accessible. Additional arrangements to reasonably accommodate special needs will be made upon receiving 24-hour advance notice. Contact City Clerk Anita Palacios at (509) 882-9208, located at Grandview City Hall at 207 West Second Street.

CITY OF GRANDVIEW

Anita G. Palacios, CMC, City Clerk

Publication: Grandview Herald – Wednesday, August 17, 2011

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

- 1. Name of proposed project, if applicable:** City of Grandview Title 17 Zoning Code Amendments
- 2. Name of Proponent:** City of Grandview
Phone Number: (509) 882-9200
Address: 207 West Second Street
Grandview, WA 98930
- 3. Person Completing Form:** Shawn Conrad, Senior Community Planner
Yakima Valley Conference of Governments

Phone Number: (509) 574-1550

Address: 311 North 4th Street, Suite 202, Yakima, WA 98901

4. Date Checklist Prepared: June 23, 2011

5. Agency Requesting Checklist: City of Grandview

6. Proposed timing or schedule (including phasing, if applicable):

Adoption of the proposed Title 17 Zoning Code update is anticipated to occur in September of 2011.

7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal?

None after final adoption of the code update. However, the zoning code may be amended at any time the City of Grandview may choose to do so.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A SEPA checklist was prepared and distributed for this proposal on July 23, 2009. This checklist is now being distributed due to substantial changes to the proposed zoning code update since issuance of the original checklist.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

N/A

10. List any governmental approvals or permits that will be needed for your proposal, if known.

Final adoption of the proposed Title 17 Zoning Code update by the Grandview City Council will be needed and is anticipated in September 2011.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The proposal is a comprehensive update to the Grandview Municipal Code Title 17 – Zoning, last updated in 2005. The Title 17 update affects the entire City of Grandview, population approximately 9,290. Title 17 is being updated to reflect current and future communities needs, incorporate new standards and zoning districts, and for consistency with the adopted 2008 City of Grandview Comprehensive Plan. Major substantive revisions include:

- Revisions to development standards and allowed uses for the M-1 Industrial zoning district (Chapter 17.52)
- Addition of landscaping standards for commercial, industrial, and multifamily dwellings (Chapter 17.75)
- Addition of Central Business Overlay District (Chapter 17.45)
- Revisions to off-street parking standards (Section 17.78.030)

- Removal of the following zoning districts: MR Manufactured Home Residential District; WRR Waterfront and Resort Residential District; C1A Professional Service District; and X1 City Property District;
- Revisions regarding adult entertainment allowed uses and standards;
- Addition and revision of definitions for clarity and consistency;
- Additions of statements of purpose throughout.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

This proposal contains standards that would apply to the entire city limits. The City of Grandview is located in southeastern Yakima County adjacent to Benton County and has a land area of approximately 3,828 acres.

B. ENVIRONMENTAL ELEMENTS (Attach additional sheets if necessary)

1. Earth

a. General description of the site (circle one): (Flat,) rolling, hilly, steep slopes, mountainous, other.

Predominately flat land with a small percentage of steeper hills located on the southern edges of the city.

b. What is the steepest slope on the site (approximate percent slope)?

Generally slopes are between 0-5%, however slopes from 15-30% can occur in the southern portion of the city.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland areas.

Primary soils include Warden silt loam, Warden fine loam, Scooteney silt loam, and Finley silt loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

The planning area is generally flat and there is no history of unstable soils.

- e. **Describe the purpose, type, and approximate quantities of any filling or grade proposed. Indicate the source of fill.**

N/A – non project action

- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

N/A – non project action

- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

N/A – non project action

- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

2. Air

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

N/A – non project action

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

N/A – non project action

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

N/A – non project action

3. Water

a. Surface:

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe types and provide names. If appropriate, state what stream or river it flows into.**

The Yakima River runs approximately two miles to the south of the central core of the city. The Yakima River runs adjacent to a noncontiguous portion of the city that lies to the south and houses the wastewater treatment plant. There is also an abundance of high-quality wetlands in this noncontiguous area.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

N/A – non project action

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.**

N/A – non project action

- 4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No

- 5. Does the proposal lie within the 100 year floodplain? If so, note location on site plan.**

The majority of Grandview lies outside of the designated 100-year floodplain. While all of the central core area of the city lies outside of the 100-year floodplain, portions of the southern noncontiguous area of the city are within the designated 100-year floodplain.

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No

b. Ground:

- 1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

No

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage, industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

None

c. Water Runoff (including storm water):

- 1. Describe the source of runoff (including storm water) and the method of collection and disposal, if any (include quantities, if known). Where will the water flow? Will this water flow into other waters? If so, describe.**

N/A – non project action

- 2. Could waste material enter ground or surface waters? If so generally describe.**

N/A – non project action

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Some design requirements for infrastructure improvements will likely result in the reduction of water runoff impacts.

4. Plants

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bulrush, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. **What kind and amount of vegetation will be removed or altered?**

N/A – non project action

c. **List threatened or endangered species known to be on or near the site.**

State listed species in Yakima County

Dense sedge, Beaked cryptantha, Basalt daisy, Oregon goldenaster, Kalm's lobelia, Canyon bog-orchid, Berwer's cinquefoil, Pale blue-eyed grass, Hoover's tauschia, Long-tubed evening-primrose.

Federal listed species in Yakima County

Ute Ladies tresses

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

N/A – non project action

5. Animals

a. **List any birds and animals which have been observed on or near the site or are known to be on or near the site:**

Bird: hawk, heron, eagle, songbird, ducks, quail, geese, osprey, curlew

Mammals: deer

Fish: bass, salmon, trout

- b. List any threatened or endangered species known to be on or near the site.**

Bald Eagle, Sandhill Crane, Steelhead, Bulltrout

- c. Is the site part of a migration route? If so, explain.**

Migration routes exist along the Yakima River

- d. Proposed measures to preserve or enhance wildlife, if any:**

N/A – non project action

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs. Describe whether it will be used for heating, manufacturing, etc.**

N/A – non project action

- b. Would the project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

N/A – non project action

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

No

- 1. Describe special emergency services that might be required.**

None

- 2. Proposed measures to reduce or control environmental health hazards, if any:**

Adoption of the Zoning Code update will protect against some environmental health hazards through the protection of open spaces, updating building standards and facilitating the upgrade of infrastructure essential to environmental health.

- b. Noise**

- 1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

A variety of noise types exist within the Grandview city limits.

- 2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

N/A – non project action

- 3. Proposed measures to reduce or control noise impacts, if any:**

N/A – non project action

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?**

Residential, commercial, industrial, agricultural and municipal uses.

- b. Has the site been used for agriculture? If so, describe.**

Some areas within the city limits are used for agricultural purposes.

- c. Describe any structures on the site.**

All structure types common to medium-sized municipalities.

- d. Will any structures be demolished? If so, what?**

No.

- e. What is the current zoning classification of the site?**

Land is currently zoned to the following zoning designations in the City of Grandview: AF-1 Agricultural-Forest District, C-1 Local Commercial District, C-2 General Commercial District, M-1 Light Industrial District, M-2 Heavy Industrial District, MR-1 Manufactured Home Residential District, MR-2 Manufactured Home Park District, PF Public Facility Zone, PUD Planned Unit Development, R-1 Single-Family Residential District, R-1M Single Family/Mobile Home District, R-2 Two-Family Residential District, and R-3 Multifamily Residential District.

f. What is the current comprehensive plan designation of the site?

Comprehensive Plan designations in the City of Grandview include Commercial, Industrial, Low Density Residential, Public, and Residential.

g. If applicable, what is the current shoreline master program designation of the site?

The City of Grandview and Yakima County SMP includes the following environmental designations: Urban, Rural, Conservancy, and Natural. Grandview adopted the Yakima County SMP update in 2010 and the portion of the Yakima River that flows near Grandview is Rural.

h. Has any part of the site been classified as an "environmentally sensitive" area?

Yes, portions of the noncontiguous area of the city which lies to the south are within the 100-year floodplain and have high-quality wetlands present.

i. Approximately how many people would reside or work in the completed project?

N/A – non project action

j. Approximately how many people would the project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

The proposed Title 17 Zoning Ordinance update contains provisions and standards which will promote compatibility between different land uses.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

There are several different standards which will be utilized to promote compatibility, including, but not limited to: location standards, site design and development standards, parking and signage standards, landscaping standards, and site screening standards.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing.

N/A – non project action

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A – non project action

c. Proposed measures to reduce or control housing impacts, if any:

The proposed ordinance contains measures to control projected housing impacts through the establishment of regulated zoned districts.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

N/A – non project action

- b. What views in the immediate vicinity would be altered or obstructed?**

N/A – non project action

- c. Proposed measures to reduce aesthetic impacts, if any:**

Some zoning districts within the city limits have restrictions on maximum building heights.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it occur?**

None

- b. Could light and glare from the finished project be a safety hazard or interfere with views?**

N/A – non project action

- c. What existing off-site sources of light and glare may affect your proposal?**

None

- d. Proposed measures to reduce or control light and glare impacts, if any:**

Site screening standards may apply to certain projects depending on the zoning district and adjacent land uses.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

Fishing, boating, river activities, parks and playgrounds.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

No. The proposed zoning ordinance would enhance and expand recreational opportunities within the City of Grandview.

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

N/A – non project action

13. Historic and Cultural Preservation

- a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

No, but a variety of sites within the City of Grandview have historical significance and protection measures for these structures will be enhanced through adoption of the proposed Title 17 Zoning Code update.

- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

Several buildings throughout the city may have varying degrees of historic significance.

- c. **Proposed measures to reduce or control impacts, if any:**

N/A

14. Transportation

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

Proposal is not site-specific, a variety of street types exist within the city limits.

- b. **Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

Limited public transit options exist within the City of Grandview.

- c. **How many parking spaces would the completed project have? How many would the project eliminate?**

Unknown. Parking standards require that new uses provide sufficient off-street parking spaces.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways. If so, generally describe (indicate whether public or private).

N/A – non project action

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A – non project action

f. How many vehicular trips per day would be generated by the completed project? If known indicate when peak volumes would occur.

Unknown

g. Proposed measures to reduce or control transportation impacts, if any:

Traffic impacts are examined at the project level for new development.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

b. Proposed measures to reduce or control direct impacts on public services, if any:

N/A – non project action

16. Utilities

a. Circle utilities currently available at the site: (electricity), (natural gas), (water), (refuse service), (telephone), (sanitary sewer), (septic system), other.


All the above-listed utilities are available within the city limits of Grandview.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None

C. SIGNATURE

The above answers are true and complete to the best of my knowledge, I understand that the lead agency is relying on them to make its decision.



Proponent or Person Completing Form

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This update contains provisions and standards for a variety of different land uses and development types. Any new development has the potential to increase discharges to water and air emissions; production, storage and release of hazardous substances; and produce noise.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No adverse impacts would result from the code update. The proposed Title 17 Zoning Code update strives to maintain and improve development patterns for the benefit of plants, fish and wildlife and any new project proposals that could possibly degrade environmental habitat will go through a separate project level review.

3. How would the proposal be likely to deplete energy or natural resources?

No likelihood of depleting energy / natural resources. The proposed Title 17 Zoning Code update encourages smart growth strategies and livability within Grandview that will actually work towards conservation of energy and natural resources.

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplain, or prime farmlands?**

The proposed Title 17 Zoning Code update would increase the amount of current protection devoted to all of the above by reaffirming a coordinated approach to city zoning practices and implementing the adopted comprehensive plan which identifies investments in the park system and ensures the Land Use Element is financially feasible. Proposed measures to protect such resources or to avoid or reduce impacts are: Any proposals to protect or develop environmental sensitive areas or areas designated for governmental protection would be handled at the project level.

- 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The proposed Title 17 Zoning Code update will serve to supplement development regulations currently associated with land and shoreline uses (i.e. CAO and SMP).

- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

Increased levels of development would be likely to increase population and therefore increase the demands on transportation, public services and utilities. Proposed measures to reduce or respond to such demand(s) are: Development and other standards will be in place to ensure compatibility with adjacent uses and sustainability of subject properties.

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

It is unlikely that the proposed Title 17 Zoning Ordinance Update would conflict with local, state or federal laws, or requirements for the protection of the environment.