



**GRANDVIEW HEARING EXAMINER  
REVISED PUBLIC HEARING PACKET  
PUBLIC HEARING CONTINUATION  
MARCH 4, 2021 @ 3:00 P.M.**

**Applicant(s):** North 44 Homes LLC

**Property Owner(s):** North 44 Homes LLC

**Proposed Project:** Euclid Meadows Manufactured Home Park – Rezone & Conditional Use Permit

**Current Zoning:** R-1 Low Density Residential & R-3 High Density Residential

**Proposed Zoning:** MR Manufactured Home Park

**Location of Project:** North of Grant Court and east of North Euclid Road, Grandview, Yakima County, Washington. Parcel Nos. 230914-32001 and 230914-32004

- Public Hearing Procedure (Pages 1-2)
- Rezone Application (Pages 3-8)
- Conditional Use Permit Application (Pages 9-28)
- SEPA Environmental Checklist (Pages 29-46)
- Determination of Non-Significance (Pages 47)
- Notice of Development Application, Environmental Determination & Notice of Public Hearing (Pages 48-54)
- Affidavit of Mailing & Posting (Pages 55-66)
- Certificate of Posting Property (Pages 67-74)
- Affidavit of Publication – Public Hearing Notice (Page 75)
- Public Comments (Pages 76-85c)
- Staff Report (Pages 86-104)
- Applicant Notes, Addendum & Rebuttal to Staff Report (Pages 105-140)
- Applicant Proposed Development Agreement & Addendum 2 to Staff Report (Pages 141-145)
- Applicant Email dated 02/19/2021 RE: Staff Report (Pages 146-147)
- Staff Memorandum dated 02/25/2021 RE: City's Comprehensive Plan Housing Element Table 5.11 (Pages 148-184)
- Transcript of Staff Public Hearing Presentation 3/4/2021 (Pages 185-196)

## **CITY OF GRANDVIEW PUBLIC HEARING PROCEDURE**

The following procedure is used by the City of Grandview to meet appearance of fairness requirements and to create or supplement the hearing record:

**Hearing Examiner:**

Today's Public Hearing will include the following land use proposal:

**Applicant(s):** North 44 Homes LLC

**Property Owner(s):** North 44 Homes LLC

**Proposed Project:** Euclid Meadows Manufactured Home Park – Rezone & Conditional Use Permit

**Current Zoning:** R-1 Low Density Residential & R-3 High Density Residential

**Proposed Zoning:** MR Manufactured Home Park

**Location of Project:** North of Grant Court and east of North Euclid Road, Grandview, Yakima County, Washington.

**Parcel Nos.:** 230914-32001 and 230914-32004

1. This hearing must be fair in form and substance as well as appearance, therefore is there anyone in the audience who objects to my participation as the Hearing Examiner in these proceedings? (If objections, the objector must state his/her name, address, and the reason for the objection.)
2. The purpose of this hearing is to hear and consider the pertinent facts relating to this land use proposal.
3. Everyone present will be given an opportunity to be heard.

**THE PUBLIC HEARING IS NOW OPEN.**

1. Before hearing from the public, the staff report will be presented.
2. Now the applicant will present the proposal.
3. Comments received by mail will now be entered in the record. The Clerk reads any received.
4. As this public hearing must proceed in an orderly fashion, I am asking your cooperation in the following procedure:
  - a. When you address the Hearing Examiner, begin by stating your name and address for the record.
  - b. Speak slowly and clearly.
  - c. You will be allowed five minutes to comment.

- d. If additional time is needed, it will be provided after everyone has had an opportunity to comment.
- 5. Public comments will now be received.
- 6. Does the applicant have any additional comments?
- 7. City Staff, do you have additional comments?
- 8. Are there additional comments from the public?
- 9. The public testimony portion of this hearing is now closed. No further comments will be received.

**CITY OF GRANDVIEW  
207 WEST SECOND STREET  
GRANDVIEW, WA 98930  
PH: 509-882-9200**

**REZONE APPLICATION  
Grandview Municipal Code Chapter 17.88 Amendments and Rezoning**

Applicant(s): North 44 Homes LLC

Mailing Address: 4001 S Vancouver St, Kennewick, WA 99337

Telephone: (Home) \_\_\_\_\_ (Business) 509-308-6556

Owner (If other than applicant): Same as above

Mailing Address: \_\_\_\_\_

Telephone: (Home) \_\_\_\_\_ (Business) \_\_\_\_\_

Property Address/General Location: NKA/south of I-82, west of county line, north of N Grant Ct and east of N Euclid Rd

Parcel No(s): 230914-32001 and 230914-32004

Legal Description (or attach copy): see attached

Current Zoning: R-1 and R-3 Effective 7/18/11 ORD 2011-13 Proposed Zoning: MR Manufactured Home Park

Current use of the property: vacant

Proposed use of the property: Manufactured Home Park

Comprehensive Plan Designation: Residential

Use of adjacent properties: Residential, Agriculture and Commercial (see attached vicinity/zoning map)

Property Dimensions: 25 acres +/- See attached TOPO

Why is the proposed rezone in the public interest? Project will provide affordable housing opportunities with controlled placement of Developer provided/Owner occupied new manufactured homes within the Park.

**APPLICATION MUST INCLUDE:**

1. A completed and signed Rezone Application form.
2. A completed and signed SEPA Environmental Checklist. *Separate Packet*
3. A vicinity map showing the location of all property within 300 feet of the site and zoning.
4. A recent title certificate or other proof of title;
5. Application fees: Rezone \$500 and SEPA Checklist \$500

The land use zoning requested on this application must comply with the zoning as shown in the Grandview Comprehensive Plan.

If the zoning requested is in conflict with the Grandview Comprehensive Plan, an amendment to the Comprehensive Plan must be requested pursuant to Grandview Municipal Code Chapter 17.92. Plans may not be amended more than once per year unless an emergency exists.

The applicant/property owner hereby acknowledges that their presence at any and all public hearings concerning this application is required.

The applicant/property owner hereby certifies that all of the above statements and the statements in any exhibits and maps transmitted herewith are true under penalty of perjury by the laws of the State of Washington; and the applicants acknowledge that any rezone granted based on this application may be revoked if any such statement is false.

Application prepared by: Brad Beauchamp Dated: 11/12/20

on behalf of North 44 Homes LLC Applicant

\*Owner's authorization, by notarized signature, is required for any application submitted by an agent.

Signature of Applicant(s): Brad Beauchamp

Signature of Property Owner(s): Brad Beauchamp

Date Received: 12/7/20 Receipt No. 115218 By: AP

Fee Amount: \$ 500.00 Additional Fees: \$ 500.00 SEPA

APPLICATION ACCEPTED AS COMPLETE: 1/13/20 AP

## LEGAL DESCRIPTION

### PARCEL 230914-32001

That part of the East half of the Northwest quarter of the Southwest quarter of Section 14, Township 9 North, Range 23 E.W.M., lying North of the right of way of Drainage District 9.  
EXCEPT Roads

Situate in Yakima County, Washington.

### PARCEL 230914-32004


The North 10 acres of the West half of the Northwest quarter of the Southwest quarter of Section 14, Township 9 North, Range 23, E.W.M.  
EXCEPT Roads.

Situate in Yakima County, Washington



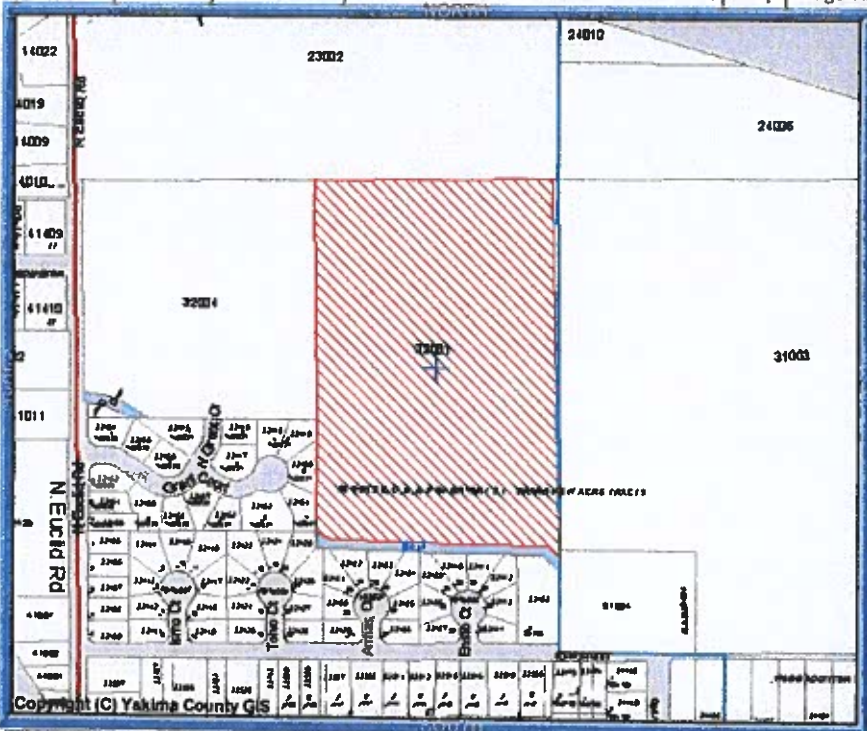
**Yakima County GIS - Washington**  
**Land Information Portal**

Yakima County Assessor  
 Yakima County GIS  
 Yakima County

  
**First American Title**  
 www.firstam.com  
 509.248.7550

[Assessor](#) | [Planning](#) | [Real Estate](#)

[FAQ](#) | [Help](#) | [Legend](#) | [Search](#) | [Tools](#) | [Overview](#)



**Search By:** Parcel Number ?

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

**Search**

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**MapScale:** 1 inch = 400 ft.


**Overlays:** Aerial Photography: v

☐ FEMA    ☐ Critical Areas  
☐ Contours    ☐ Utilities

**MapSize:** Small (800x600) v

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**Maps brought to you by:**

  
**Valley Title Guarantee**  
 Title Insurance & Escrow Service  
[www.vlgco.com](http://www.vlgco.com)  
 (509) 248-4442

Easting(N) | Northing(N)  
 Longitude(E) | Latitude(N)


Click Map to: [Get Information](#)

One Inch = 400 Feet  
 Feet 200 400 600

PROPERTY PHOTOS: 1 1 1		PROPERTY INFORMATION AS OF 12/6/2020 11:06:33 PM							PRINTING			
	Parcel Address:		UN-ASSIGNED, WA							Printer-Friendly Page		
	Parcel Owner(s):		NORTH 44 HOMES LLC									
	Parcel Number:		23091432001			Parcel Size:		15.3 Acre(s)		Detailed Report		
	Property Use:		81 Agricultural Not Current Use									
	TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):		440			Tax Year:		2020		Print Detailed MAP			
Improvement Value:		\$0			Land Value:		\$73400					
Current Use Value:		\$0			Current Use Improvement:		\$0					
New Construction:		\$0			Total Assessed Value:		\$73400					
RESIDENTIAL INFORMATION											SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	Carport	Section Map 1in=400ft		
No Residence Information Found.												
SALE INFORMATION											Qtr SECTION MAPS	
Excise	Sale Date	Sale Price	Grantor				Portion					
419814	2/3/2011	\$216290	FLEM, LORRIE ANNETTE & RANDY				Y		NW-Qtr 1"=200ft			
457641	8/19/2020	\$1090000	FLEM, RANDY & LORRIE				N		SW-Qtr 1"=200ft			
DISCLAIMER											SE-Qtr 1"=200ft	
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or <a href="#">email us</a> .												

OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	83077C1925D
		<a href="#">Download Map</a>	
LOCATION INFORMATION			
+ Latitude: 48° 16' 51.435"		+ Longitude: -119° 54' 42.048"	
		Range: 23 Township: 09 Section: 14	
Narrative Description: Section 14 Township 09 Range 23 Quarter SW: That part of the East Half of the Northwest Quarter of the Southwest Quarter of Section 14, lying North of the right of way of Drainage D			
DISCLAIMER			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			



PROPERTY PHOTOS:		PROPERTY INFORMATION AS OF 12/8/2020 11:06:33 PM					PRINTING		
		Parcel Address:		UN-ASSIGNED, WA			Printer-Friendly Page		
		Parcel Owner(s):		NORTH 44 HOMES LLC					
		Parcel Number:		23021432004		Parcel Size: 9.54 Acre(s)			
		Property Use:		91 Undeveloped Land			Detailed Report		
TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA):		440		Tax Year:		2020			
Improvement Value:		\$0		Land Value:		\$25300	Print Detailed MAP		
Current Use Value:		\$0		Current Use Improvement:		\$0			
New Construction:		\$0		Total Assessed Value:		\$25300			
RESIDENTIAL INFORMATION								SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full 3/4, 1/2)	Garage (bsmt/att/bltn)	Carport
No Residence Information Found.									
SALE INFORMATION								Qtr SECTION MAPS	
Excise	Sale Date	Sale Price	Grantor				Portion		
149814	2/3/2011	\$216290	FLEM, LORRIE ANNETTE & RANDY				Y		
1457841	8/19/2020	\$1090000	FLEM, RANDY & LORRIE				N		
DISCLAIMER									
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.									
NW-Qtr		NE-Qtr		SW-Qtr		SE-Qtr			
1"=200ft		1"=200ft		1"=200ft		1"=200ft			

OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D <a href="#">Download Map</a>
LOCATION INFORMATION			
+ Latitude: 46° 15' 52.305"		+ Longitude: -119° 54' 50.689"	
		Range: 23	Township: 09 Section: 14
Narrative Description: N 10 AC OF W1/2 NW1/4 SW1/4 EX W 20FT CO. RD. & EX R-W OF D.D.NO.9			
DISCLAIMER			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE. BUT ACCURACY IS NOT GUARANTEED. THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			



**LBH**

**TELEPHONE • TELETYPE • TELEVISION**

**Product Type**

**ALMOND  
CRACKER ROAD**

**BMB  
DEVELOPMENT**  
4001 S VANCOUVER STREET  
REDENBACH, WA 98073-3946  
509.684.0346

1

1000

AUGUST 11, 2013



14102022



**ТОПОГРАФИЧЕСКАЯ**

Shipment No.	By Air, Inc.	Received No.
	TO	

→

[illegible]

**LEGAL DESCRIPTION**

TO: SAC, ALBUQUERQUE, NM  
FROM: SAC, PHOENIX, AZ (100-100000)  
SUBJECT: [REDACTED]

## VERTICAL DATUM

NOTE: THIS IS THE ONLY DOCUMENT  
TO BE RETURNED TO THE FIELD OFFICE

## **BASIS OF BEARING**

Advertisement for "The New York Times" is a black and white photograph of a newspaper page. The text on the page is mostly illegible due to the high contrast and graininess of the image. The visible text includes "The New York Times" at the top, followed by several lines of text that appear to be a headline or a short article. The bottom of the page shows a date, "1977".

## UTILITY NOTES

the committee, Mr. Tamm said, is "to determine whether the Federal Bureau of Investigation is doing its job in the field of internal security." He said that the committee will be "concerned with the question of whether the FBI is doing its job in the field of internal security."

### DISCLAIMER NOTE

**EQUIPMENT USED**

## EQUIPMENT USED

### SURVEYOR'S CERTIFICATE

11/18/2020

**CITY OF GRANDVIEW  
207 WEST SECOND STREET  
GRANDVIEW, WA 98930  
509-882-9200**

**CONDITIONAL USE PERMIT APPLICATION**

Applicant(s): North 44 Homes LLC

Mailing Address: 4001 S Vancouver St, Kennewick, WA 99337

Telephone: (Home) \_\_\_\_\_ (Business): 509-308-6556

Owner (If other than applicant): Same as above

Mailing Address: \_\_\_\_\_

Telephone: (Home) \_\_\_\_\_ (Business): \_\_\_\_\_

Property Address/General Location: NKA/Parcel # 230914-32001 and 230914-32004

W of N Euclid Rd, S of I-82, E of County line and N of Grant Ct

Legal Description: see attached

Current Zoning: R-1 and R-3

Proposed Conditional Use: Manufactured Home Park after change of zone to MR

G.M.C. Section allowing for the conditional use: GMC 17.20

**APPLICATION MUST INCLUDE:**

1. A completed, signed application form.
2. A completed, signed environmental checklist.
3. A vicinity map showing the location of all property within 300 feet of the site and the zoning. **Please see Change of Zone Application packet for included map.**
4. All applicable fees.

If this application does not comply with existing zoning ordinances and codes, there is no right to development, and this application will be void. **Submitted with a request for Change of Zone.**

The applicant/property owner hereby certifies that all of the above statements and the statements in any exhibits and maps transmitted herewith are true under penalty of perjury by the laws of the State of Washington; and the applicants acknowledge that any conditional use granted based on this application may be revoked if any such statement is false.

The applicant/property owner hereby acknowledges that their presence at any and all public hearings concerning this application is required.

Signature of Applicant: Brad Beauchamp Date 12/4/20

Signature of Owner:

(If other than Applicant): Brad Beauchamp Date 12/4/20

\*\*\*\*\*

Date Received: 12/7/20 By: MB

Receipt No.: 115218 Amount of Fee \$ 500.00

Additional Applications: \_\_\_\_\_

Additional Fees: \_\_\_\_\_

DATE APPLICATION ACCEPTED AS COMPLETE: 1/13/20 BY MB

## LEGAL DESCRIPTION

### PARCEL 230914-32001

That part of the East half of the Northwest quarter of the Southwest quarter of Section 14, Township 9 North, Range 23 E.W.M., lying North of the right of way of Drainage District 9.  
EXCEPT Roads

Situate in Yakima County, Washington.

### PARCEL 230914-32004

The North 10 acres of the West half of the Northwest quarter of the Southwest quarter of Section 14, Township 9 North, Range 23, E.W.M.  
EXCEPT Roads.

Situate in Yakima County, Washington



## **GMC 17.20.050 Application Manufactured Home Park**

### ***Euclid Meadows Conditional Use Permit Application to be considered in conjunction with Change of Zone Application.***

1. A completed permit application form and applicable fees; *Application form attached. Check for \$500.00 will be submitted with paper copies.*
2. A completed environmental checklist; *Submitted in separate packet. Check for \$500.00 will be submitted with paper copy.*
3. A deed or preliminary title report certifying ownership; *Report Attached to Change of Zone Application Packet.*
4. A site plan based upon a land survey drawn by a licensed architect, engineer or surveyor shall be submitted with the application and shall illustrate the following:
  - a. Vicinity map showing the relationship of the development to adjacent properties and public streets; *C100 and Properties within 300 ft radius map included with Change of Zone Application Packet.*
  - b. Boundaries and dimensions of the park and number of acres included; *TOPO survey included in Change of Zone Application Packet.*
  - c. Location and dimensions of each space with such spaces designated by number or other designation; *C100*
  - d. Enlarged site plan of typical space showing location of foundation, base, accessory structures, parking, setbacks, utility connections, and other improvements; *Typical site layouts attached. No accessory structures planned. All units will be hooked up individually to water and sewer from city streets installed to City of Grandview Construction Standards.*
  - e. Location and dimension of each existing or proposed building; *N/A*
  - f. Location and width of roadways and pedestrian ways to include main access, emergency access, intersections with public streets and driveways to each space; *C100 and Typical Site Layout*
  - g. Location, arrangement, and design of all parking facilities; *C100. Additional parking areas provided at one space per 3 units C100 Notes.*
  - h. Location of each lighting fixture for exterior lighting; *C100 Notes.*
  - i. Location and size of all utilities with proposed points of connection to the public utilities; *C200 and Typical Site Layouts.*
  - j. Location of easements (existing and proposed) for repair and maintenance of the publicly owned portion of the utilities; *See C100 and C200*
  - k. Location of fire hydrants; *Hydrant locations will be placed per City of Grandview Construction Standards and shown on detailed Civil Plan set.*
  - l. Location of signage for the park and directional signage; *Euclid Meadows Park sign will be placed adjacent to Euclid Rd in open space area shown on C100. Street signs will be placed per City of Grandview Construction Standards Chapter 7 Street Improvements, C200 Note.*
  - m. Location of recreational vehicle storage area (if proposed); *Recreational vehicle storage is not proposed.*
  - n. Location of recreational and other common areas (if proposed); *Common areas shown on drawing C100.*

o. Location and type of landscaping, fences, walls, and other screening structures; *Exterior Fence required by GMC 17.20.070 K - placement areas shown on C100. Landscaping will be placed by Developer per GMC 17.20.070 K at each home site.*

p. Topography of the park site with contours indicated and a drainage plan; *C200 and TOPO survey.*

q. Any additional information relevant to determining if the proposal meets the requirements of this chapter and any other applicable city regulation.

*Due to the need for approval of the Change of Zone application, North 44 Homes LLC requests deferral of the detailed civil drawing plan set and the completed traffic impact data checklist as a condition of approval of the Conditional Use Permit. It is the intention of this development to meet all City of Grandview Construction Standards.*

*The Manufactured Home Park will site only new manufactured homes offered by the Developer. Homes will be placed per City of Grandview Manufactured Home Park Siting Standards 17.20.060. Each unit will have individual water and sewer hookups from adjacent city streets. Landscaping will be completed by the Developer at each home site. Homes will be owner occupied.*

*Manufactured Home placement locations are depicted on drawings with space numbers and yard perimeter location lines. Interior home perimeter yard area lines are not intended to depict subdivision lot lines.*

*It is the intention of the Developer to combine parcels 230914-32001 and 32004 upon approval of the Change of Zone.*

North 44 Homes, LLC

*Brad Beauchamp*

Brad Beauchamp  
BMB Development  
509-308-6556

# **EUCLED ROAD GRANDVIEW** **A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC. 14, T4N. 9 N., RGE. 23 E. W.M.** **CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON.**

**BHBL**  
 BUREAU OF  
 HYDROLOGICAL  
 ENGINEERING

DESIGN: J. L. BROWN  
 DRAWN: J. L. BROWN  
 CHECKED: J. L. BROWN  
 APPROVED: J. L. BROWN

**EUCLED ROAD  
 GRANDVIEW**

DATE: 11/10/2020  
 PROJECT: EUCLED ROAD  
 CLIENT: CITY OF GRANDVIEW

DATE: 11/10/2020  
 PROJECT: EUCLED ROAD  
 CLIENT: CITY OF GRANDVIEW

11/10/2020

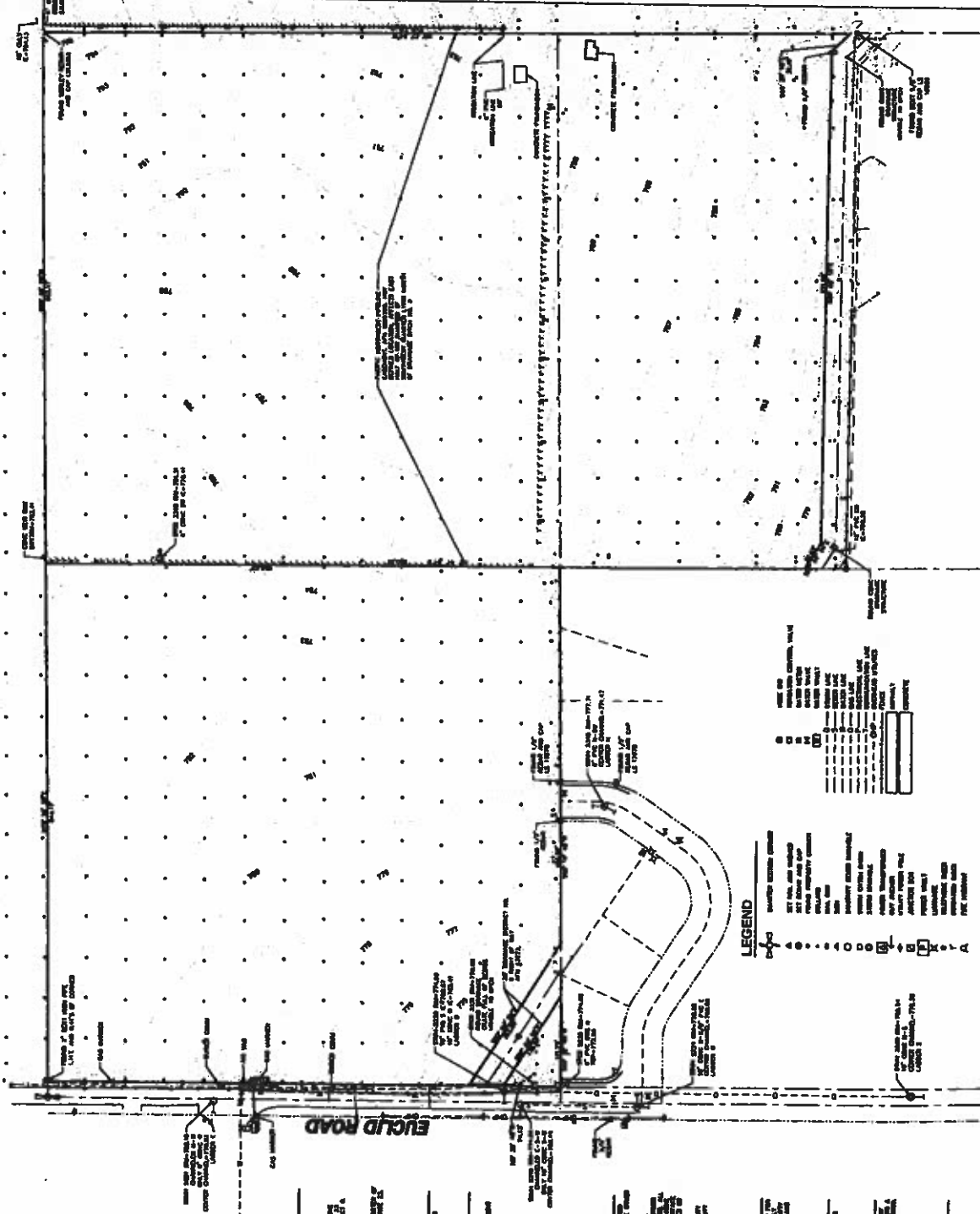


DATE: 11/10/2020  
 PROJECT: EUCLED ROAD  
 CLIENT: CITY OF GRANDVIEW

**TOPOGRAPHIC  
 SURVEY**

DATE: 11/10/2020  
 PROJECT: EUCLED ROAD  
 CLIENT: CITY OF GRANDVIEW

1  
 1 of 1 Sheets



**LEGEND**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**LEGAL DESCRIPTION**  
 A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC. 14, T4N. 9 N., RGE. 23 E. W.M.  
 CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON.

**VERTICAL DATUM**  
 THE VERTICAL DATUM FOR THIS SURVEY IS THE MEAN SEA LEVEL DATUM.

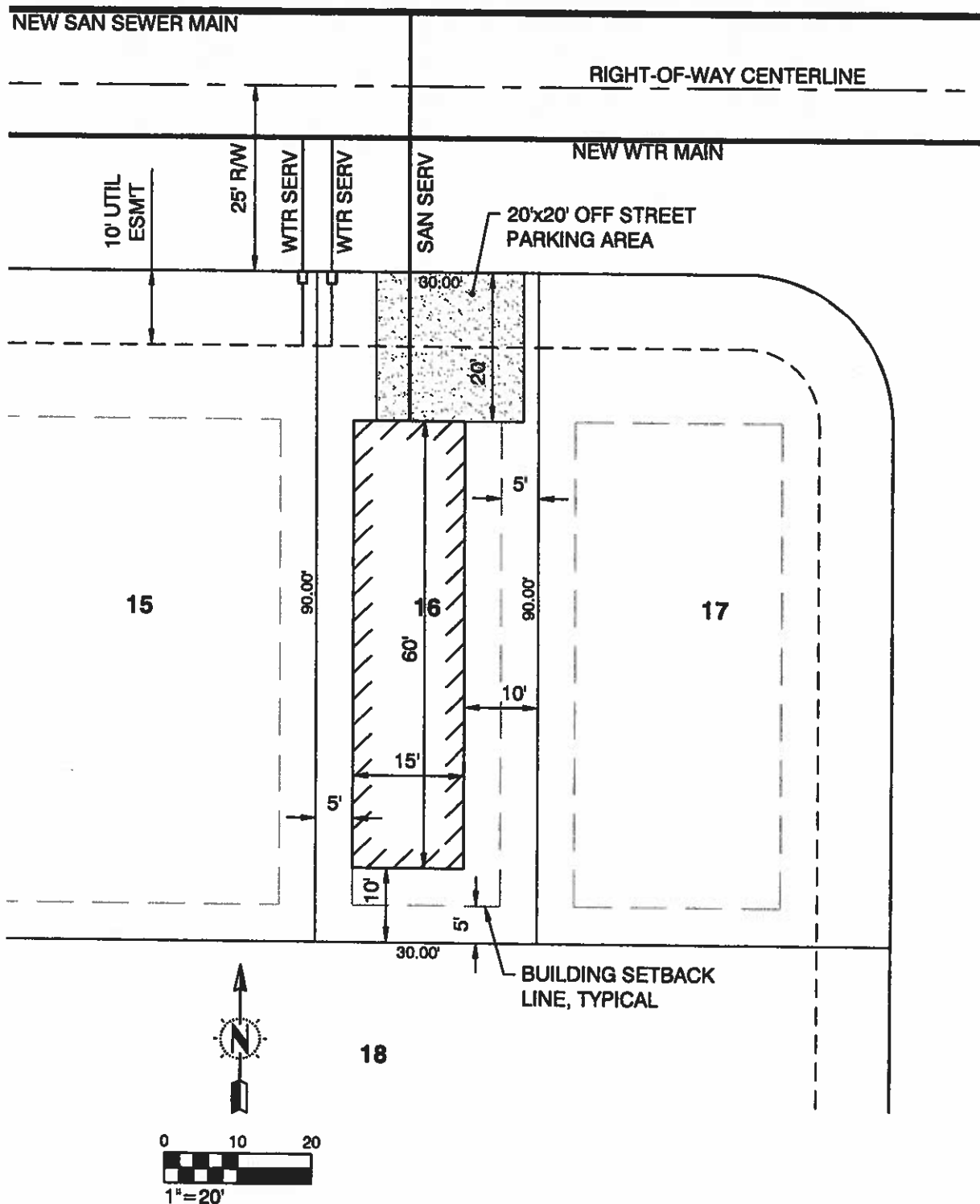
**BASIS OF BEARING**  
 THE BASIS OF BEARING FOR THIS SURVEY IS THE TRUE BEARING.

**UTILITY NOTES**  
 THE SURVEYOR HAS NOTED THE PRESENCE OF UTILITIES IN THE AREA OF THE SURVEY. THE UTILITIES ARE NOT SHOWN ON THIS SURVEY.

**RELIANCE NOTE**  
 THE SURVEYOR HAS NOTED THE PRESENCE OF UTILITIES IN THE AREA OF THE SURVEY. THE UTILITIES ARE NOT SHOWN ON THIS SURVEY.

**EQUIPMENT USED**  
 THE SURVEYOR HAS NOTED THE PRESENCE OF UTILITIES IN THE AREA OF THE SURVEY. THE UTILITIES ARE NOT SHOWN ON THIS SURVEY.

**SURVEYOR'S CERTIFICATE**  
 I, J. L. BROWN, A PROFESSIONAL ENGINEER, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND HAVE FOUND THAT THE SURVEY IS CORRECT AND ACCURATE.

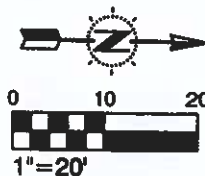
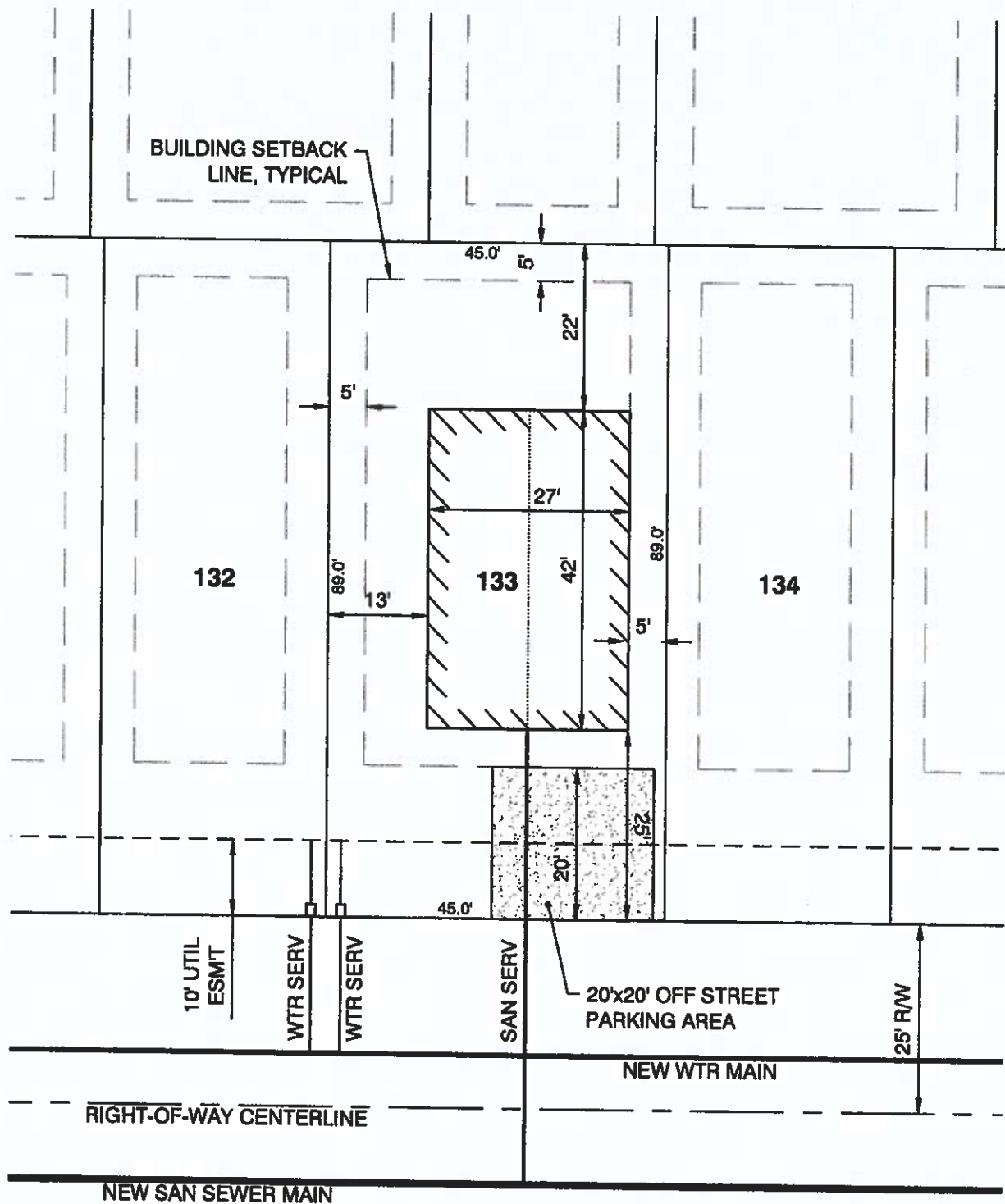


LOT PLAN D

Typical Lot Plan for:  
**Euclid Meadows MHP**  
 A project in the City of Grandview, WA

**J F ENGINEERING PLLC**  
 5700 Clearwater Ave, Suite A  
 Kennewick, WA 98336  
 509.551.8174  
 John@JFEngineering.pro

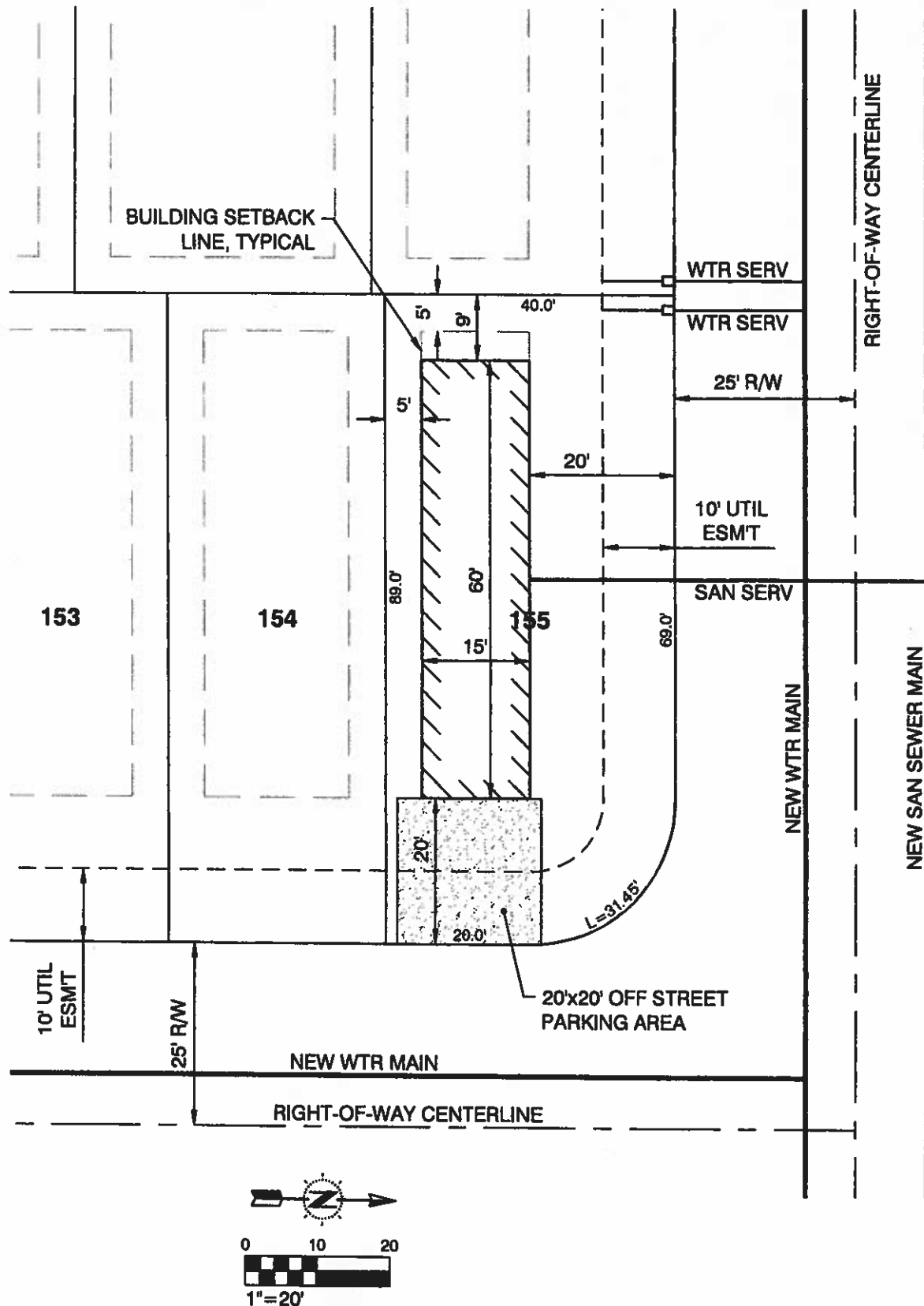




LOT PLAN C

Typical Lot Plan for:  
**Euclid Meadows MHP**  
 A project in the City of Grandview, WA

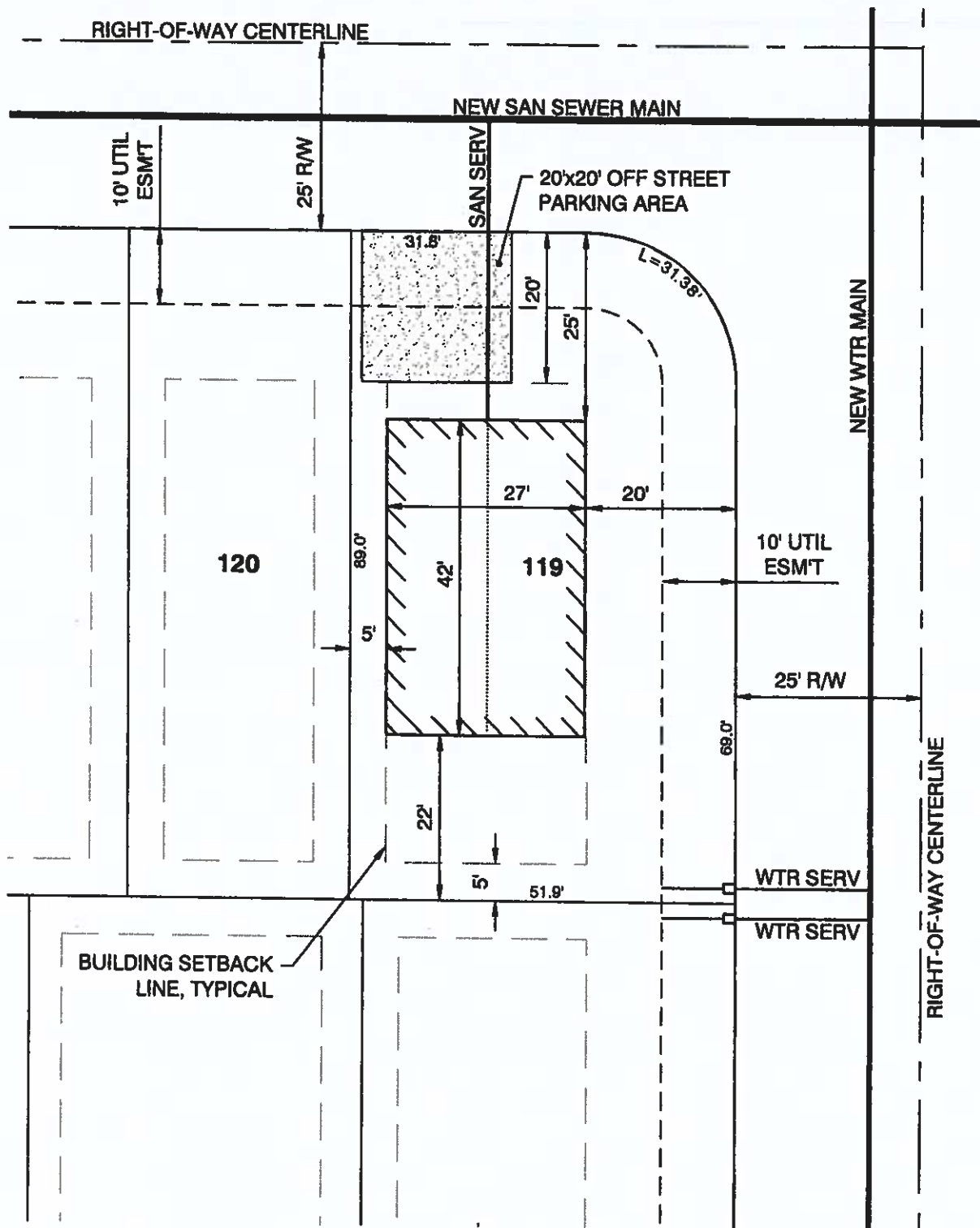
**J F ENGINEERING PLLC**  
 5700 Clearwater Ave, Suite A  
 Kennewick, WA 99338  
 509.551.8174  
 John@JFEngineering.pro



LOT PLAN B

Typical Lot Plan for:  
**Euclid Meadows MHP**  
 A project in the City of Grandview, WA

**JF ENGINEERING PLLC**  
 5700 Clearwater Ave, Suite A  
 Kennewick, WA 99336  
 509.551.8174  
 John@JFEngineering.pro



LOT PLAN A

Typical Lot Plan for:  
**Euclid Meadows MHP**  
 A project in the City of Grandview, WA

**J F ENGINEERING PLLC**  
 5700 Clearwater Ave, Suite A  
 Kennewick, WA 99336  
 509.551.8174  
 John@JFEngineering.pro

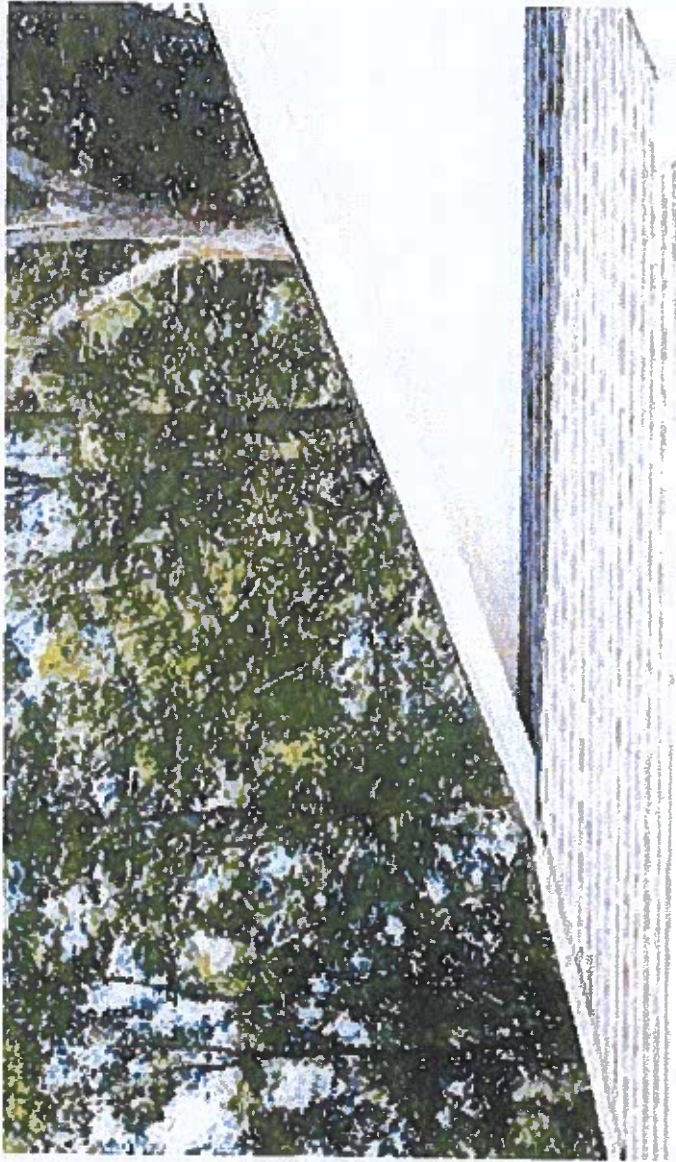




# North 44 Homes

Opening Doors to a Better Life





"Our laser focused goal is to provide **attainable housing**. Filling the **gap in affordability** between apartment renting and single-family homes is key. We accomplish this through the land lease model and efficiently built high-quality manufactured homes. Twice the home for half the price it's way more affordable and attainable for all those folks priced out of the market. The time to act is now."

- Ben Harris, Co-founder North 44





## Industry Trends and Statistics

MHVillage and Datacomp combined efforts with industry partners MHI and Statistical Surveys to provide manufactured housing professionals updated annual trends and statistics from across the marketplace.

### COMPETITIVE ADVANTAGE

Site-Built Home

**\$200 average price** per square foot

Manufactured Home

**\$100 average price** per square foot

### COMMUNITY LIVING

4.2 Million  
estimated home sites

37% of new homes  
are placed in  
communities

### MARKET SEGMENT

22 Million people live in manufactured homes

10% of new single-family home starts

77% of new manufactured homes titled as personal property  
(chattel)

## Manufactured Home Community

### Rent and Occupancy

MHVJLT Market Report National Averages  
(May 2019-March 2020)

#### SITE RENT

**\$548**

MONTHLY AVERAGE

ALL AGES \$528  
AGES 55+ \$589

**4%**

ANNUAL SITE RENT INCREASE

ALL AGES 3.9%  
AGES 55+ 4.1%

#### OCCUPANCY RATE

**92%**

MONTHLY AVERAGE

ALL AGES 91%  
AGES 55+ 94%

**2.3%**

ANNUAL OCCUPANCY INCREASE

ALL AGES 1.2%  
AGES 55+ 4.5%

**90%**

of people are satisfied  
with their homes

**71%**

of residents cite affordability  
as a key driver for choosing  
manufactured housing

**38%**

don't anticipate ever  
selling their home

**62%**

of all residents anticipate  
living in their homes for  
more than 10 years







"One of the largest housing challenges facing the United States is lack of inventory... Quality housing at an affordable price is a must for every community."

- Todd Van Eck, InnovaLab



## Building Community

"Our communities are low maintenance, low impact, energy efficient and yes- affordable! We offer the only non-subsidized solution to the affordable housing crisis and do it by way of **Home Ownership!**"

-Brad Beauchamp, Co-founder North 44



22







"We have a crisis here in terms of affordable housing. If we can get quality housing for people who need homes at this price point, that's great. All over the nation there's a shortage in inventory, especially at this price point."

-Tanya Powell-Mey, Legacy Housing GR

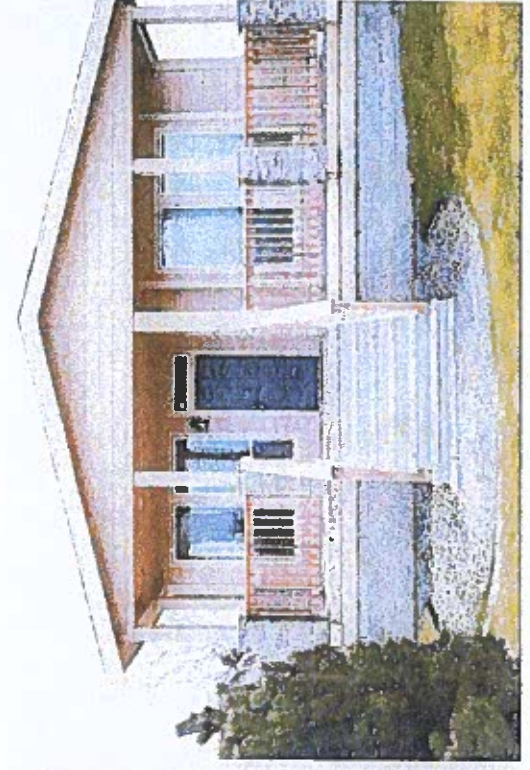
## Attainable housing

The only non-subsidized solution to the affordable housing crisis.

3 bedroom/2 bath  
1200sqft  
\$130k

2 bedroom/2 bath  
900sqft  
\$110k

Medium density:  
8 units per acre



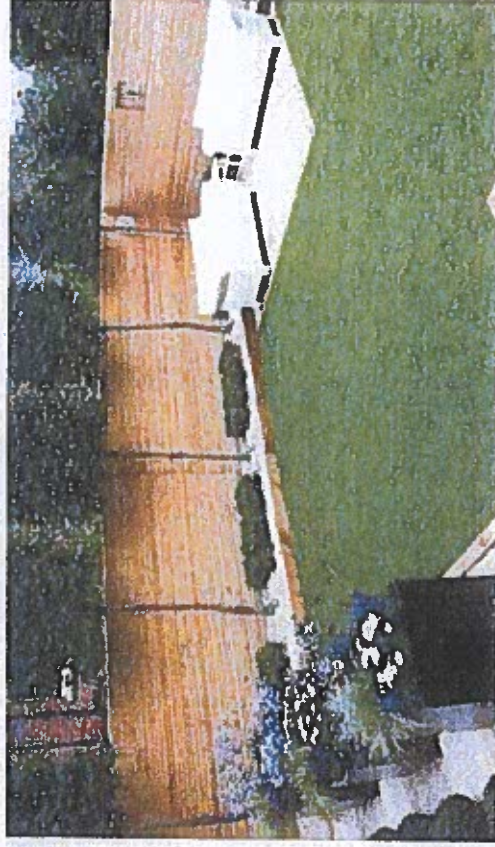
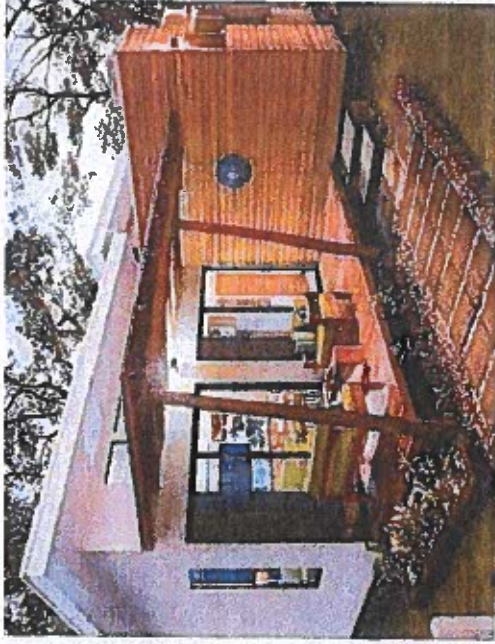




**We build the neighborhood to  
a city subdivision standard.**

High quality manufactured home communities, curbs, gutters, sidewalks, streetlights and community green space



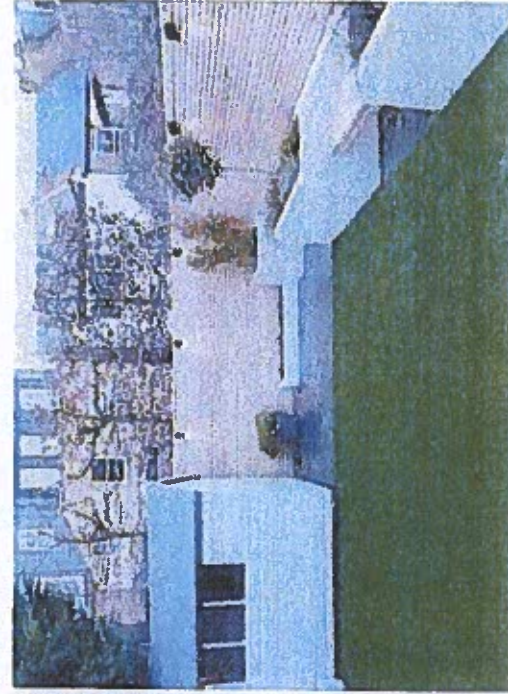


## True Home Ownership

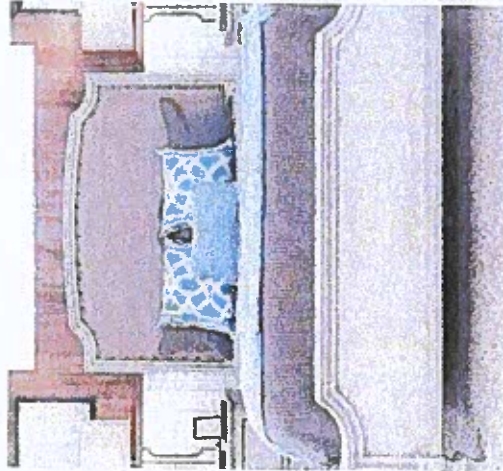
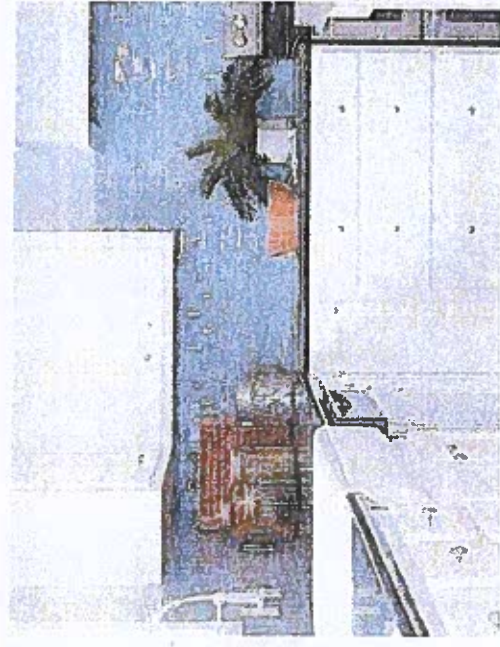
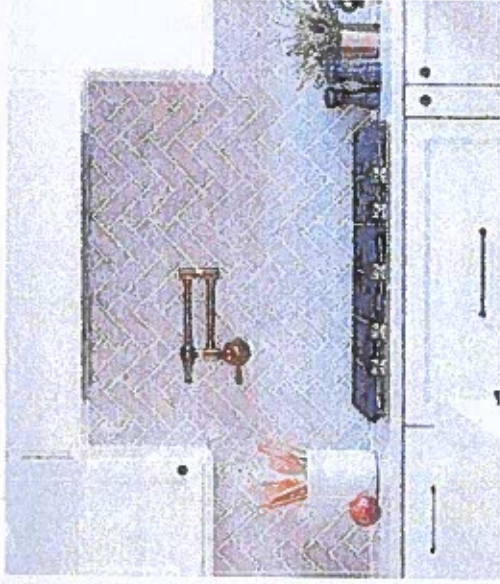
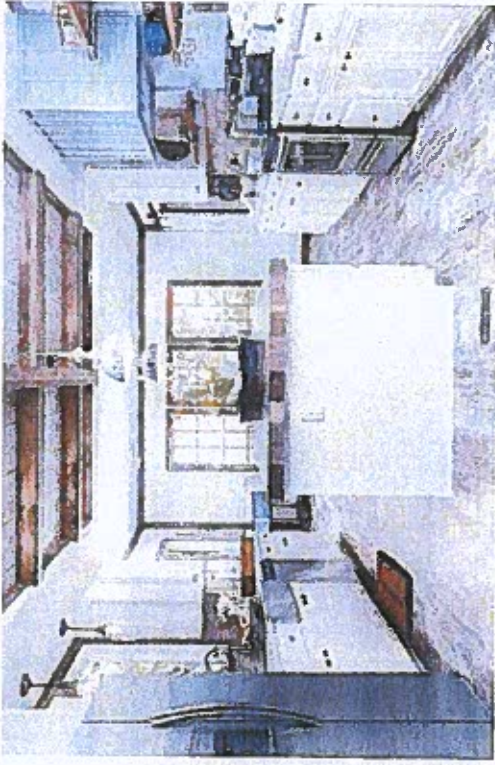
Detached single family homes with private front and back yards - no shared walls

"The future is really, really bright for manufactured housing. It makes a ton of sense and it always has. It just makes more now than ever."

—Evan Atkinson, Clayton Homes of Frazeyburg

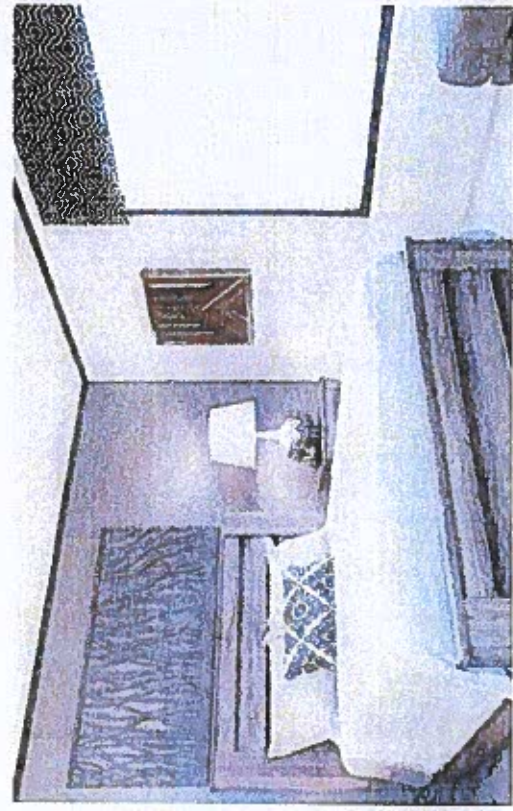
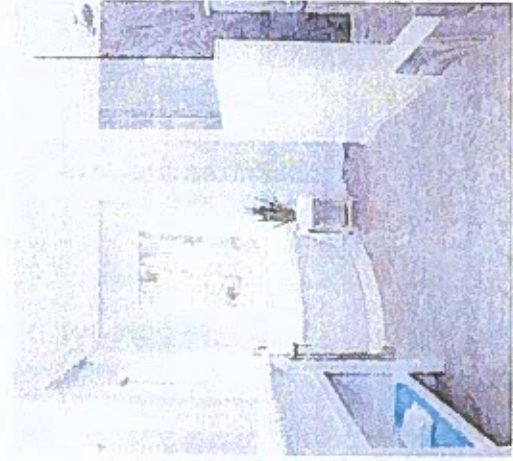
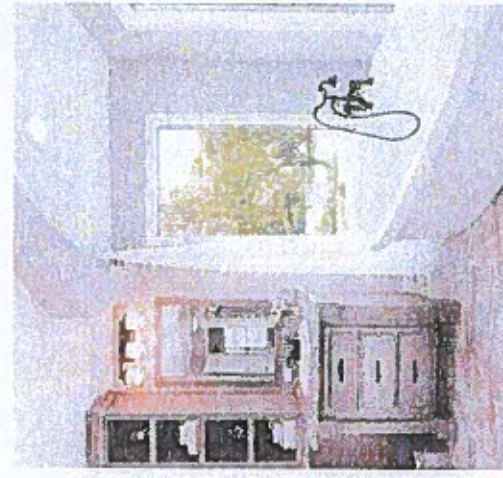




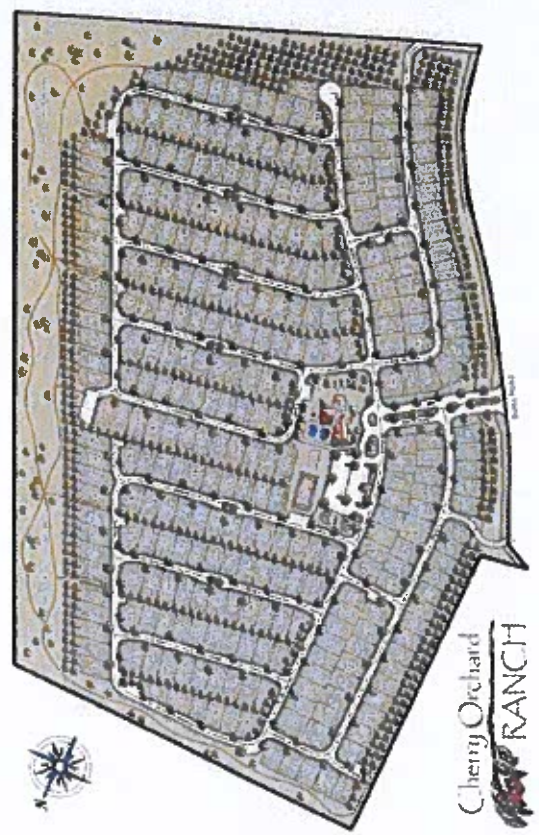


"The fact that manufactured homes can be so beautifully done - and in fact are often indistinguishable from site-built homes - is manufactured housing's best-kept secret."

-Ben Carson  
Secretary for U.S. Department of Housing and Urban Development







"Manufactured housing is an active ingredient in the medication we are prescribing for a stronger America."

-Ben Carson  
Secretary for U.S. Department of Housing and Urban Development



## Executive Committee

North 44 Homes

With over 30 years of combined experience in land development and construction, North 44 works with city governments to put plans and studies into action - turning raw land into fully developed communities.

We specialize in identifying specific markets that have a critical need for attainable housing and have extensive knowledge about zoning regulations and the entitlement process.

As of Summer 2020 North 44 has 9 projects within the pipeline over 900 lots. North 44 is a licensed manufacturer home dealer for Clayton Homes and Champion Homes, the largest homebuilders in the nation.



**Brad Beauchamp**  
Co-founder/CEO  
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509-308-6556



**Ben Harris**  
Co-founder/COO  
Ben@north-44.com  
509-551-7910



**Cooper Homme**  
Partner/Lead Site Superintendent  
Cooper@north-44.com  
509-221-0127



# North 44 Homes LLC Change of Zone/Conditional Use Applications

## **SEPA ENVIRONMENTAL CHECKLIST**

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. Background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
Euclid Meadows Manufactured Home Development
2. Name of applicant: [\[help\]](#)  
North 44 Homes LLC
3. Address and phone number of applicant and contact person: [\[help\]](#)  
4001 S Vancouver St, Kennewick, WA 99337 509-308-6556 Contact Brad Beauchamp
4. Date checklist prepared: [\[help\]](#)  
10/26/20

5. Agency requesting checklist: [\[help\]](#)

City of Grandview

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Project to to be started upon approval of required applications

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No future additions planned

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

None known

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. [\[help\]](#)

None known

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

[\[help\]](#) Change of Zone from R1 and R3 to MR Manufactured Home Park and a Conditional Use Permit for a Manufactured Home Park

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. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

Project consists of approximately 25 acres to be constructed as a Manufactured Home Park.

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 applications related to this checklist. [\[help\]](#)

Two parcels #230914-32001 and # 230914-32004 located east of N Euclid Rd, south of I-82, north of N Grant Ct, east of county line. Addresses have not been assigned.

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

### 1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_  
Flat

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

2 - 4%

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Sandy Silt Loam

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)  
None known
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)  
The entire site will be graded. Quantities have not been determined, expect to balance onsite with no net import or export.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)  
Erosion could occur during clearing and construction
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)  
Approx 35 to 45%, including roofs, driveways, sidewalks, and roadway pavement.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
Standard erosion control methods will be used during construction.

## 2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)  
Dust during construction for the short term. No long term emissions.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)  
None
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)  
A dust control plan will be submitted to Yakima Regional Clean Air District.

## 3. Water [\[help\]](#)

### a. Surface Water:

- 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 type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

None known

- 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. [\[help\]](#)

No

- 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 fill material. [\[help\]](#)

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

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. [\[help\]](#)

None

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

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. [\[help\]](#)

None

c. Water runoff (including stormwater):

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

Storm water runoff will be collected on site.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

A stormwater system will be design in accordance with the City of Grandview's municipal code that will contain stormwater runoff onsite through subsurface infiltration or ponds.

#### 4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

All existing vegetation will be removed during development.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Landscaping will be placed in compliance with GMC 17.20

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None known

#### 5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

song birds

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

No

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Not required



e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known

## 6. Energy and Natural Resources [\[help\]](#)

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. [\[help\]](#)

Project will be using electricity for residential heating and lighting

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

No affect to adjacent properties.

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: [\[help\]](#)

Compliance with State of Washington energy codes.

## 7. Environmental Health [\[help\]](#)

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. [\[help\]](#)

None

1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

None known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None

4) Describe special emergency services that might be required. [\[help\]](#)

None

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None

b. Noise [\[help\]](#)

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Typical traffic noise from residential streets and I-82 exist

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. [\[help\]](#)

Construction noise during development

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Limited hours of construction per City of Grandview Municipal Code 8.24.020 - D6

## 8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Current use is vacant with agriculture and I-82 to the north, R-1 to the south and county agriculture to the east. No effect to current land uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Site has been used agriculturally in the past, but was rezoned to R1 and R3 in 2011. Proposed use is consistent with City of Grandview Comprehensive Plan Residential use.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No

c. Describe any structures on the site. [\[help\]](#)

None

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

R-1 and R-3

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Residential

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

The site is within the City of Grandview Aquifer Recharge Area designation of moderate.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

The project proposes approximately 188 living units.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None required

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

City of Grandview Change of Zone and Conditional Use Permit approval process.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None

**9. Housing** [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Approximately 188 middle income housing units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None eliminated.

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None proposed

**10. Aesthetics** [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Project will comply with GMC 17.20 standards.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None

b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Compliance with GMC 17.20.

**11. Light and Glare** [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Proposal will produce standard residential lighting with no glare expected. Street lights will be per City of Grandview Standards.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Compliance with City of Grandview Chapter 12.16 Outdoor Lighting

## 12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Vista Grande Park is to the south east of the project.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

No impacts. Project will include open space areas.

## 13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. [\[help\]](#)

None

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None known

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

None

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

Work will be stopped and proper agencies notified

## 14. Transportation [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

N Euclid Rd serves the site to the west and Grant Ct. to the south. I-82 is to the north of the project with no access. Access proposed will be constructed per the City of Grandview Standard specification requirements for local access streets.



b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)  
Site is not served. People for People has free service available in Grandview linking cities Rt 200 and 201.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

No parking spaces eliminated. Off street parking will be provided at two per 188 dwelling units and additional public parking spaces will meet GMC 17.20 off street parking design requirements. Proposed public 67-70 spaces.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

New city streets will be constructed according to the City of Grandview Standard Specification for local access roadways. Private roads within Manufactured Home Park will be constructed to GMC 17.20 zoning code.

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

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Approx 940 Vehicle Trip ends, approx 10% will occur during pm hours of 4pm - 6pm

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None required

#### 15. Public Services [\[help\]](#)

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

Project is within the City of Grandview city limits and Comprehensive Plan growth projections.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None

#### 16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)

~~electricity~~, natural gas, water, ~~refuse service~~, telephone, sanitary sewer, septic system, other \_\_\_\_\_

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. [\[help\]](#)

City of Grandview- water/sewer/refuse; Pacific Power - electric; Charter - cable

### C. Signature [\[help\]](#)

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.

Signature: Brad Beauchamp

Name of signee Brad Beauchamp

Position and Agency/Organization North 44 Homes LLC

Date Submitted: 12/01/20

### D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to 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?

Not likely

Proposed measures to avoid or reduce such increases are:

None required

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

Not likely

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None

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

Not likely

Proposed measures to protect or conserve energy and natural resources are:

None

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, floodplains, or prime farmlands?

Not likely

Proposed measures to protect such resources or to avoid or reduce impacts are:

Not required

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?

No affect

Proposed measures to avoid or reduce shoreline and land use impacts are:

None required

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

Increase of dwelling units within the city will require additional streets and city services.

Proposed measures to reduce or respond to such demand(s) are:

New roads and public services will be constructed to meet the demands of the project.

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

Proposal will not conflict.



**City of Grandview**

**THE TRANSPORTATION CHECKLIST IS TO BE COMPLETED BY THE DEVELOPER AND THE INFORMATION WILL ASSIST QUESTION 14(G) OF THE TRANSPORTATION SECTION OF THE S.E.P.A. QUESTIONNAIRE.**

**Development Traffic Impact Data Checklist**

Development Name: Euclid Meadows MHP  
 Development Address: Unassigned - Tax ID 230914-32004

Developer Name: North 44-Homes, LLC  
 Developer Address: 1908 W 39th Ave  
Kennewick, WA 99337-3949

1. Type of development:
- ☒ Single Family Residential
  - ☐ Duplex Residential
  - ☐ Multi-Family Residential
  - ☐ Commercial
  - ☐ Industrial
  - ☐ Other \_\_\_\_\_

Number of Units: 188

2. Average vehicle trips per unit:
- ☐ Single Family 10 trips per day
  - ☒ Mobile Home Park 5 trips per day
  - ☐ Duplex 8 trips per day
  - ☐ Retirement Community 4 trips per day
  - ☐ Multi-family 8 trips per day
  - ☐ Other \_\_\_\_\_

3. Total vehicle trips per day for the development: 940

4. Trip distribution to existing public streets from proposed development:

282 daily trips to Euclid  
658 daily trips to Viall  
 daily trips to \_\_\_\_\_

5. Peak hour trips to public streets from development:

28 Peak hour trips to Euclid  
66 Peak hour trips to Viall  
 Peak hour trips to \_\_\_\_\_

6. Existing traffic count (ADT) for public streets accessed by proposed development:

Viall - 314 North Euclid - 300

7. Existing level of service (LOS) capacity for existing public streets accessed by development:

\_\_\_\_ Two lane street, LOS C - 8,000 ADT  
 \_\_\_\_ Two lane, plus left turn lane, LOS C - 12,000 ADT  
 \_\_\_\_ Four lane, LOS C - 20,000 ADT  
 \_\_\_\_ Other \_\_\_\_\_

Concurrency Test: Available capacity (subtract #6 from #7) 7686  
 Projected number of trips (#3) 1658  
 Remaining capacity 4028

(If -0- or negative, adverse impact; If 1 or more, no adverse impact)

*North Euclid*  
7700  
282  
7418

8. Three-year accident history of existing public streets accessed by development: (In vicinity of development)

- ☐ None
- ☐ See Attached


9. Traffic/street improvements proposed to mitigate this development:

- ☐ None at this time
- ☐ See Attached

Completed By: *B.D. B.* Date: 11.19.20

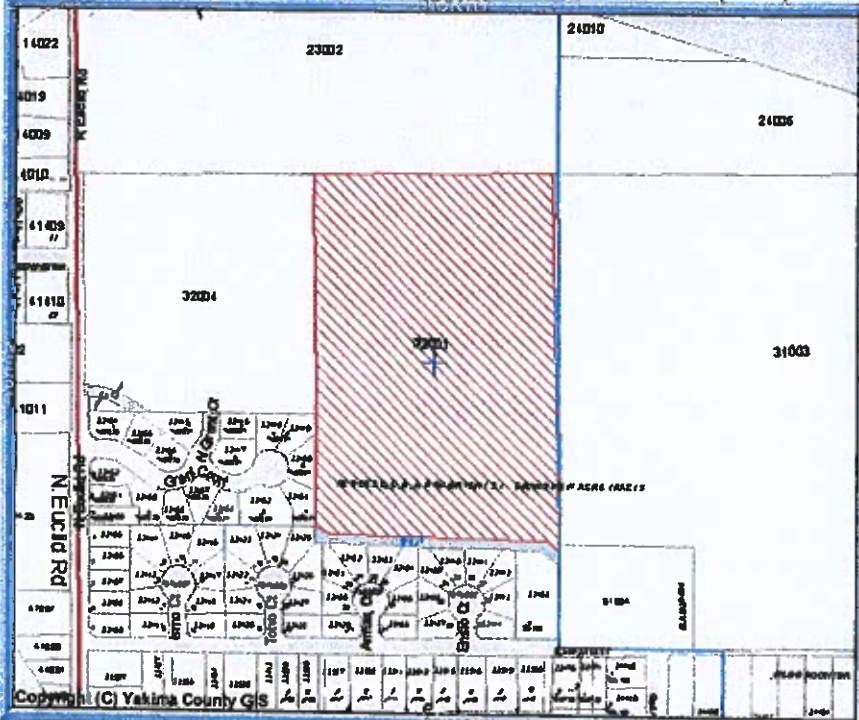
**Yakima County GIS - Washington**  
**Land Information Portal**

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 www.firstam.com  
 509.248.7550

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**Search By:** Parcel Number ?

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 6 characters. Click the Search button to continue.

**Search**

---


**MapScale:** 1 Inch = 400 ft.

**Overlays:** Aerial Photography: ☒ ☐ FEMA  
☐ Contours ☐ Critical Areas  
☐ Utilities

**MapSize:** Small (800x600) v

---

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 (509) 248-4442


[Map](#) | [Report](#)

Easting(N) | Northing(N)  
 Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet  
 Feet 200 400 600

**PROPERTY PHOTOS:** 1/1/1



**PROPERTY INFORMATION AS OF 12/6/2020 11:06:33 PM**

Parcel Address: UN-ASSIGNED, WA	
Parcel Owner(s): NORTH 44 HOMES LLC	
Parcel Number: 23091432001	Parcel Size: 15.3 Acre(s)
Property Use: 81 Agricultural Not Current Use	

**TAX AND ASSESSMENT INFORMATION**

Tax Code Area (TCA): 440	Tax Year: 2020
Improvement Value: \$0	Land Value: \$73400
Current Use Value: \$0	Current Use Improvement: \$0
New Construction: \$0	Total Assessed Value: \$73400

**PRINTING**

[Printer-Friendly Page](#)

---

[Detailed Report](#)

---

[Print Detailed MAP](#)

**RESIDENTIAL INFORMATION**

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/blin)	Carport
No Residence Information Found.									

**SALE INFORMATION**

Excise	Sale Date	Sale Price	Grantor	Portion
419814	2/3/2011	\$216290	FLEM, LORRIE ANNETTE & RANDY	Y
457841	8/19/2020	\$1090000	FLEM, RANDY & LORRIE	N

**DISCLAIMER**

While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or [smallus](mailto:smallus).

**OVERLAY INFORMATION**

Zoning: Urban Growth Area: Grandview	Jurisdiction: Grandview
FEMA 100 Year: FEMA Map	Future Landuse Designation: Urban (City Limits) (Yakima County Plan 2015)
FIRM Panel Number: 53077C1925D <span style="float: right;"><a href="#">Download Map</a></span>	

**LOCATION INFORMATION**

Latitude: 48° 15' 51.435" Longitude: -119° 54' 42.045" Range: 23 Township: 09 Section: 14

Narrative Description: Section 14 Township 09 Range 23 Quarter SW: That part of the East Half of the Northwest Quarter of the Southwest Quarter of Section 14, lying North of the right of way of Drainage D

**DISCLAIMER**

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION



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Overview

Search By: Parcel Number

Parcel #

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MapScale: 1 Inch = 400 ft.

☐ FEMA
 ☐ Critical Areas
 ☐ Contours
 ☐ Utilities

Overlays: Aerial Photography:

MapSize: Small (800x600)

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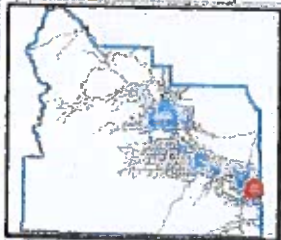
Easting(E) | Northing(N)

Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600

PROPERTY PHOTOS:			PROPERTY INFORMATION AS OF 12/6/2020 11:06:33 PM						PRINTING	
			Parcel Address:		UN-ASSIGNED, WA				Printer-Friendly Page	
			Parcel Owner(s):		NORTH 44 HOMES LLC					
			Parcel Number:		23091432004		Parcel Size:		9.54 Acre(s)	
			Property Use:		91 Undeveloped Land					
TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):			440		Tax Year:			2020		
Improvement Value:			\$0		Land Value:			\$25300		
Current Use Value:			\$0		Current Use Improvement:			\$0		
New Construction:			\$0		Total Assessed Value:			\$25300		
RESIDENTIAL INFORMATION										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport	SECTION MAPS
							(full/3/4, 1/2)	(bsmt/att/b/tin)		Section Map 1in=400ft
No Residence Information Found.										
SALE INFORMATION										
Excise	Sale Date	Sale Price	Grantor				Portion			
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457641	6/19/2020	\$1090000	FLEM, RANDY & LORRIE				N			
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			NW-Qtr		NE-Qtr		SW-Qtr		SE-Qtr	
			1"=200ft		1"=200ft		1"=200ft		1"=200ft	

<b>OVERLAY INFORMATION</b>	
<b>Zoning:</b>	<b>Jurisdiction:</b> Grandview
<b>Urban Growth Area:</b>	<b>Future Landuse Designation:</b> Urban (City Limits) (Yakima County Plan 2015)
<b>FEMA 100 Year:</b>	<b>FIRM Panel Number:</b> 53077C1925D <a href="#">Download Map</a>
<b>LOCATION INFORMATION</b>	
<b>+ Latitude:</b> 48° 15' 52.305"	<b>+ Longitude:</b> -119° 54' 50.889"
<b>Range:</b> 23 <b>Township:</b> 09 <b>Section:</b> 14	
<b>Narrative Description:</b> N 10 AC OF W1/2 NW1/4 SW1/4 EX W 20FT CO. RD. & EX R-W OF D.D.NO.9	
<b>DISCLAIMER</b>	
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION	



# **EUCLID ROAD GRANDVIEW** **A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC. 14, T4N. 9 N., RGE. 23 E. W.M.** **CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON.**

**BHBL**  
 BUREAU OF  
 HYDROLOGICAL  
 ENGINEERING  
 AND  
 SURVEYING

ENGINEER  
 JAMES H. BROWN  
 11140220

**EUCLID ROAD  
 GRANDVIEW**

**BASE  
 DEVELOPMENT**  
 100' & 150' WIDE STREET  
 100' & 150' WIDE STREET  
 100' & 150' WIDE STREET

DATE  
 10/10/10  
 DRAWN BY  
 JAMES H. BROWN

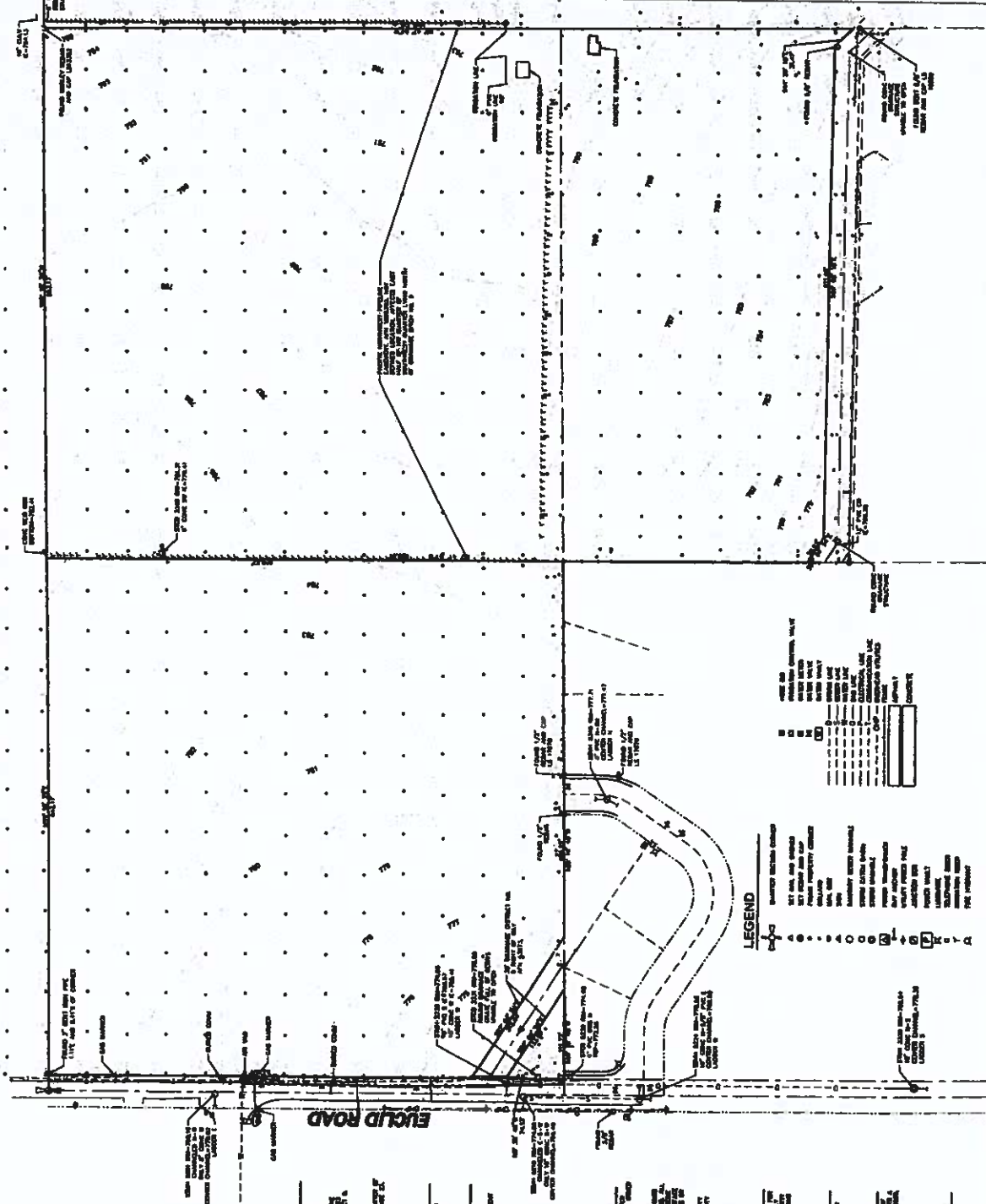
11140220



**TOPOGRAPHIC  
 SURVEY**

DATE  
 10/10/10  
 DRAWN BY  
 JAMES H. BROWN

1  
 1 of 1 Sheets



1"=100'  
 1"=100'

## **LEGAL DESCRIPTION**

THESE LOTS ARE PART OF THE NW 1/4 OF THE SW 1/4 OF SEC. 14, T4N. 9 N., RGE. 23 E. W.M., CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON.

## **VERTICAL DATUM**

THE VERTICAL DATUM IS THE MEAN SEA LEVEL DATUM OF THE CITY OF GRANDVIEW, WASHINGTON.

## **BASIS OF BEARING**

THE BASIS OF BEARING IS THE TRUE BEARING OF THE LINE FROM THE POINT OF BEGINNING TO THE POINT OF ENDING.

## **UTILITY NOTES**

THE UTILITIES SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE CITY OF GRANDVIEW, WASHINGTON.

## **RELIANCE NOTE**

THE SURVEYOR HAS RELIED ON THE RECORDS OF THE CITY OF GRANDVIEW, WASHINGTON, FOR THE LOCATION OF THE UTILITIES SHOWN ON THIS MAP.

## **EQUIPMENT USED**

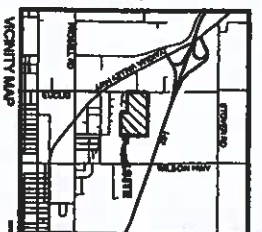
THE EQUIPMENT USED IN THIS SURVEY WAS A TOTAL STATION AND A GPS RECEIVER.

## **SURVEYOR'S CERTIFICATE**

I, JAMES H. BROWN, A LICENSED SURVEYOR IN THE STATE OF WASHINGTON, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY SUPERVISION.

44

# EUCLID MEADOWS MHP

**VICINITY MAP**

**SHEETS & CO.**  
C/O THE SHEETMETAL WORKERS' UNION  
C/O THE SHEETMETAL WORKERS' UNION

PROPERTY BOUNDARY AND TOPOGRAHY SURVEY  
PERFORMED BY H&L, INC., 1988

**2019-24**

**VIA DI S. GIUSEPPE APPENDICE  
2019-2020 [PROG.]**

CONTRACT VALUE: \$100,000  
 PROJECT: 44-1620000, LEO  
 CITY: VE. COLUMBIA, AND  
 INDEPENDENCE, WA. 98003

TOTAL, 1974-1975  
1-20-1975

REPORT OF THE SENATE SELECT COMMITTEE  
ON THE  
SIXTY-SEVENTH CONGRESS

**USED WITH EXISTING DIMENSIONAL  
SCHEDULING IN LOW DENSITY SCHEDULING  
SCHEDULING: AN LOW DENSITY SCHEDULING  
SCHEDULING: AN LOW DENSITY SCHEDULING  
SCHEDULING: AN LOW DENSITY SCHEDULING**

**ENVIRONMENTAL CATEGORY**  
**ENVIRONMENTAL: AGRICULTURE**

**ADDITIONAL FEES AND CHARGES  
OR ADDITIONAL FEES AND CHARGES**

### PLANNING, DESIGN, AND CONSTRUCTION

CITY PORTABLE WATER, SEWAGE, AND ELECTRIC SERVICE WILL BE EXTENDED TO EACH LOT WITHIN THE DEVELOPED HOME PARK. FIRE PROTECTION WILL BE

STORAGE OF RECORDS WILL BE COLLECTED FROM PUBLIC RECORDS AND DIVISION OF CORRECTIONS, IN ORDER TO DETERMINE THE RECORDS OF THE

**ACQUISITION, TRADING,  
AND FINANCIAL SERVICES**




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As a result, the

3d Plan, 1/4" = 1'-0" Section, 1/8" = 1'-0" Elevation, 1/8" = 1'-0" Detail, 1/4" = 1'-0" Notes, 1/4" = 1'-0" Title, 1/4" = 1'-0" Scale, 1/4" = 1'-0" Date, 1/4" = 1'-0" Sheet, 1/4" = 1'-0" Total, 1/4" = 1'-0" 1/4" = 1'-0"	Preliminary layout for: <h1>Euclid Meadows MHP</h1> A project in the City of Grandview, WA
--	---

**JR ENGINEERING, PLLC**  
ONE UNIVERSITY  
PLAZA  
FALLS CHURCH, VA 22034  
7030 N. Courthouse Ave., STE A FALLS CHURCH, VA 22034  
(703) 938-4714 FAX (703) 938-4714  
www.JREngineering.com

45







**CITY OF GRANDVIEW  
DETERMINATION OF NON-SIGNIFICANCE  
WASHINGTON STATE ENVIRONMENTAL POLICY ACT  
(Correction – Optional DNS WAC 197-11-355)**

The City of Grandview, as the lead agency, issued a:

- ☒ Determination of Non-significance (DNS)
- ☐ Mitigated Determination of Non-significance (MDNS)
- ☐ Modified DNS/MDNS

under the State Environmental Policy Act (SEPA) and WAC 197-11-355 on the following:

**Applicant(s):** North 44 Homes LLC

**Property Owner(s):** North 44 Homes LLC

**Proposed Project:** Euclid Meadows Manufactured Home Park – Rezone & Conditional Use Permit

**Current Zoning:** R-1 Low Density Residential & R-3 High Density Residential

**Proposed Zoning:** MR Manufactured Home Park

**Location of Project:** North of Grant Court and east of North Euclid Road, Grandview, Yakima County, Washington.

**Parcel Nos.:** 230914-32001 and 230914-32004

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- ☐ There is no comment period for this DNS.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355.
- ☐ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

**Responsible official:** Cus Arteaga

**Position/title:** City Administrator/Public Works Director

**Phone:** (509) 882-9200

**Address:** 207 West Second Street, Grandview, WA 98930

**Email:** cartega@grandview.wa.us

**Date:** February 9, 2021

**Signature:** \_\_\_\_\_



**CITY OF GRANDVIEW  
NOTICE OF DEVELOPMENT APPLICATION  
ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING**

The general public is hereby provided notice of the following development application, pursuant to Grandview Municipal Code (GMC) 14.07 and Washington Administrative Code (WAC) 197-11-355:

**Applicant(s):** North 44 Homes LLC

**Property Owner(s):** North 44 Homes LLC

**Proposed Project:** Euclid Meadows Manufactured Home Park – Rezone & Conditional Use Permit

**Current Zoning:** R-1 Low Density Residential & R-3 High Density Residential

**Proposed Zoning:** MR Manufactured Home Park

**Location of Project:** North of Grant Court and east of North Euclid Road, Grandview, Yakima County, Washington. Parcel Nos. 230914-32001 and 230914-32004

**Application Date:** December 7, 2020

**Application Acceptance:** January 13, 2021

**Decision-Making Authority:** City of Grandview

**Project Description:** Applicants request rezone and conditional use permit approval for a manufactured home park.

**Requested Approvals & Actions:** Rezone and conditional use permit approval.

**Existing Environmental Documents:** An Environmental Checklist has been prepared and is available from the City upon request.

A decision on this application will be made within 120 days of the date of the letter of completeness.

**Environmental Determination**

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 scheduled 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. Comments on the environmental impacts of this proposal must be received by **THURSDAY, FEBRUARY 4, 2021**.

### **Comment Period and Where to View Documents**

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at [www.grandview.wa.us](http://www.grandview.wa.us). All interested persons are invited to (a) comment on the application, (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) 882-9200, email: [anitap@grandview.wa.us](mailto:anitap@grandview.wa.us). Comments concerning the application should be submitted no later than **THURSDAY, FEBRUARY 4, 2021**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **THURSDAY, FEBRUARY 4, 2021** may not be considered in the staff report.

### **Public Hearing**

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **THURSDAY, FEBRUARY 18, 2021 at 3:00 p.m.**, via teleconference as follows:

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/146975677>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (646) 749-3122

- One-touch: <tel:+16467493122,146975677#>

Access Code: 146-975-677

Audio Pin: 1#

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/146975677>

The public hearing will consider the application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

### **CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – January 20, 2021


Property Posted: January 20, 2021

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): January 19, 2021



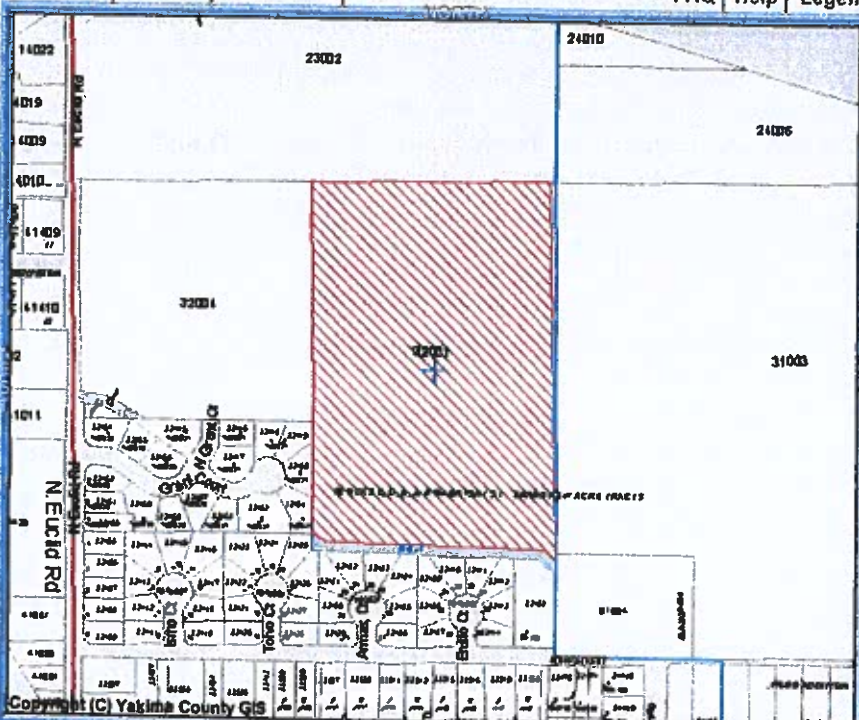
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**Search By:** Parcel Number

Parcel #:

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**MapScale:** 1 inch = 400 ft.

**Overlays:** Aerial Photography: ☒ ☐ FEMA ☐ Critical Areas ☐ Contours ☐ Utilities

**MapSize:** Small (800x600)

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[Map](#) [Report](#)

Easting(E) | Northing(N)  
 Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet  
 Feet 200 400 600

**PROPERTY PHOTOS:** 

**PROPERTY INFORMATION AS OF 12/9/2020 11:06:33 PM**

[PRINTING](#)

<b>Parcel Address:</b> UN-ASSIGNED, WA		<b>Parcel Owner(s):</b> NORTH 44 HOMES LLC	
<b>Parcel Number:</b> 23091432001		<b>Parcel Size:</b> 15.3 Acre(s)	
<b>Property Use:</b> 81 Agricultural Not Current Use			

TAX AND ASSESSMENT INFORMATION			
<b>Tax Code Area (TCA):</b> 440	<b>Tax Year:</b> 2020		
<b>Improvement Value:</b> \$0	<b>Land Value:</b> \$73400		
<b>Current Use Value:</b> \$0	<b>Current Use Improvement:</b> \$0		
<b>New Construction:</b> \$0	<b>Total Assessed Value:</b> \$73400		

RESIDENTIAL INFORMATION								
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage
No Residence Information Found.								

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Excise	Sale Date	Sale Price	Grantor
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**SECTION MAPS**

**Section Map**  
1in=400ft

**Qtr SECTION MAPS**

NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
SW-Qtr 1"=200ft	SE-Qtr 1"=200ft

**OVERLAY INFORMATION**

[Download Map](#)

<b>Zoning:</b> Urban Growth Area	<b>Grandview</b>	<b>Jurisdiction:</b> Grandview
<b>FEMA 100 Year:</b> FEMA Map	<b>Future Land Use Designation:</b> Urban (City Limits) (Yakima County Plan 2018)	<b>FIRM Panel Number:</b> 53077C1926D

**LOCATION INFORMATION**

Latitude: 48° 15' 51.435" Longitude: -119° 54' 42.045"

Range: 23 Township: 09 Section: 14

**Narrative Description:** Section 14 Township 09 Range 23 Quarter SW: That part of the East Half of the Northwest Quarter of the Southwest Quarter of Section 14, lying North of the right of way of Drainage D


**DISCLAIMER**

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION



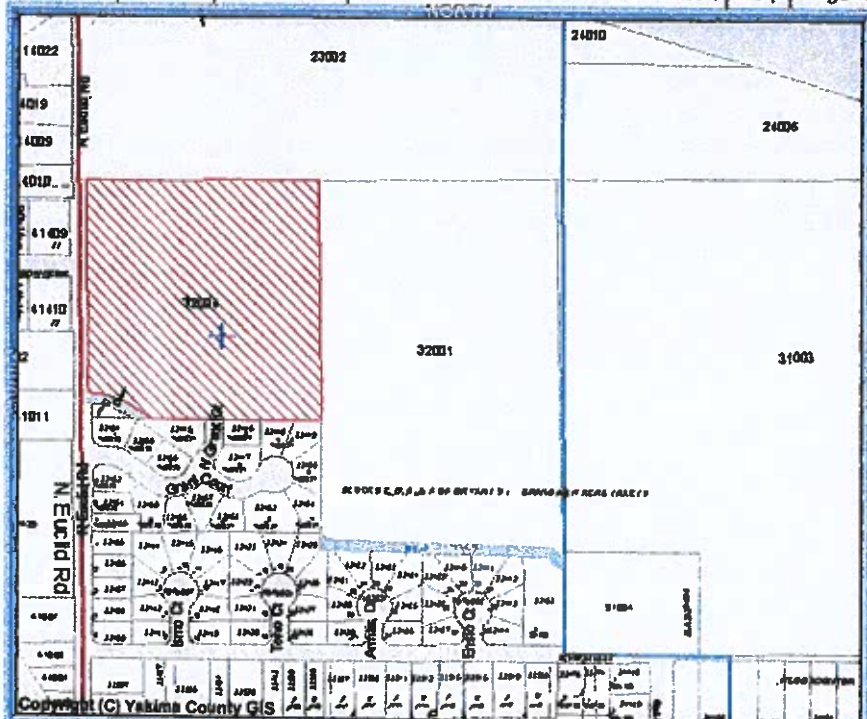
**Yakima County GIS - Washington**  
**Land Information Portal**

Yakima County Assessor  
 Yakima County GIS  
 Yakima County

  
**First American Title**  
 www.firstam.com  
 509.248.7550

[Assessor](#) | [Planning](#) | [Real Estate](#)

[FAQ](#) | [Help](#) | [Legend](#) | [Search](#) | [Tools](#) | [Overview](#)



**Search By:** Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

**Search**

**MapScale:** 1 Inch = 400 ft.

**Overlays:** Aerial Photography: ☒ ☐ FEMA ☐ Critical Areas ☐ Contours ☐ Utilities

**MapSize:** Small (800x600)

Maps brought to you by:

**Valley Title Guarantee**  
 Title Insurance & Escrow Service  
[www.vigco.com](http://www.vigco.com)  
 (509) 248-4442


Map

Easting(E) | Northing(N)  
 Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet  
 Feet 200 400 600

**PROPERTY PHOTOS**



**PROPERTY INFORMATION AS OF 12/6/2020 11:06:33 PM**

Parcel Address: UN-ASSIGNED, WA

Parcel Owner(s): NORTH 44 HOMES LLC

Parcel Number: **23091432004** Parcel Size: 9.54 Acre(s)

Property Use: 91 Undeveloped Land

**TAX AND ASSESSMENT INFORMATION**

Tax Code Area (TCA): 440	Tax Year: 2020
Improvement Value: \$0	Land Value: \$25300
Current Use Value: \$0	Current Use Improvement: \$0
New Construction: \$0	Total Assessed Value: \$25300

**RESIDENTIAL INFORMATION**

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									

**SALE INFORMATION**

Exclde	Sale Date	Sale Price	Grantor	Portion
419814	2/3/2011	\$216290	FLEM, LORRIE ANNETTE & RANDY	Y
457841	8/19/2020	\$1090000	FLEM, RANDY & LORRIE	N

**DISCLAIMER**

While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or [email us](#).

**PRINTING**

[Printer-Friendly Page](#)

[Detailed Report](#)

[Print Detailed MAP](#)

**SECTION MAPS**

[Section Map 1in=400ft](#)

**Qtr SECTION MAPS**

NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
SW-Qtr 1"=200ft	SE-Qtr 1"=200ft

**OVERLAY INFORMATION**

Zoning: **Grandview** Jurisdiction: **Grandview**

Urban Growth Area: **Grandview** Future Landuse Designation: **Urban (City Limits) (Yakima County Plan 2015)**

FEMA 100 Year: **FEMA Map** FIRM Panel Number: **53077C1925D** [Download Map](#)

**LOCATION INFORMATION**

Latitude: 46° 15' 52.305" Longitude: -119° 54' 50.889" Range: 23 Township: 09 Section: 14

Narrative Description: N 10 AC OF W1/2 NW1/4 SW1/4 EX W 20 FT CO. RD. & EX R-W OF D.D.NO.9

**DISCLAIMER**

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION



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**Periodic Time**

**BMB  
DEVELOPMENT**

12

AUGUST 19, 2003



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**TOPOGRAPHIC  
SIGNAL**

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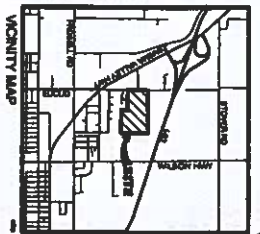
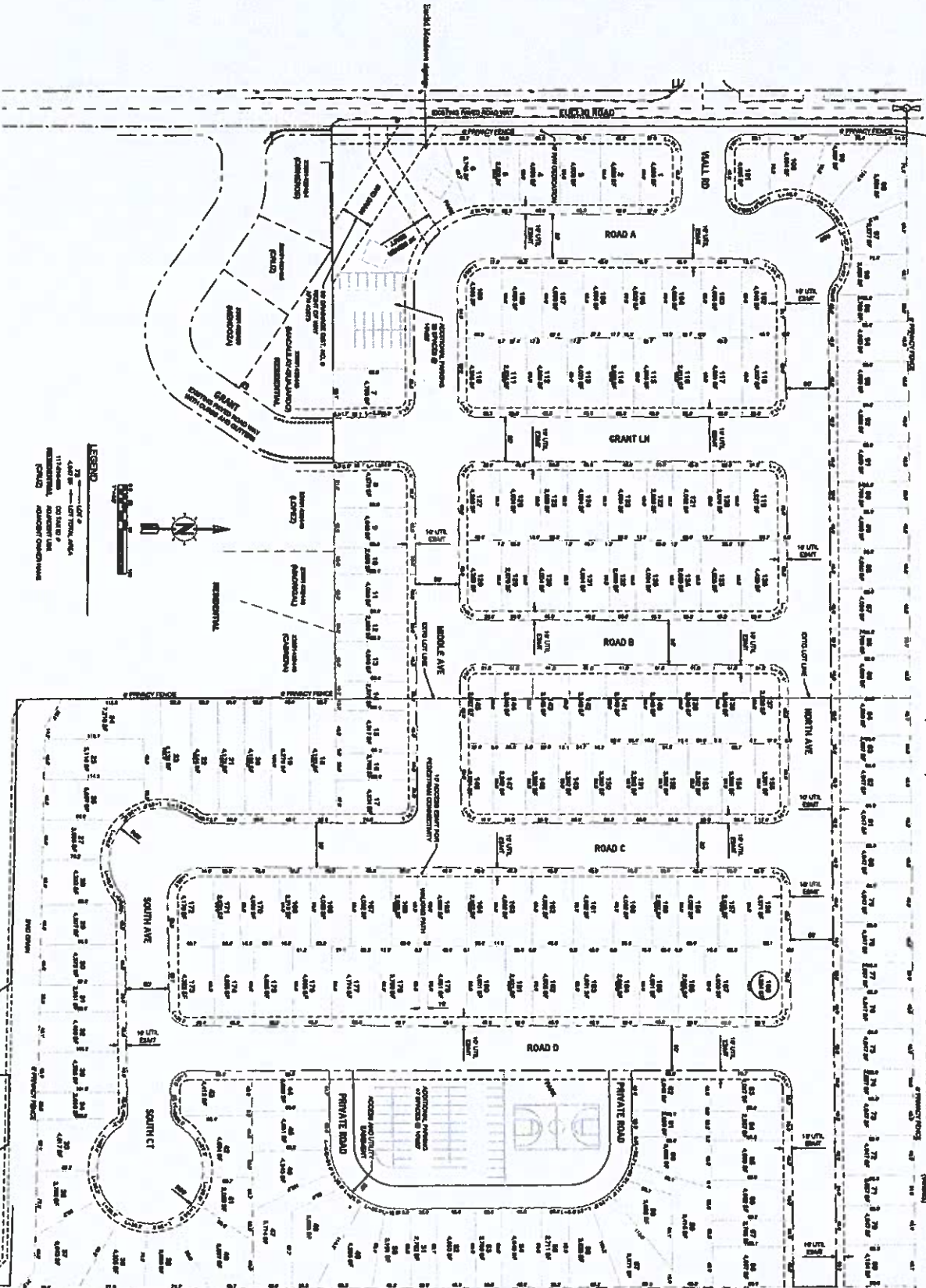
AGRICULTURAL

WATERWAY

# EUCLID MEADOWS MHP

LOCATED IN THE SW 1/4 OF SEC 14, T 9 N, R 23 E OF THE WILLAMETTE MERIDIAN

AGRICULTURAL



**NOTES:**

1. THE PROJECT IS LOCATED IN THE SW 1/4 OF SEC 14, T 9 N, R 23 E OF THE WILLAMETTE MERIDIAN.
2. THE PROJECT IS A 100-ACRE TRACT.
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**CITY OF GRANDVIEW  
AFFIDAVIT OF MAILING & POSTING**

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 19<sup>th</sup> day of January, 2021, I posted at City Hall, Library, Police Department, City's website [www.grandview.wa.us](http://www.grandview.wa.us), and mailed the attached **NOTICE OF DEVELOPMENT APPLICATION, ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING** with maps regarding a Rezone and Conditional Use Permit submitted by North 44 Homes LLC for Euclid Meadows Manufactured Home Park, Parcel Nos. 230914-32001 and 32004, located north of Grant Court and east of North Euclid Road, Grandview, Yakima County, Washington, by first class mail, postage prepaid, by delivering the same to the U.S. Post Office for deposit in the United States Mail, properly addressed to the following adjacent property owners within 300 feet of the subject parcel(s), interested parties and governmental agencies, lists attached hereto.

Governmental agencies also received the SEPA Checklist.

CITY OF GRANDVIEW

By:

  
Anita Palacios, City Clerk



230915-14022  
Mauro & Lucia Benitez  
908 N Euclid  
Grandview, WA 98930

230915-14010  
Blas R. Jr & Concepcion Cantu  
802 N Euclid  
Grandview, WA 98930

230915-41409  
Phillip Yanez  
1001 Viall  
Grandview, WA 98930

230915-41412  
J. Garibay  
1004 Viall  
Grandview, WA 98930

230915-41424  
Lower Valley Credit Union  
900 E Yakima Valley Hwy  
Sunnyside, WA 98944

230914-32455  
Odilia Palacios Cruz  
608 Grant  
Grandview, WA 98930

230914-32447  
Rosa & Ruben Veloz  
612 Grant  
Grandview, WA 98930

230914-32449  
Irma Cabrera  
PO Box 1722  
Richland, WA 99352

230914-32452  
Graciela Mancilla  
618 Grant  
Grandview, WA 98930

230914-32458  
Maria Cruz  
609 Grant  
Grandview, WA 98930

230915-14019  
Rose B Martin  
906 N Euclid  
Grandview, WA 98930

230915-14007/230915-41407  
Juan & Maria Avalos  
1005 Viall  
Grandview, WA 98930

230915-41410/41011/41012  
Terry & Mary Alaniz  
706 N Euclid  
Grandview, WA 98930

230915-41413  
Lorena A. Gutierrez  
1006 Viall  
Grandview, WA 98930

230915-41425  
Marchant Home Furnishings  
1017 W Wine Country Rd  
Grandview, WA 98930

230914-32456  
Victor Mendoza  
610 Grant  
Grandview, WA 98930

230914-32446  
Josie Lopez  
700 N Grant  
Grandview, WA 98930

230914-32450  
Aurelio & Sergio Valdez  
618 Grant  
Grandview, WA 98930

230914-32453  
Mike Thornock  
2794 E Carmine Dr  
St. George, UT 84790

230914-32459  
John & Juanita Lopez  
607 Grant  
Grandview, WA 98930

230915-14009  
Ernest Duran  
804 N Euclid  
Grandview, WA 98930

230915-41406  
Alvaro Jr & Elvira Soto  
1007 Viall  
Grandview, WA 98930

230915-41411  
Arcelia Guevara  
1002 Viall  
Grandview, WA 98930

230915-41434  
Boboth Vision Clinic  
1023 W. Wine Country  
Grandview, WA 98930

230914-32454  
Angelica Cisneros  
613 N Euclid  
Grandview, WA 98930

230914-32445  
Justina Guajardo  
701 N Grant  
Grandview, WA 98930

230914-32448  
Veronica Madrigal  
1520 Apricot  
Grandview, WA 98930

230914-32451  
Kristy Goodboe  
617 Grant  
Grandview, WA 98930

230914-32457  
Maria Ana Del Toro  
209 Ave D  
Grandview, WA 98930

230914-32462  
Otilia Herrera  
605 N Euclid  
Grandview, WA 98930

230914-32461  
Lilia Osorio  
201 Baze Ln  
Sunnyside, WA 98944

230914-32414  
Joseph & Opal Tayon  
506 Ismo  
Grandview, WA 98930

230914-32417  
Eulalio Trejo  
505 Ismo  
Grandview, WA 98930

230914-32423  
Juan Reyes  
506 Toivo  
Grandview, WA 98930

230914-32426  
Jonathon Carrasco  
505 Toivo  
Grandview, WA 98930

230914-32429  
Humberto & Patricia Agundis  
500 Armas Ct  
Grandview, WA 98930

230914-32432  
Jose M Buenrostro  
& Mireya Aguilar  
506 Armas Ct  
Grandview, WA 98930

230914-32435  
Ruby Perez Barriga  
503 Armas Ct  
Grandview, WA 98930

230914-32438  
Saul Rivera  
502 Ensio  
Grandview, WA 98930

230914-32441  
Armando & Teresa Vargas  
507 Ensio  
Grandview, WA 98930

230914-32460  
Antonio Rivera & Mireya Walle  
601 N Euclid  
Grandview, WA 98930

230914-32415  
My Thanh Nguyen & Tran Hieu  
1609 S 15<sup>th</sup> St  
Sunnyside, WA 98944

230914-32421  
Rafael & Maria Amador  
502 Toivo  
Grandview, WA 98930

230914-32424  
Maurice Trejo  
508 Toivo  
Grandview, WA 98930

230914-32427  
Octavio Raygoza  
503 Toivo  
Grandview, WA 98930

230914-32430  
Leonardo & Sandra Ambriz  
502 Armas Ct  
Grandview, WA 98930

230914-32433  
Jose A Zamora  
507 Armas Ct  
Grandview, WA 98930

230914-32436  
Carlos Gaitan  
501 Armas Ct  
Grandview, WA 98930

230914-32439  
Jose Ramos  
504 Ensio  
Grandview, WA 98930

230914-32442  
Martha Rivas  
505 Ensio  
Grandview, WA 98930

230914-32405  
Deisy Cardoso  
509 N Euclid  
Grandview, WA 98930

230914-32416  
Barbara Moser  
PO Box 774  
Sunnyside, WA 98944

230914-32422  
Maria Mendoza  
504 Toivo  
Grandview, WA 98930

230914-32425  
Jeff Dixon  
507 Toivo  
Grandview, WA 98930

230914-32428  
Juan Garcia  
501 Toivo  
Grandview, WA 98930

230914-32431  
Hilberto & Christina Vidaurri  
504 Armas Ct  
Grandview, WA 98930

230914-32434  
Guillermo Camacho  
PO Box 824  
Zillah, WA 98953

230914-32437  
Jose Hernandez  
500 Ensio  
Grandview, WA 98930

230914-32440  
Jose Camarena  
506 Ensio  
Grandview, WA 98930

230914-32443  
Vicente &  
Maria del Socorro Alvarez  
503 Ensio  
Grandview, WA 98930



230914-32444  
Erika Pacheco  
501 Ensio  
Grandview, WA 98930

230914-23002  
Marvin & Joanne Vining  
211 Lindsey Ln  
Grandview, WA 98930

230914-31003  
Peter & Carole Schlotfeldt  
650 Wilson Hwy  
Grandview, WA 98930

230914-32403  
Leroy Radach  
703 N Fifth  
Grandview, WA 98930

230914-24010  
Donald & Terria Golladay  
2260 Factory Rd  
Sunnyside, WA 98944

230914-31004  
Patricia Schlotfeldt  
650 Wilson Hwy  
Grandview, WA 98930

230915-41408  
Raquel Zepeda  
6308 Turf Paradise Dr  
Pasco, WA 99301

230914-24006  
Felicitas & Maria Lara  
720 Wilson Hwy  
Grandview, WA 98930

230914-32001/230914-32004  
North 44 Homes LLC  
4001 S Vancouver St  
Kennewick, WA 99337

## Anita Palacios

---

**From:** Anita Palacios  
**Sent:** Tuesday, January 19, 2021 9:41 AM  
**To:** GRANDVIEW SCHOOL DISTRICT; PORT OF GRANDVIEW; ROZA IRRIGATION DISTRICT; SUNNYSIDE VALLEY IRRIGATION DISTRICT; WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov); WA STATE DEPT OF ECOLOGY; WA STATE DEPT OF ECOLOGY; WA STATE DEPT OF ECOLOGY - YAKIMA; WA STATE DEPT OF FISH & WILDLIFE; WA STATE DEPT OF HEALTH; WA STATE DEPT OF HISTORICAL PRESERVATION; WA STATE DEPT OF NATURAL RESOURCES; WA STATE DEPT OF SOCIAL & HEALTH SERVICES; WA STATE DEPT OF TRANSPORTATION; WA STATE DEPT OF TRANSPORTATION; YAKAMA NATION ; YAKIMA CO ENVIRONMENTAL HEALTH; YAKIMA CO FIRE DISTRICT NO. 5; YAKIMA CO PLANNING DEPT; YAKIMA CO REG TRANSPORTATION ORG; YAKIMA CO TRANSPORTATION SERVICES ; YAKIMA CO ZONING & SUBDIVISION; YAKIMA HEALTH DISTRICT; YAKIMA REGIONAL CLEAN AIR AUTHORITY  
**Cc:** Cus Arteaga  
**Subject:** City of Grandview - SEPA DNS - Rezone & CUP - Euclid Meadows Manufactured Home Park  
**Attachments:** City of Grandview - SEPA DNS - Rezone & CUP - Euclid Meadows Manufactured Home Park.pdf

See attached SEPA DNS from the City of Grandview on a rezone and conditional use permit for the Euclid Meadows Manufactured Home Park.

Anita G. Palacios, MMC  
City Clerk/Human Resources  
City of Grandview  
207 West Second Street  
Grandview, WA 98930  
PH: (509) 882-9208 or 882-9200  
Fax: (509) 882-3099  
[anitap@grandview.wa.us](mailto:anitap@grandview.wa.us)  
[www.grandview.wa.us](http://www.grandview.wa.us)





**CITY OF GRANDVIEW  
NOTICE OF DEVELOPMENT APPLICATION  
ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING**

The general public is hereby provided notice of the following development application, pursuant to Grandview Municipal Code (GMC) 14.07 and Washington Administrative Code (WAC) 197-11-355:

**Applicant(s):** North 44 Homes LLC

**Property Owner(s):** North 44 Homes LLC

**Proposed Project:** Euclid Meadows Manufactured Home Park – Rezone & Conditional Use Permit

**Current Zoning:** R-1 Low Density Residential & R-3 High Density Residential

**Proposed Zoning:** MR Manufactured Home Park

**Location of Project:** North of Grant Court and east of North Euclid Road, Grandview, Yakima County, Washington. Parcel Nos. 230914-32001 and 230914-32004

**Application Date:** December 7, 2020

**Application Acceptance:** January 13, 2021

**Decision-Making Authority:** City of Grandview

**Project Description:** Applicants request rezone and conditional use permit approval for a manufactured home park.

**Requested Approvals & Actions:** Rezone and conditional use permit approval.

**Existing Environmental Documents:** An Environmental Checklist has been prepared and is available from the City upon request.

A decision on this application will be made within 120 days of the date of the letter of completeness.

**Environmental Determination**

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 scheduled 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. Comments on the environmental impacts of this proposal must be received by **THURSDAY, FEBRUARY 4, 2021**.

### **Comment Period and Where to View Documents**

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at [www.grandview.wa.us](http://www.grandview.wa.us). All interested persons are invited to (a) comment on the application, (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) 882-9200, email: [anitap@grandview.wa.us](mailto:anitap@grandview.wa.us). Comments concerning the application should be submitted no later than **THURSDAY, FEBRUARY 4, 2021**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **THURSDAY, FEBRUARY 4, 2021** may not be considered in the staff report.

### **Public Hearing**

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **THURSDAY, FEBRUARY 18, 2021 at 3:00 p.m.**, via teleconference as follows:

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/146975677>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (646) 749-3122

- One-touch: <tel:+16467493122,146975677#>

Access Code: 146-975-677

Audio Pin: 1#

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/146975677>

The public hearing will consider the application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

### **CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – January 20, 2021

Property Posted: January 20, 2021

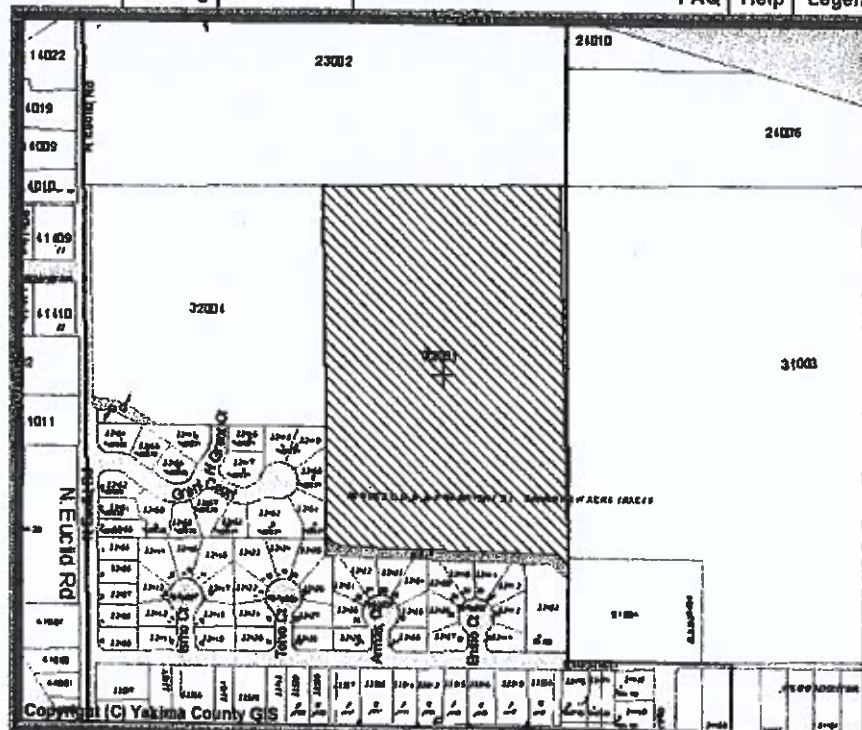
Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): January 19, 2021





Assessor | Planning | Real Estate

FAQ | Help | Legend | Search | Tools | Overview



Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.



Overlays: Aerial Photography

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

**Valley Title Guarantee**  
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www.vtgco.com  
(509) 248-4442

Easting(N) | Northing(N)

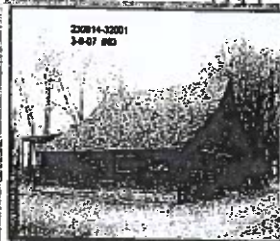
Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet  
Feet 200 400 600

Map | Report

PROPERTY PHOTOS: 1/1/1



PROPERTY INFORMATION AS OF 12/6/2020 11:06:33 PM

PRINTING

Parcel Address: UN-ASSIGNED, WA  
Parcel Owner(s): NORTH 44 HOMES LLC  
Parcel Number: 23091432001 Parcel Size: 15.3 Acre(s)  
Property Use: 81 Agricultural Not Current Use

Printer-Friendly Page

TAX AND ASSESSMENT INFORMATION

Detailed Report

Tax Code Area (TCA): 440 Tax Year: 2020  
Improvement Value: \$0 Land Value: \$73400  
Current Use Value: \$0 Current Use Improvement: \$0  
New Construction: \$0 Total Assessed Value: \$73400

Print Detailed MAP

RESIDENTIAL INFORMATION

SECTION MAPS

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/btln)	Carport
No Residence Information Found.									

Section Map 1in=400ft

SALE INFORMATION

Qtr SECTION MAPS

Excise	Sale Date	Sale Price	Grantor	Portion
419814	2/3/2011	\$216290	FLEM, LORRIE ANNETTE & RANDY	Y
457641	8/19/2020	\$1090000	FLEM, RANDY & LORRIE	N

NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
SW-Qtr 1"=200ft	SE-Qtr 1"=200ft

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OVERLAY INFORMATION

Zoning: Urban Growth Area	Jurisdiction: Grandview
FEMA 100 Year FEMA Map	Future Landuse Designation: Urban (City Limits) (Yakima County Plan 2016)
FIRM Panel Number: 83077C1925D	Download Map

LOCATION INFORMATION

\* Latitude: 46° 16' 51.435" \* Longitude: -119° 54' 42.046"  
Range: 23 Township: 09 Section: 14  
Narrative Description: Section 14 Township 09 Range 23 Quarter SW: That part of the East Half of the Northwest Quarter of the Southwest Quarter of Section 14, lying North of the right of way of Drainage D


DISCLAIMER

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**Yakima County GIS - Washington**  
**Land Information Portal**

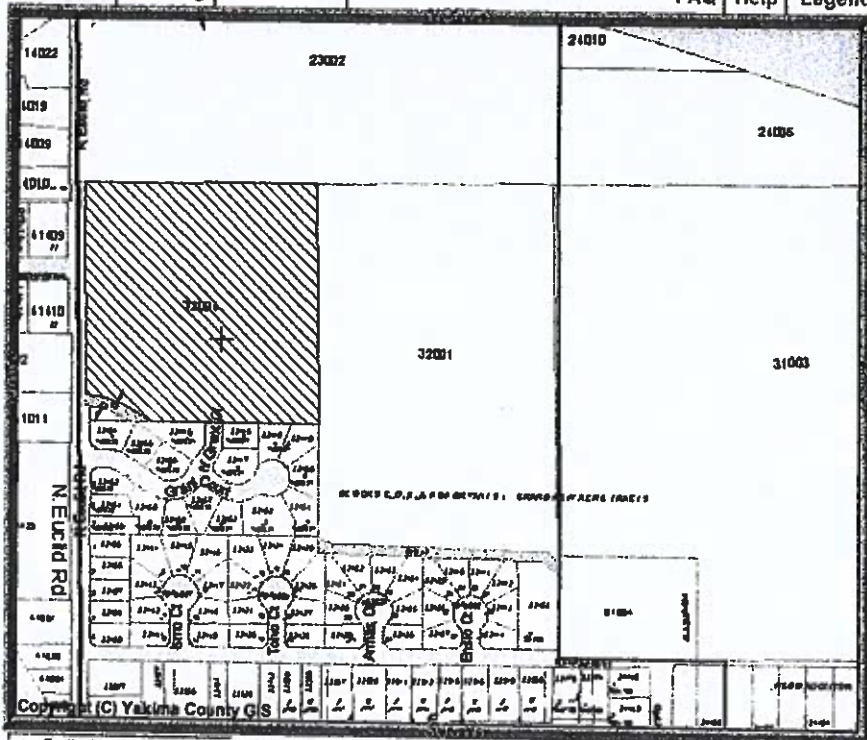
Yakima County Assessor  
 Yakima County GIS  
 Yakima County



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 509.248.7550

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MapScale: 1 inch = 400 ft.

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Map Report

Easting(R) | Northing(R)  
 Longitude(E) | Latitude(N)

Click Map to: **Get Information**

One Inch = 400 Feet  
 Feet 200 400 600

**PROPERTY PHOTOS**



**PROPERTY INFORMATION AS OF 12/6/2020 11:06:33 PM**

Parcel Address: UN-ASSIGNED, WA

Parcel Owner(s): NORTH 44 HOMES LLC

Parcel Number: **23091432004** Parcel Size: 9.84 Acre(s)

Property Use: 91 Undeveloped Land

**TAX AND ASSESSMENT INFORMATION**

Tax Code Area (TCA): 440	Tax Year: 2020
Improvement Value: \$0	Land Value: \$25300
Current Use Value: \$0	Current Use Improvement: \$0
New Construction: \$0	Total Assessed Value: \$25300

**RESIDENTIAL INFORMATION**

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	Carport
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Excise	Sale Date	Sale Price	Grantor	Portion
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**PRINTING**

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[Detailed Report](#)

[Print Detailed MAP](#)

**SECTION MAPS**

[Section Map 1in=400ft](#)

**Qtr SECTION MAPS**

NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
SW-Qtr 1"=200ft	SE-Qtr 1"=200ft

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FEMA 100 Year: FEMA Map	FIRM Panel Number: 53077C1925D
<a href="#">Download Map</a>	

**LOCATION INFORMATION**

+ Latitude: 46° 15' 52.305"    + Longitude: -119° 54' 50.669"

Narrative Description: N 10 AC OF W1/2 NW1/4 SW1/4 EX W 20FT CO. RD. & EX R-W OF D.D.NO.9    Range: 23    Township: 09    Section: 14

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# **EUCLID ROAD GRANDVIEW** **A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC. 14, TWN. 9 N., RGE. 23 E. W.M.** **CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON.**

**AHBL**  
 ALBERT H. BLOOM, JR.  
 SURVEYOR  
 1111 N. 2ND ST.  
 YAKIMA, WASH. 98901

**EUCLID ROAD  
 GRANDVIEW**

**DMS  
 DEVELOPMENT**  
 1111 N. 2ND ST.  
 YAKIMA, WASH. 98901

**DATE**  
 11/18/2020

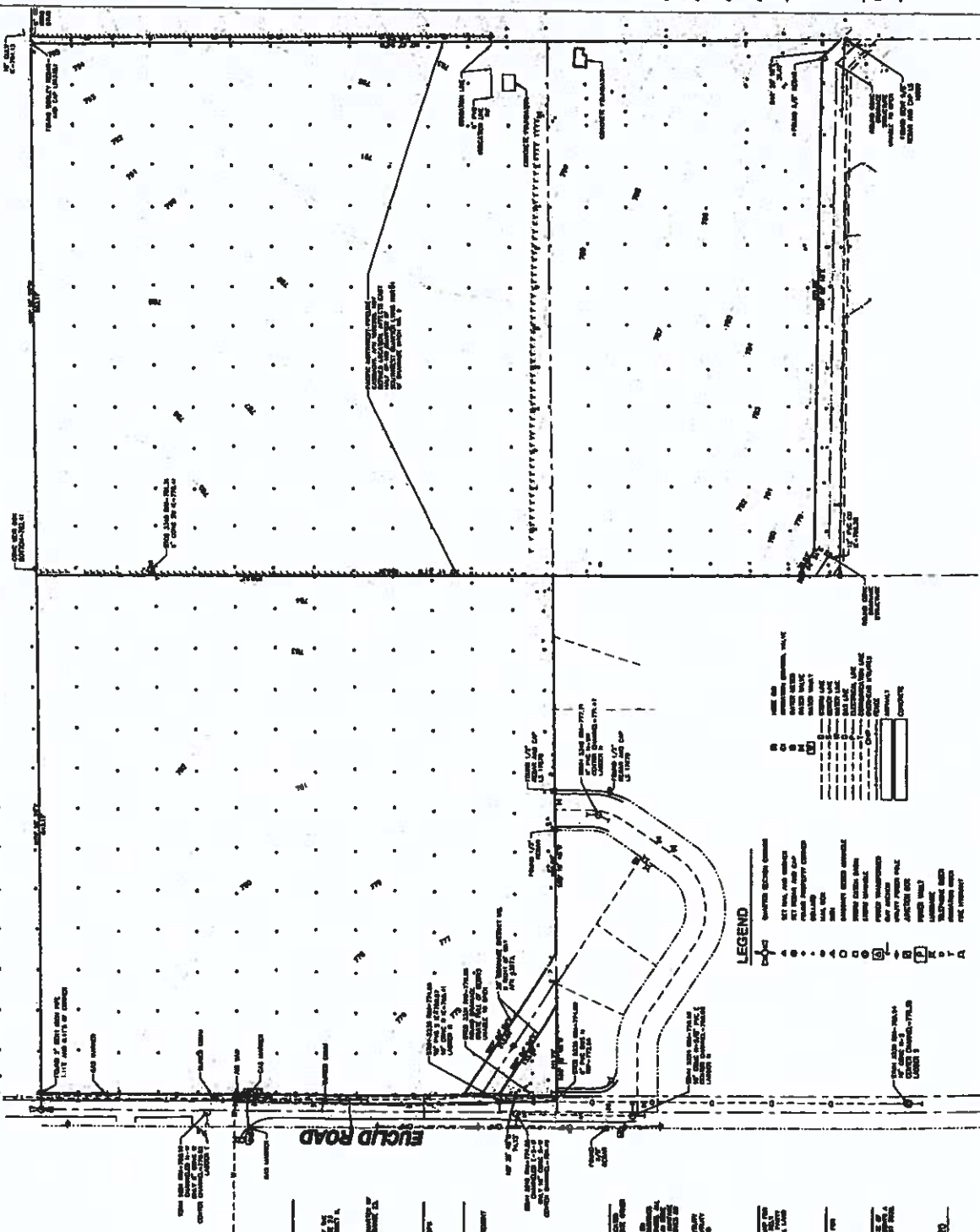
**PROJECT NO.**  
 1111N2020



**TOPOGRAPHIC  
 SURVEY**

**DATE**  
 11/18/2020

**1**  
 1 of 1



- LEGEND**
- Survey Point (Symbol)
  - Survey Line (Symbol)
  - Survey Boundary (Symbol)
  - Survey Area (Symbol)
  - Survey Feature (Symbol)
  - Survey Note (Symbol)
  - Survey Point (Symbol)
  - Survey Line (Symbol)
  - Survey Boundary (Symbol)
  - Survey Area (Symbol)
  - Survey Feature (Symbol)
  - Survey Note (Symbol)

**LEGAL DESCRIPTION**  
 A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC. 14, TWN. 9 N., RGE. 23 E. W.M.  
 CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON.

**VERTICAL DATUM**  
 THE VERTICAL DATUM FOR THIS SURVEY IS THE MEAN SEA LEVEL DATUM.

**BASIS OF BEARING**  
 THE BASIS OF BEARING FOR THIS SURVEY IS THE TRUE BEARING.

**UTILITY NOTES**  
 THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE AREA AND HAS NOTED THE PRESENCE OF UTILITIES. THE SURVEYOR HAS NOTED THE PRESENCE OF UTILITIES AND HAS NOTED THE PRESENCE OF UTILITIES.

**RELIANCE NOTE**  
 THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE AREA AND HAS NOTED THE PRESENCE OF UTILITIES. THE SURVEYOR HAS NOTED THE PRESENCE OF UTILITIES AND HAS NOTED THE PRESENCE OF UTILITIES.

**EQUIPMENT USED**  
 THE SURVEYOR HAS USED THE FOLLOWING EQUIPMENT: TOTAL STATION, GPS, LEVEL, TRIANGULATION, AND OTHER SURVEYING EQUIPMENT.

**SURVEYOR'S CERTIFICATE**  
 I, ALBERT H. BLOOM, JR., SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF WASHINGTON AND THAT I HAVE CONDUCTED THE SURVEY IN ACCORDANCE WITH THE WASHINGTON SURVEYING ACT.

**DATE**  
 11/18/2020

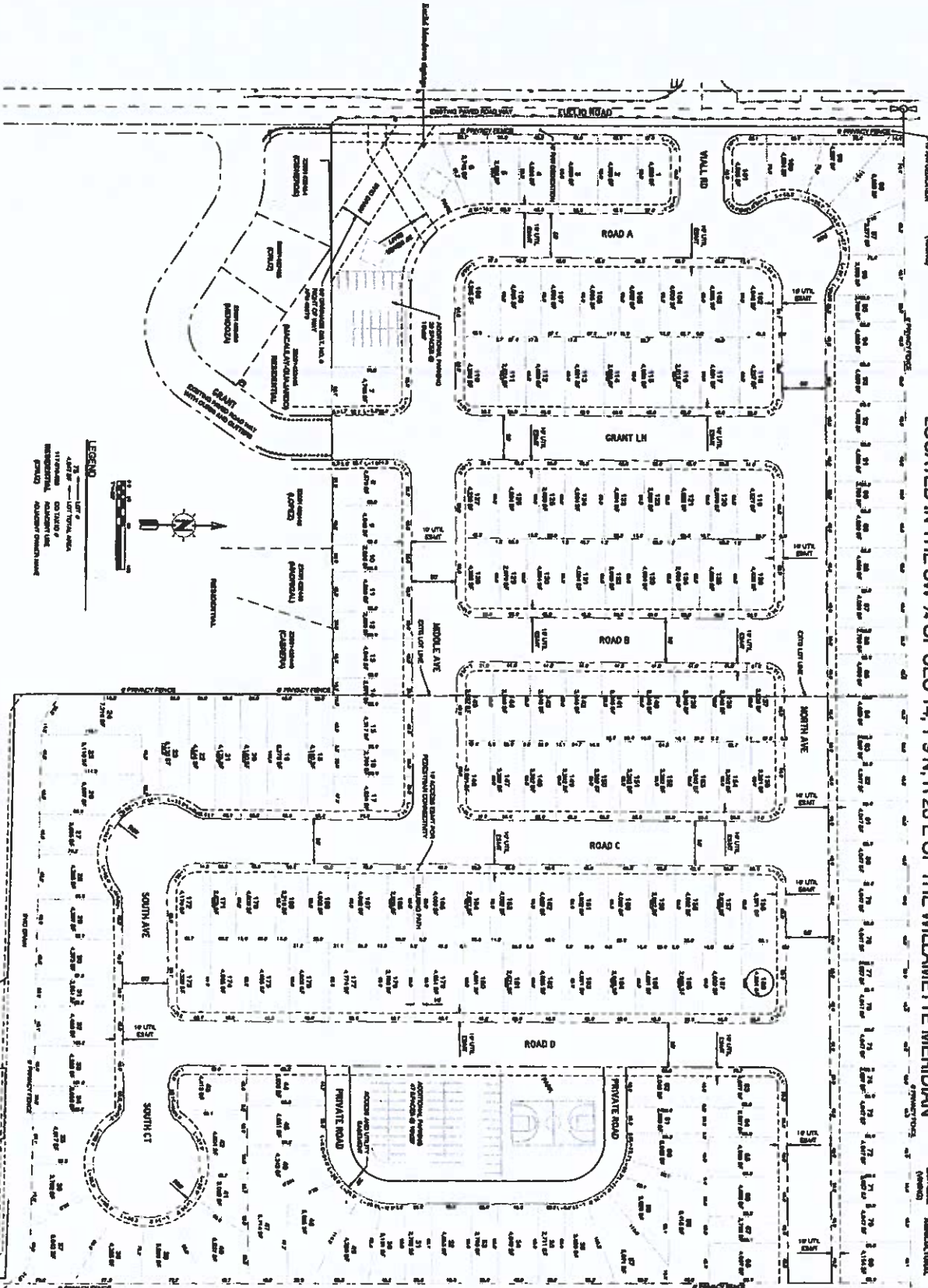
ASBESTOS

DEVELOPMENT

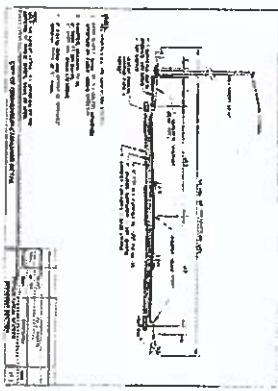
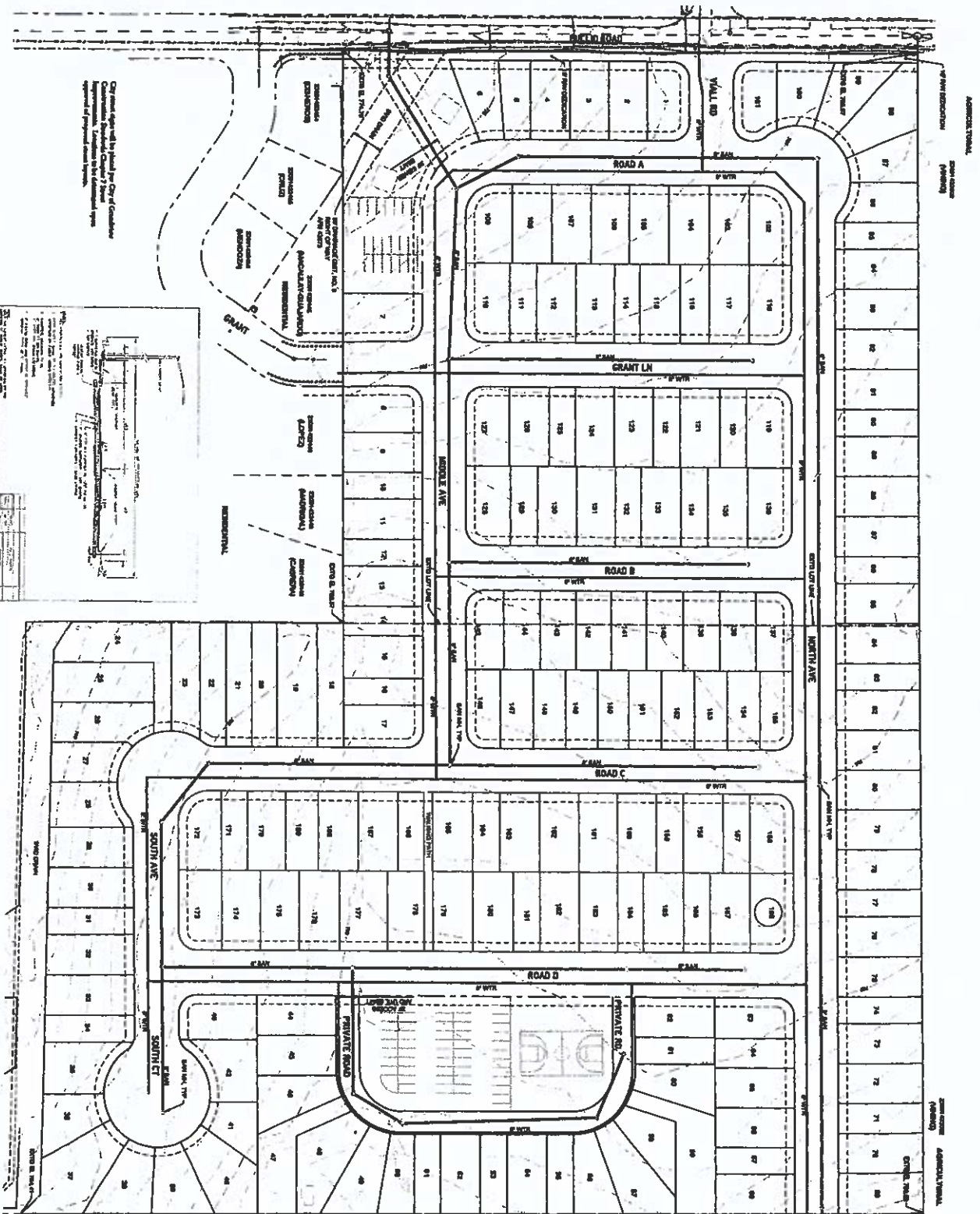
LOCATED IN THE SW 1/4 OF SEC 14, T 9 N, R 23 E OF THE WILLAMETTE MERIDIAN

APPROXIMATE

# EUCLID MEADOWS MHP







Preliminary Utility Plan for  
**Euclid Meadows MHP**  
 A project in the City of Grandview, WA

**ENGINEERING, PLLC**  
 7300 S. Duane Ave. Ste A  
 98001-5300  
 206.777.7777

**66**



**CITY OF GRANDVIEW  
CERTIFICATE OF POSTING PROPERTY**

I, JASON VILLANUEVA of the City of Grandview Public Works Department, hereby certify under penalty of the laws of the State of Washington that the following is true and correct:

That on the 20<sup>th</sup> day of January, 2021, I posted the attached **NOTICE OF DEVELOPMENT APPLICATION, ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING** with maps regarding a Rezone and Conditional Use Permit submitted by North 44 Homes LLC for Euclid Meadows Manufactured Home Park, Parcel Nos. 230914-32001 and 32004, located north of Grant Court and east of North Euclid Road, Grandview, Yakima County, Washington, as designated on the attached map.

Dated this 20<sup>th</sup> day of January, 2021.

**GRANDVIEW PUBLIC WORKS DEPARTMENT**

BY:   
Signature

JASON VILLANUEVA  
Printed Name





**CITY OF GRANDVIEW  
NOTICE OF DEVELOPMENT APPLICATION  
ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING**

The general public is hereby provided notice of the following development application, pursuant to Grandview Municipal Code (GMC) 14.07 and Washington Administrative Code (WAC) 197-11-355:

**Applicant(s):** North 44 Homes LLC

**Property Owner(s):** North 44 Homes LLC

**Proposed Project:** Euclid Meadows Manufactured Home Park – Rezone & Conditional Use Permit

**Current Zoning:** R-1 Low Density Residential & R-3 High Density Residential

**Proposed Zoning:** MR Manufactured Home Park

**Location of Project:** North of Grant Court and east of North Euclid Road, Grandview, Yakima County, Washington. Parcel Nos. 230914-32001 and 230914-32004

**Application Date:** December 7, 2020

**Application Acceptance:** January 13, 2021

**Decision-Making Authority:** City of Grandview

**Project Description:** Applicants request rezone and conditional use permit approval for a manufactured home park.

**Requested Approvals & Actions:** Rezone and conditional use permit approval.

**Existing Environmental Documents:** An Environmental Checklist has been prepared and is available from the City upon request.

A decision on this application will be made within 120 days of the date of the letter of completeness.

**Environmental Determination**

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 scheduled 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. Comments on the environmental impacts of this proposal must be received by **THURSDAY, FEBRUARY 4, 2021**.

### **Comment Period and Where to View Documents**

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at [www.grandview.wa.us](http://www.grandview.wa.us). All interested persons are invited to (a) comment on the application, (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) 882-9200, email: [anitap@grandview.wa.us](mailto:anitap@grandview.wa.us). Comments concerning the application should be submitted no later than **THURSDAY, FEBRUARY 4, 2021**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **THURSDAY, FEBRUARY 4, 2021** may not be considered in the staff report.

### **Public Hearing**

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **THURSDAY, FEBRUARY 18, 2021 at 3:00 p.m.**, via teleconference as follows:

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/146975677>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (646) 749-3122

- One-touch: <tel:+16467493122,146975677#>

Access Code: 146-975-677

Audio Pin: 1#

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The public hearing will consider the application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

### **CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – January 20, 2021

Property Posted: January 20, 2021

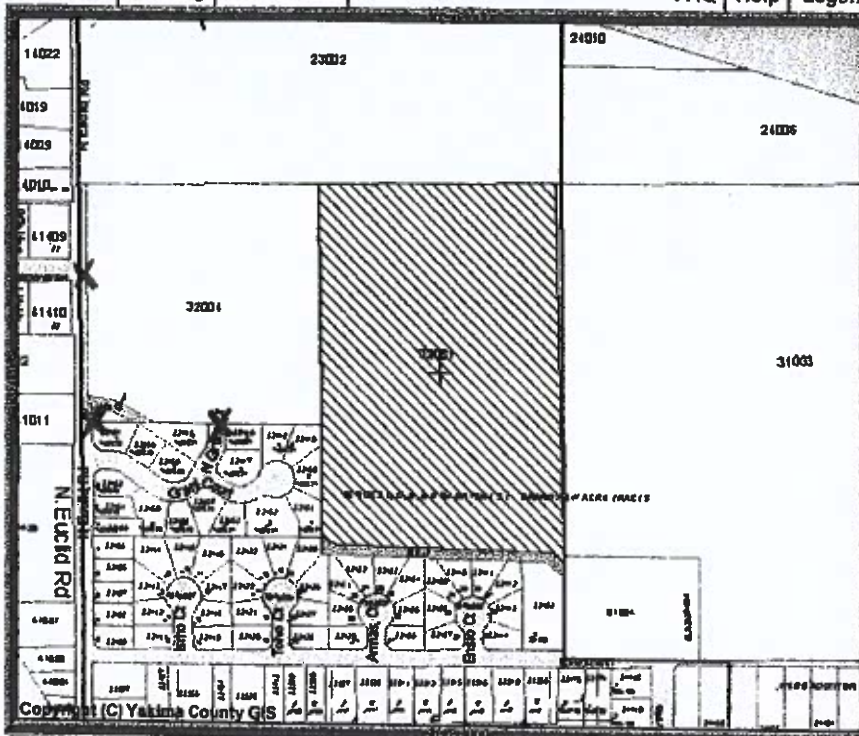
Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): January 19, 2021





Assessor | Planning | Real Estate

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Search By: ☒ Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: ☒ Aerial Photography

☐ FEMA ☐ Critical Areas  
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MapSize: ☒ Small (800x600)

Maps brought to you by:

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Eastings(N) | Northings(N)

Longitude(E) | Latitude(N)

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One Inch = 400 Feet  
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Map ☒ Report



PROPERTY INFORMATION AS OF 12/5/2020 11:06:33 PM	
Parcel Address:	UN-ASSIGNED, WA
Parcel Owner(s):	NORTH 44 HOMES LLC
Parcel Number:	23091432001
Parcel Size:	15.3 Acre(s)
Property Use:	61 Agricultural Not Current Use
TAX AND ASSESSMENT INFORMATION	
Tax Code Area (TCA):	440
Improvement Value:	\$0
Current Use Value:	\$0
New Construction:	\$0
Tax Year:	2020
Land Value:	\$73400
Current Use Improvement:	\$0
Total Assessed Value:	\$73400

PRINTING

Printer-Friendly Page

Detailed Report

Print Detailed MAP

**RESIDENTIAL INFORMATION**

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Basmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	Carport
No Residence Information Found.									

**SECTION MAPS**

Section Map 1in=400ft

**SALE INFORMATION**

Excise	Sale Date	Sale Price	Grantor	Portion
419814	2/3/2011	\$216290	FLEM, LORRIE ANNETTE & RANDY	Y
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**Qtr SECTION MAPS**

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**OVERLAY INFORMATION**

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Urban Growth Area:	Grandview	Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1826D
		Download Map	

**LOCATION INFORMATION**

+ Latitude: 48° 15' 51.435" + Longitude: 119° 54' 42.045"

Narrative Description: Section 14 Township 09 Range 23 Quarter SW: That part of the East Half of the Northwest Quarter of the Southwest Quarter of Section 14, lying North of the right of way of Drainage D

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# Yakima County GIS - Washington Land Information Portal

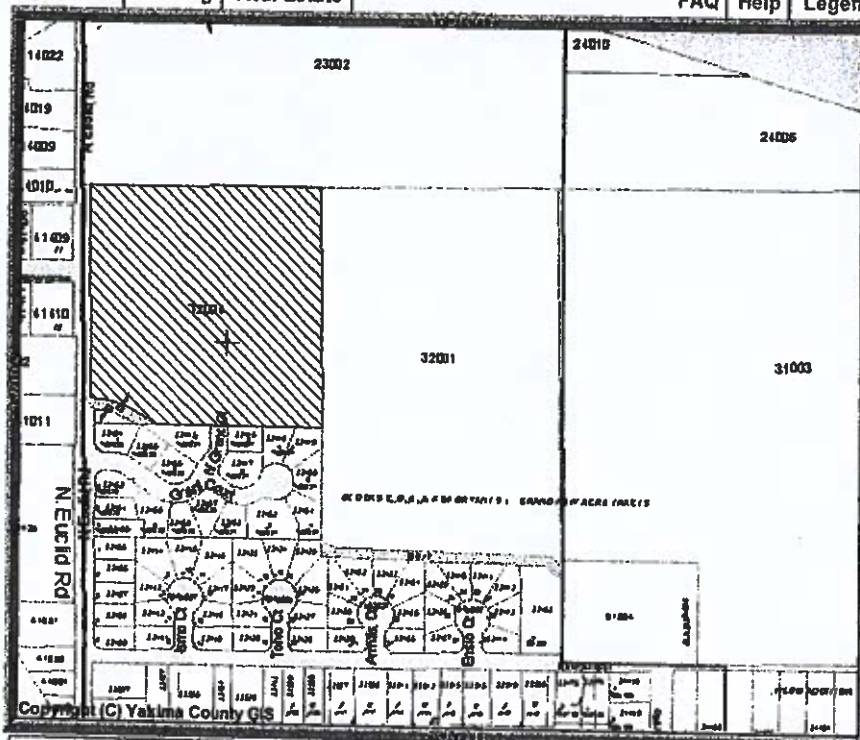
Yakima County Assessor  
Yakima County GIS  
Yakima County



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509.248.7550

Assessor | Planning | Real Estate

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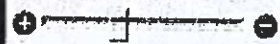
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Easting(N) | Northing(R)

Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet  
Feet 200 400 600

Map | Report

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 12/6/2020 11:05:33 PM		PRINTING					
		Parcel Address:	UN-ASSIGNED, WA	<div>Printer-Friendly Page</div> <div>Detailed Report</div> <div>Print Detailed MAP</div>					
		Parcel Owner(s):	NORTH 44 HOMES LLC						
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		Parcel Size:	9.54 Acres(s)						
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New Construction:		\$0	Total Assessed Value:	\$25300					
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Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport
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SALE INFORMATION						SECTION MAPS			
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FEMA 100 Year:	FEMA Map	Future Land Use Designation:	Urban (City Limits) (Yakima County Plan 2015)
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MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			



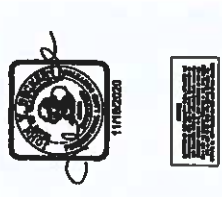
# **EUCLED ROAD GRANDVIEW** **A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC. 14, TWN. 9 N., RGE. 23 E. W.M.** **CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON.**

**BHBL**  
 BUREAU OF  
 TOPOGRAPHIC SURVEYING  
 11182020

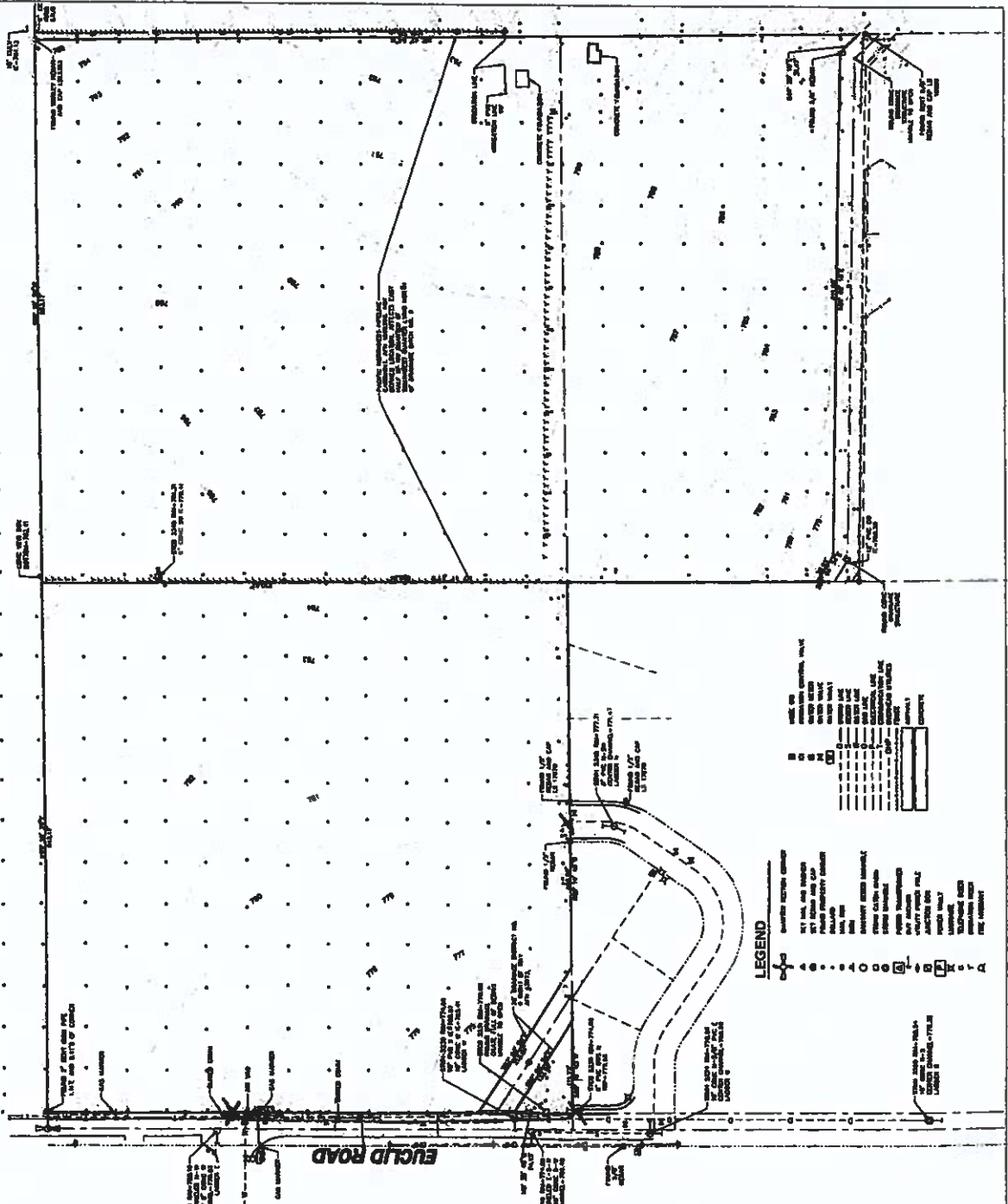
**DATA**  
 BASIS  
 DEVELOPMENT  
 FOR LANDSCAPE ARCHITECTURE  
 AND PLANNING  
 11182020

**DATE**  
 11/18/2020

**PROJECT NO.**  
 11182020



**TOPOGRAPHIC SURVEY**  
 1  
 1 of 1 Sheets



GRAPHIC SCALE  
 1" = 100'

**LEGAL DESCRIPTION**  
 A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC. 14, TWN. 9 N., RGE. 23 E. W.M.

**VERTICAL DATUM**  
 THE VERTICAL DATUM IS THE MEAN SEA LEVEL DATUM.

**BASIS OF BEARING**  
 THE BASIS OF BEARING IS THE TRUE NORTH.

**UTILITY NOTES**  
 THE LOCATION OF UTILITIES IS SHOWN BY DASHED LINES.

**REMARKS**  
 THE SURVEY WAS MADE BY THE BUREAU OF TOPOGRAPHIC SURVEYING.

**EQUIPMENT USED**  
 THE EQUIPMENT USED WAS A TOTAL STATION.

**SURVEYOR'S CERTIFICATE**  
 I, THE SURVEYOR, CERTIFY THAT THE SURVEY WAS MADE BY THE BUREAU OF TOPOGRAPHIC SURVEYING.

**REMARKS**  
 THE SURVEY WAS MADE BY THE BUREAU OF TOPOGRAPHIC SURVEYING.

**EQUIPMENT USED**  
 THE EQUIPMENT USED WAS A TOTAL STATION.

**SURVEYOR'S CERTIFICATE**  
 I, THE SURVEYOR, CERTIFY THAT THE SURVEY WAS MADE BY THE BUREAU OF TOPOGRAPHIC SURVEYING.

**REMARKS**  
 THE SURVEY WAS MADE BY THE BUREAU OF TOPOGRAPHIC SURVEYING.

**EQUIPMENT USED**  
 THE EQUIPMENT USED WAS A TOTAL STATION.

**SURVEYOR'S CERTIFICATE**  
 I, THE SURVEYOR, CERTIFY THAT THE SURVEY WAS MADE BY THE BUREAU OF TOPOGRAPHIC SURVEYING.

**REMARKS**  
 THE SURVEY WAS MADE BY THE BUREAU OF TOPOGRAPHIC SURVEYING.

**EQUIPMENT USED**  
 THE EQUIPMENT USED WAS A TOTAL STATION.

**SURVEYOR'S CERTIFICATE**  
 I, THE SURVEYOR, CERTIFY THAT THE SURVEY WAS MADE BY THE BUREAU OF TOPOGRAPHIC SURVEYING.

**REMARKS**  
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LOCATED IN THE SW ¼ OF SEC 14, T 9 N, R 23 E OF THE WILLAMETTE MERIDIAN



**DIVERSITY INDEX**

C000 00000/ACTIVATED WIND POWER PLANT  
C000 PERMANENT UTILITY PLANT

[illegible][illegible]

**CLARK COUNTY RECOVERY UNIT**  
5500-10000, 10000-20000, 20000-30000, 30000-40000, 40000-50000, 50000-60000, 60000-70000, 70000-80000, 80000-90000, 90000-100000, 100000-110000, 110000-120000, 120000-130000, 130000-140000, 140000-150000, 150000-160000, 160000-170000, 170000-180000, 180000-190000, 190000-200000, 200000-210000, 210000-220000, 220000-230000, 230000-240000, 240000-250000, 250000-260000, 260000-270000, 270000-280000, 280000-290000, 290000-300000, 300000-310000, 310000-320000, 320000-330000, 330000-340000, 340000-350000, 350000-360000, 360000-370000, 370000-380000, 380000-390000, 390000-400000, 400000-410000, 410000-420000, 420000-430000, 430000-440000, 440000-450000, 450000-460000, 460000-470000, 470000-480000, 480000-490000, 490000-500000, 500000-510000, 510000-520000, 520000-530000, 530000-540000, 540000-550000, 550000-560000, 560000-570000, 570000-580000, 580000-590000, 590000-600000, 600000-610000, 610000-620000, 620000-630000, 630000-640000, 640000-650000, 650000-660000, 660000-670000, 670000-680000, 680000-690000, 690000-700000, 700000-710000, 710000-720000, 720000-730000, 730000-740000, 740000-750000, 750000-760000, 760000-770000, 770000-780000, 780000-790000, 790000-800000, 800000-810000, 810000-820000, 820000-830000, 830000-840000, 840000-850000, 850000-860000, 860000-870000, 870000-880000, 880000-890000, 890000-900000, 900000-910000, 910000-920000, 920000-930000, 930000-940000, 940000-950000, 950000-960000, 960000-970000, 970000-980000, 980000-990000, 990000-1000000, 1000000-1010000, 1010000-1020000, 1020000-1030000, 1030000-1040000, 1040000-1050000, 1050000-1060000, 1060000-1070000, 1070000-1080000, 1080000-1090000, 1090000-1100000, 1100000-1110000, 1110000-1120000, 1120000-1130000, 1130000-1140000, 1140000-1150000, 1150000-1160000, 1160000-1170000, 1170000-1180000, 1180000-1190000, 1190000-1200000, 1200000-1210000, 1210000-1220000, 1220000-1230000, 1230000-1240000, 1240000-1250000, 1250000-1260000, 1260000-1270000, 1270000-1280000, 1280000-1290000, 1290000-1300000, 1300000-1310000, 1310000-1320000, 1320000-1330000, 1330000-1340000, 1340000-1350000, 1350000-1360000, 1360000-1370000, 1370000-1380000, 1380000-1390000, 1390000-1400000, 1400000-1410000, 1410000-1420000, 1420000-1430000, 1430000-1440000, 1440000-1450000, 1450000-1460000, 1460000-1470000, 1470000-1480000, 1480000-1490000, 1490000-1500000, 1500000-1510000, 1510000-1520000, 1520000-1530000, 1530000-1540000, 1540000-1550000, 1550000-1560000, 1560000-1570000, 1570000-1580000, 1580000-1590000, 1590000-1600000, 1600000-1610000, 1610000-1620000, 1620000-1630000, 1630000-1640000, 1640000-1650000, 1650000-1660000, 1660000-1670000, 1670000-1680000, 1680000-1690000, 1690000-1700000, 1700000-1710000, 1710000-1720000, 1720000-1730000, 1730000-1740000, 1740000-1750000, 1750000-1760000, 1760000-1770000, 1770000-1780000, 1780000-1790000, 1790000-1800000, 1800000-1810000, 1810000-1820000, 1820000-1830000, 1830000-1840000, 1840000-1850000, 1850000-1860000, 1860000-1870000, 1870000-1880000, 1880000-1890000, 1890000-1900000, 1900000-1910000, 1910000-1920000, 1920000-1930000, 1930000-1940000, 1940000-1950000, 1950000-1960000, 1960000-1970000, 1970000-1980000, 1980000-1990000, 1990000-2000000, 2000000-2010000, 2010000-2020000, 2020000-2030000, 2030000-2040000, 2040000-2050000, 2050000-2060000, 2060000-2070000, 2070000-2080000, 2080000-2090000, 2090000-2100000, 2100000-2110000, 2110000-2120000, 2120000-2130000, 2130000-2140000, 2140000-2150000, 2150000-2160000, 2160000-2170000, 2170000-2180000, 2180000-2190000, 2190000-2200000, 2200000-2210000, 2210000-2220000, 2220000-2230000, 2230000-2240000, 2240000-2250000, 2250000-2260000, 2260000-2270000, 2270000-2280000, 2280000-2290000, 2290000-2300000, 2300000-2310000, 2310000-2320000, 2320000-2330000, 2330000-2340000, 2340000-2350000, 2350000-2360000, 2360000-2370000, 2370000-2380000, 2380000-2390000, 2390000-2400000, 2400000-2410000, 2410000-2420000, 2420000-2430000, 2430000-2440000, 2440000-2450000, 2450000-2460000, 2460000-2470000, 2470000-2480000, 2480000-2490000, 2490000-2500000, 2500000-2510000, 2510000-2520000, 2520000-2530000,

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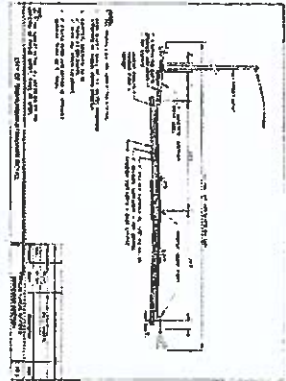
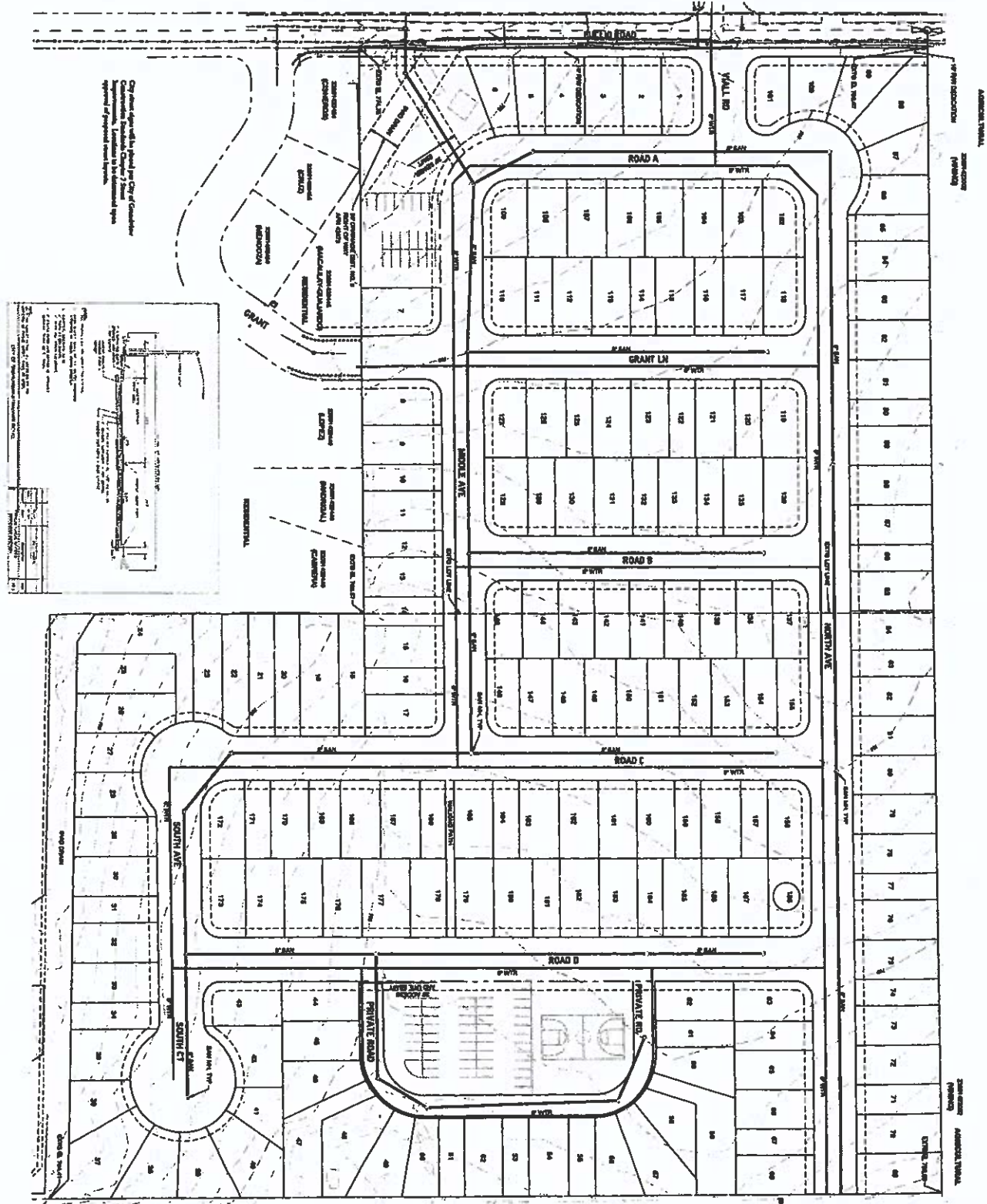



C:\DO	DATE	NOTED BY	Drawn by: JRG Checked by: JRG at: 10/14/98 08:10 AM	Preliminary layout for: <h1>Euclid Meadows MHP</h1> A project in the City of Grandview, WA

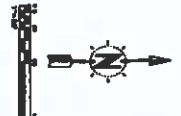
**J E** **ENGINEERING, PLLC**  
ONE GUNPOWDER  
PLAZA  
FLORENCE, ALABAMA 36633  
7700 N. Decker Ave, STE A     Gulfport, MS 39320

73





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## AFFIDAVIT OF PUBLICATION

State of Washington } ss.  
County of Yakima }

The undersigned on oath states that

Suzie Zuniga  
is an authorized representative of the GRANDVIEW HERALD, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Grandview, Yakima County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper. The notice, in the exact form annexed, was published in regular issues of The GRANDVIEW HERALD, which was regularly distributed to its subscribers during the below stated period.

The annexed notice, a Notice

City of Grandview

was published on January 20, 2021

The amount of the fee charged for the foregoing publication is the sum of \$ 151.75 which amount has been paid in full.

Suzie Zuniga

Subscribed and sworn to before me on

January 20, 2021

Annette C. Jones

Notary Public for the State of Washington

## Notice

**CITY OF GRANDVIEW  
NOTICE OF DEVELOPMENT APPLICATION  
ENVIRONMENTAL DETERMINATION & NOTICE OF  
PUBLIC HEARING**

The general public is hereby provided notice of the following development application, pursuant to Grandview Municipal Code (GMC) 14.07 and Washington Administrative Code (WAC) 19 11-355:

**Applicant(s):** North 44 Homes LLC

**Property Owner(s):** North 44 Homes LLC

**Proposed Project:** Euclid Meadows Manufactured Home Park Rezone & Conditional Use Permit

**Current Zoning:** R-1 Low Density Residential & R-3 High Density Residential

**Proposed Zoning:** MR Manufactured Home Park

**Location of Project:** North of Grant Court and east of No Euclid Road, Grandview, Yakima County, Washington. Parcel Nos. 230914-32001 and 230914-32004

**Application Date:** December 7, 2020

**Application Acceptance:** January 13, 2021

**Decision-Making Authority:** City of Grandview

**Project Description:** Applicants request rezoning and conditional use permit approval for a manufactured home park.

**Requested Approvals & Actions:** Rezone and conditional use permit approval.

**Existing Environmental Documents:** An Environmental Checklist has been prepared and is available from the City upon request.

A decision on this application will be made within 120 days of the date of the letter of completeness.

**Environmental Determination**

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. City is utilizing the optional DNS process set forth in V 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal includes mitigation measures under applicable codes, and 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 participation in any hearings on the application, if any are scheduled 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. Comments on the environmental impacts of this proposal must be received by **THURSDAY, FEBRUARY 4, 2021**.

**Comment Period and Where to View Documents**

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at [www.grandview.wa.us](http://www.grandview.wa.us). All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearing, 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) 9200, email: [anitap@grandview.wa.us](mailto:anitap@grandview.wa.us). Comments concerning the application should be submitted no later than **THURSDAY, FEBRUARY 4, 2021**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **THURSDAY, FEBRUARY 4, 2021** may not be considered in the staff report.

**Public Hearing**

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **THURSDAY, FEBRUARY 18, 2021 at 3:00 p.m.**, via teleconference as follows: Please join the meeting from your computer, tablet, or smartphone.

<https://global.gotomeeting.com/join/146975677>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below instantly.)

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The public hearing will consider the application of the described above. To request accommodation or special contact Anita Palacios, City Clerk, 24-hours in advance: 882-9200. Interpreters will be available upon request. All accommodations provided upon request.



## Anita Palacios

---

**From:** John Wilson <john.wilson@co.yakima.wa.us>  
**Sent:** Tuesday, January 19, 2021 3:39 PM  
**To:** Anita Palacios  
**Subject:** RE: City of Grandview - SEPA DNS - Rezone & CUP - Euclid Meadows Manufactured Home Park

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**CAUTION:** External Email

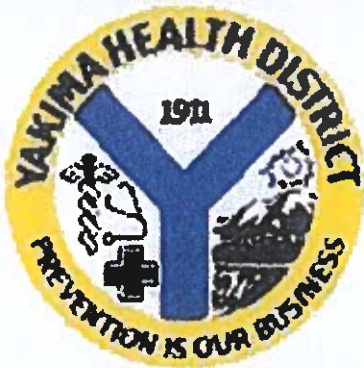
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Hi Anita,

The proposed mobile home park will be served by the City of Grandview with water and sewer services. No other comments are necessary from Yakima Health District.

### John Wilson, R.S.

Environmental Health Specialist  
Yakima Health District  
Phone: 509.249.6568  
Fax: 509.249.6668  
<http://www.yakimapublichealth.org>



**From:** Anita Palacios [mailto:anitap@grandview.wa.us]  
**Sent:** Tuesday, January 19, 2021 9:41 AM  
**To:** GRANDVIEW SCHOOL DISTRICT <bshreeve@gsd200.org>; PORT OF GRANDVIEW <wineman@televar.com>; ROZA IRRIGATION DISTRICT <wsonnichsen@roza.org>; Diane Weber <weberd@svid.org>; WADOC SEPA <Reviewteam@commerce.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; WA STATE DEPT OF ECOLOGY <lori.white@ecy.wa.gov>; WA STATE DEPT OF ECOLOGY - YAKIMA <gcle461@ecy.wa.gov>; WA STATE DEPT OF FISH & WILDLIFE <teamyakima@dfw.wa.gov>; WA STATE DEPT OF HEALTH <hsqa.csc@doh.wa.gov>; WA STATE DEPT OF HISTORICAL PRESERVATION <sepa@dahp.gov>; WADNR SEPA <sepacenter@dnr.wa.gov>; Will Ward <wardww@dshs.wa.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; WSDOT Planning <SCPlanning@wsdot.wa.gov>; YAKAMA NATION <kate@yakama.com>; John Wilson <john.wilson@co.yakima.wa.us>; YAKIMA CO FIRE DISTRICT NO. 5 <payroll@ycfd5.org>; Thomas Carroll <thomas.carroll@co.yakima.wa.us>; Alan Adolf <alan.adolf@yvcog.org>; Matt Pietrusiewicz <matt.pietrusiewicz@co.yakima.wa.us>; Jason Earles <jason.earles@co.yakima.wa.us>; YAKIMA HEALTH DISTRICT <yhd.help@co.yakima.wa.us>; Hasan Tahat <hasan@yrcaa.org>  
**Cc:** Cus Arteaga <carteaga@grandview.wa.us>  
**Subject:** City of Grandview - SEPA DNS - Rezone & CUP - Euclid Meadows Manufactured Home Park

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**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

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January 21, 2021

Cus Arteaga  
City of Grandview  
207 West Second Street  
Grandview, WA 98930

**RECEIVED**

**JAN 26 2020**

**CITY OF GRANDVIEW**

**Type of Application:** DNS/SEPA

**Name of Applicant:** North 44 Homes LLC

**Name of Project:** Euclid Meadows Manufactured Home Park – Rezone & Conditional Use Permit

**Parcel Nos.:** 230914-32001 and 230914-32004

Mr. Arteaga,

This office has reviewed the proposed project. Sunnyside Valley Irrigation District (SVID) has the following comments:

SVID piped drain DR 9 runs through the southwest corner of parcel 230914-32004. The location of the SVID drain is approximately shown on the enclosed Vicinity Map.

The following restrictions apply to SVID easement or right of way.

- Buildings are not allowed within SVID easement or right-of-way.
- Trees are not allowed within SVID easement or right-of-way.
- Re-grading or removal of soil will not be allowed within SVID easement or right-of-way.
- Use of SVID easement or right-of-way for roadways, parking lots, fencing, aerial and/or underground utility crossings, etc. must be permitted, and will only be allowed with prior approval through SVID's permitting process.

Thank you for the opportunity to comment. If you have any questions please contact Diane Weber at (509) 837-6980 or [weberd@svid.org](mailto:weberd@svid.org).

Sincerely,

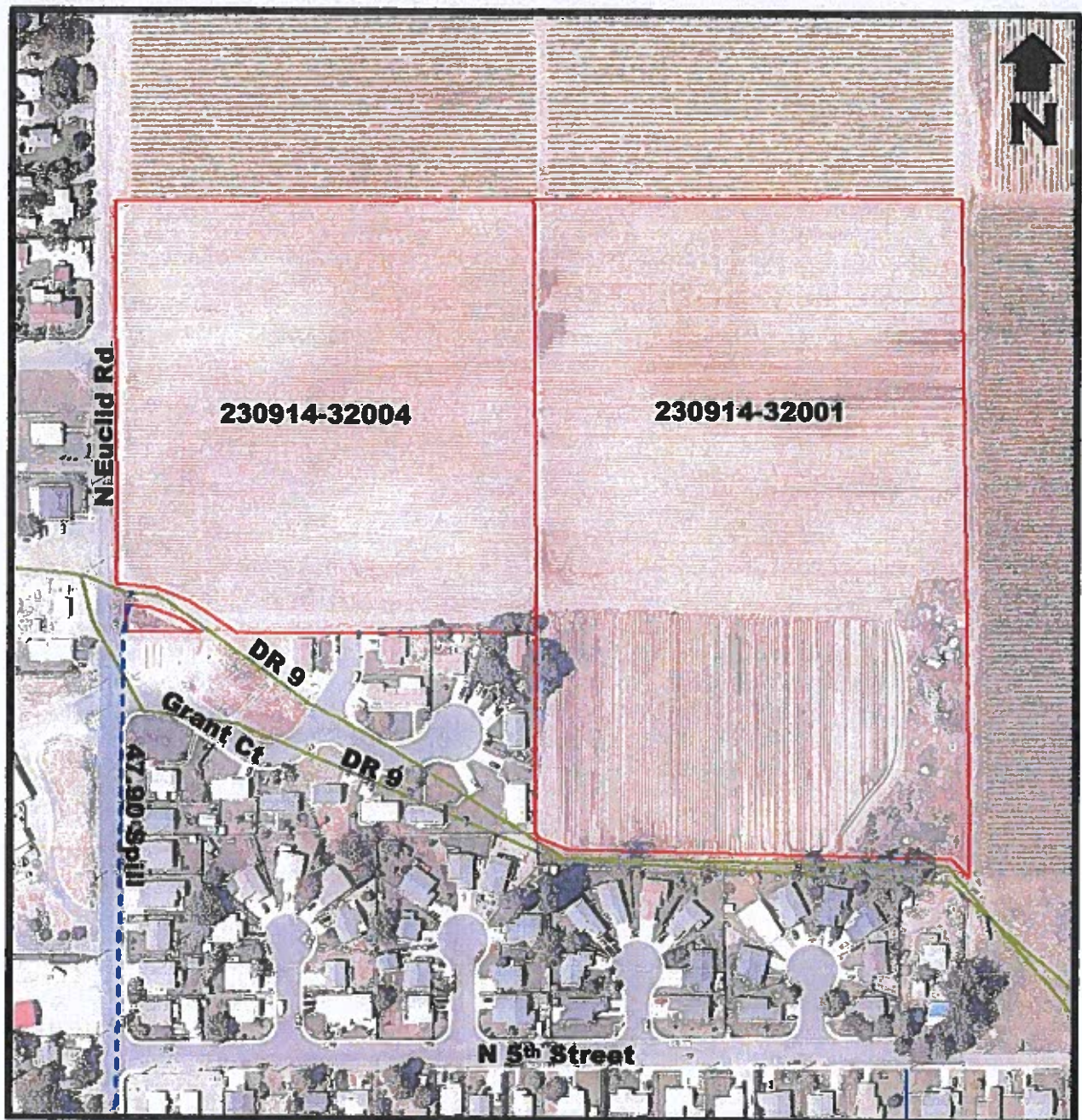


Ron C. Cowin, P.E.  
Assistant Manager – Engineering

Enclosure: Vicinity Map



## VICINITY MAP



VICINITY MAP IS FOR VISUAL REFERENCE ONLY.  
ACCURACY IS NOT GUARANTEED.



## Anita Palacios

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**From:** Gruber, John <GruberJ@wsdot.wa.gov>  
**Sent:** Monday, February 1, 2021 11:06 AM  
**To:** Anita Palacios  
**Cc:** Gonseth, Paul; Prilucik, Jacob; Gilman, Celeste; Shute, Kara  
**Subject:** RE: [EXTERNAL] City of Grandview - SEPA DNS - Rezone & CUP - Euclid Meadows Manufactured Home Park  
**Attachments:** Grandview\_Euclid Meadows Manuf Home Park.pdf

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**CAUTION:** External Email

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Anita,

Attached are WSDOT's comments regarding the Euclid Meadows Manufactured Home Park rezone and Conditional Use Permit.

*John Gruber  
(509) 577-1636  
Transportation Planning Specialist  
WSDOT South Central Region*

**From:** Anita Palacios <anitap@grandview.wa.us>  
**Sent:** Tuesday, January 19, 2021 9:41 AM  
**To:** GRANDVIEW SCHOOL DISTRICT <bshreeve@gsd200.org>; PORT OF GRANDVIEW <wineman@televar.com>; ROZA IRRIGATION DISTRICT <wsonnichsen@roza.org>; SUNNYSIDE VALLEY IRRIGATION DISTRICT <weberd@svid.org>; WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov) <reviewteam@commerce.wa.gov>; WA STATE DEPT OF ECOLOGY <separegister@ecy.wa.gov>; WA STATE DEPT OF ECOLOGY <lori.white@ecy.wa.gov>; WA STATE DEPT OF ECOLOGY - YAKIMA <gcle461@ecy.wa.gov>; WA STATE DEPT OF FISH & WILDLIFE <teamyakima@dfw.wa.gov>; WA STATE DEPT OF HEALTH <hsqa.csc@doh.wa.gov>; WA STATE DEPT OF HISTORICAL PRESERVATION <sepa@dahp.gov>; WA STATE DEPT OF NATURAL RESOURCES <sepacenter@dnr.wa.gov>; WA STATE DEPT OF SOCIAL & HEALTH SERVICES <wardww@dshs.wa.gov>; Gonseth, Paul <GonsetP@wsdot.wa.gov>; WSDOT SC Planning Mailbox <SCPlanning@WSDOT.WA.GOV>; YAKAMA NATION <kate@yakama.com>; YAKIMA CO ENVIRONMENTAL HEALTH <John.wilson@co.yakima.wa.us>; YAKIMA CO FIRE DISTRICT NO. 5 <payroll@ycfd5.org>; YAKIMA CO PLANNING DEPT <thomas.carroll@co.yakima.wa.us>; YAKIMA CO REG TRANSPORTATION ORG <alan.adolf@co.yakima.wa.us>; YAKIMA CO TRANSPORTATION SERVICES <matt.pietrusiewicz@co.yakima.wa.us>; YAKIMA CO ZONING & SUBDIVISION <jason.earles@co.yakima.wa.us>; YAKIMA HEALTH DISTRICT <yhd.help@co.yakima.wa.us>; YAKIMA REGIONAL CLEAN AIR AUTHORITY <hasan@yrcaa.org>  
**Cc:** Cus Arteaga <carteaga@grandview.wa.us>  
**Subject:** [EXTERNAL] City of Grandview - SEPA DNS - Rezone & CUP - Euclid Meadows Manufactured Home Park

**WARNING:** This email originated from outside of WSDOT. Please use caution with links and attachments.

See attached SEPA DNS from the City of Grandview on a rezone and conditional use permit for the Euclid Meadows Manufactured Home Park.

Anita G. Palacios, MMC  
City Clerk/Human Resources  
City of Grandview





February 1, 2021

City of Grandview  
207 West Second Street  
Grandview, WA 98930

Attention: Cus Arteaga, City Administrator

Subject: Euclid Meadows Manufactured Home Park  
Rezone R-1 & R-3 to Manufactured Home Park (MR)

We have reviewed the proposed rezone and Conditional Use Permit. The subject property is not adjacent to any state highway, but is about 500 feet south of Interstate 82 (I-82). The applicant plans to construct approximately 188 Manufactured Homes on the site. We have the following comments.

- The applicant indicates the development will generate about 940 vehicle trips per day with 10 percent of the trips occurring during the 4:00 to 6:00 PM peak hour. These seem to be good estimates. We anticipate some of these trips will use I-82, most likely using Exit 73 (Yakima Valley Highway/Stover Road).

We are not opposed to this proposal; however, we are concerned with the cumulative impact development will have on the I-82 Exit 73 interchange. Exit 73 currently operates within acceptable safety and operational standards and it is to the benefit of the city, state, and future developers to preserve this facility's efficiency. At some point, development will create the need for improvement(s) at the interchange and we encourage the city to continue to coordinate with the department as developments are proposed.

- I-82 is an existing facility and the proponent will be generating more noise-sensitive land uses. The proponent and future residents should be aware that they are proposing residential development in an area with traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, I-82 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.

- Any proposed lighting should be directed down towards the site and away from I-82.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

A handwritten signature in black ink that reads "Paul Gonseth". The signature is written in a cursive, flowing style.

Paul Gonseth, P.E.  
Region Planning Engineer

PG: jg/jjp

cc: Kara Shute, Area 3 Maintenance Superintendent  
Celeste Gilman, WSDOT Multimodal Planning



## Anita Palacios

---

**From:** Mary Alaniz <maryalaniz@outlook.com>  
**Sent:** Tuesday, February 2, 2021 7:36 PM  
**To:** Anita Palacios  
**Subject:** Comments Related to Proposed Project Euclid Meadows Manufactured Home Park

---

**CAUTION:** External Email

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Our family has resided at 706 N. Euclid for approximately 40 years and we would like express our concerns in regards such a impactful proposed development. It is our concerned that our family and neighborhood will be directly affected by the size of such project.

### **These are our concerns that affect us directly:**

1- For as long as we have lived at this address right across the street from the proposed project, we have experience the presence of fauna. There are geese, skunks, coyotes, ducks, doves, and occasionally deer. Is this something considered in the environmental review?

2- How is crime addressed with such a condensed proposal? With the most recent addition parallel to Euclid (Grant Court, Ismo Court, Toho Court, Armas Court, Enslo Court) the crime activity has affected us time after time. Property has been stolen several times. Police reports have been filed and no positive results have been delivered. How is security going to be addressed for this project?

3- Pollution from such a dense site plan is another concern. If you travel 500 ft. from the site the presence of trash and other items is there; 12 months out of the year. We have filed several complaints to the city with no positive results. In my opinion the city has not addressed this issue or complaints. With this new development proposal and so many spaces assigned to the project we feel that this issue will worsen.

4-The issue of lighting is also another concern. Our street is very dark contributing to crime. The couple of streets light that are currently there will not be enough. We predict that having so many families moving into the area will definitely bring more activity to the streets.

5- Traffic is another concern. We have many cars driving at high speeds through N. Euclid. Adding 180+ families to this area and the number of parking spaces the is proposed is alarming on the amount of traffic that is going to be coming through. Neighbors on Viall Rd. complaint about having a hard time back out of their homes because of the constant traffic. Which will only get worse. There have been several accident on N.Euclid and Viall rd.

### **These are the concerns about the proposed site plan:**

1- The proposed public space (Basketball Court) seems to be the only public space for the entire site. If we average 2 kids per household we can project 360 kids for the use of that space. Is this appropriate? This proposal is not taking into consideration other population except maybe the youth. There is no playground for kids and toddlers and definitely no space for any other population or activity. Is a basketball court adjunct

to a parking lot with approximately 47 parking spaces appropriate to accommodate such dense population? This could lead to vandalism and deterioration very quickly.

2- The two parking spaces assigned to each lot - is that enough? Would parking on the street be allowed? The extra parking spaces should be assigned through out such a big site. As is there are only two extra visitor parking lots. We can predict that the over flow parking will happen on Euclid if this this parking setting is not resolve to be more through out the site.

3- The project does not address side walk on N. Euclid Rd. Is there a fence that will be placed along N. Euclid Rd.? We would suggest a concrete block fence on the proposed site. This will allow better privacy and will prevent sound pollution from the development.

3- Is the owner responsible for maintaining the privacy fence line on N. Euclid? Has this been address?

4- There is a gas line on the intersection of N.Euclid and Viall Rd. This has been a hazard that I think should be address because of the amount of traffic activity that this project generate.

5- Is this going to drop the value of our property? Are these manufactured home new or used? I am concern that if old manufactured home are put in place our property value is going to drop. These types of homes have a tendency to deteriorate faster then a stick home. Are people allowed to bring their own manufacture homes or are these new homes?

With best regards

Mary and Terry Alaniz  
706 N. Euclid  
Grandview WA 98930  
509-305-7027 cell  
509-439-0987 cell  
maryalaniz@gmail.com



## Anita Palacios

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**From:** Hasan Tahat <hasan@yrcaa.org>  
**Sent:** Thursday, February 4, 2021 3:59 PM  
**To:** Anita Palacios  
**Subject:** RE: City of Grandview - SEPA DNS - Rezone & CUP - Euclid Meadows Manufactured Home Park  
**Attachments:** Euclid Meadows Manufactured Home Park SEPA.doc

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**CAUTION:** External Email

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Hi Anita:  
Please find attached our comments for the above subjects. Thank you.  
Best regards,

Hasan M. Tahat, Ph.D.  
Compliance, Engineering and Planning Division Supervisor  
Yakima Regional Clean Air Agency  
186 Iron Horse Ct. Suite 101. Yakima, WA. 98901  
Tel: (509) 834-2050 ext. 105  
Fax: (509) 834-2060  
E-mail: [hasan@yrcaa.org](mailto:hasan@yrcaa.org)

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**From:** Anita Palacios [mailto:[anitap@grandview.wa.us](mailto:anitap@grandview.wa.us)]  
**Sent:** Tuesday, January 19, 2021 9:41 AM  
**To:** GRANDVIEW SCHOOL DISTRICT; PORT OF GRANDVIEW; ROZA IRRIGATION DISTRICT; SUNNYSIDE VALLEY IRRIGATION DISTRICT; WA STATE DEPT OF COMMERCE ([reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov)); WA STATE DEPT OF ECOLOGY; WA STATE DEPT OF ECOLOGY; WA STATE DEPT OF ECOLOGY - YAKIMA; WA STATE DEPT OF FISH & WILDLIFE; WA STATE DEPT OF HEALTH; WA STATE DEPT OF HISTORICAL PRESERVATION; WA STATE DEPT OF NATURAL RESOURCES; WA STATE DEPT OF SOCIAL & HEALTH SERVICES; WA STATE DEPT OF TRANSPORTATION; WA STATE DEPT OF TRANSPORTATION; YAKAMA NATION ; YAKIMA CO ENVIRONMENTAL HEALTH; YAKIMA CO FIRE DISTRICT NO. 5; YAKIMA CO PLANNING DEPT; YAKIMA CO REG TRANSPORTATION ORG; YAKIMA CO TRANSPORTATION SERVICES ; YAKIMA CO ZONING & SUBDIVISION; YAKIMA HEALTH DISTRICT; Hasan Tahat  
**Cc:** Cus Arteaga  
**Subject:** City of Grandview - SEPA DNS - Rezone & CUP - Euclid Meadows Manufactured Home Park

See attached SEPA DNS from the City of Grandview on a rezone and conditional use permit for the Euclid Meadows Manufactured Home Park.

Anita G. Palacios, MMC  
City Clerk/Human Resources  
City of Grandview  
207 West Second Street  
Grandview, WA 98930  
PH: (509) 882-9208 or 882-9200  
Fax: (509) 882-3099  
[anitap@grandview.wa.us](mailto:anitap@grandview.wa.us)  
[www.grandview.wa.us](http://www.grandview.wa.us)



186 Iron Horse Court, Suite 101 Yakima WA 98901  
Phone: (509) 834-2050 Fax: (509) 834-2060  
[yakimacleanair.org](http://yakimacleanair.org)

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February 4, 2021

Cus Arteaga, City Administrator/ Public Works Director  
City of Grandview  
207 W. 2<sup>nd</sup> Street  
Grandview, WA 98930

**RE: City of Grandview - SEPA DNS - Rezone & CUP - Euclid Meadows Manufactured Home Park**

Dear Mr. Arteaga:

Thank you for providing the Yakima Regional Clean Air Agency (YRCAA) the opportunity to review and comment on the City of Grandview's Euclid Meadows Manufactured Home Park Project.

Following review YRCAA has the following comment(s):

1. Contractors doing demolition, excavation, clearing, construction, or landscaping work must file a Dust Control Plan with YRCAA and get approval, prior to the start of any work.

Thank you for the opportunity to connect with the county's continued support in protecting the air quality in Yakima County.

Best regards,

Hasan M. Tahat, Ph.D.  
Engineering and Planning Division Supervisor

Cc: Proponent and File



## Cus Arteaga

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**From:** ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>  
**Sent:** Tuesday, February 2, 2021 3:21 PM  
**To:** Cus Arteaga  
**Subject:** 202100263 Comments for Euclid Meadows Manufactured Home Park  
**Attachments:** 202100263 North 44 Homes LLC.pdf

**CAUTION:** External Email

Please see the attached comment letter for the Euclid Meadows Manufactured Home Park on 25 acres – Rezone and Conditional use permit proposed by North 44 Homes LLC .

Please share these comments with the applicant.  
Thank you,

Tricia Sawyer on behalf of Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012 (Gwen)  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY  
1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

February 2, 2021

Cus Artega  
City Administrator/Public Works Director  
207 West Second Street  
Grandview, WA 98930

Re: 202100263, Euclid Meadows Manufactured Home Park

Dear Cus Artega,

Thank you for the opportunity to comment on the Determination of Non Significance for the rezone and conditional use permit for Euclid Meadows Manufactured Home Park on 25 acres proposed by North 44 Homes LLC. We have reviewed the documents and have the following comments.

### **WATER RESOURCES**

If you plan to use water for dust suppression at your project site, be sure that you have a legal right. In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes, stock watering or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances, water may need to be obtained from a different area and hauled in or from an existing water right holder.

If you have any questions or would like to respond to these Water Resources comments, please contact **Christopher Kossik** at (509) 454-7872 or email at [christopher.kossik@ecy.wa.gov](mailto:christopher.kossik@ecy.wa.gov).

### **WATER QUALITY**

#### Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

85b



The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact Lloyd Stevens Jr. at the Dept. of Ecology, (509)574-3991 or email [lloyd.stevens@ecy.wa.gov](mailto:lloyd.stevens@ecy.wa.gov), with questions about this permit.

Sincerely,

*Tricia Sawyer*

Tricia Sawyer on behalf of Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509)575-2012 (Gwen)  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)