

**GRANDVIEW CITY COUNCIL
REGULAR MEETING AGENDA
TUESDAY, OCTOBER 26, 2021**



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

REGULAR MEETING – 7:00 PM

PAGE

- 1. CALL TO ORDER & ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PRESENTATIONS**
- 4. PUBLIC COMMENT** – At this time, the public may address the Council on any topic whether on the agenda or not, except those scheduled for public hearing.
- 5. CONSENT AGENDA** – Items on the Consent Agenda will be voted on together by the Council, unless a Councilmember requests that items be removed from the Consent Agenda and discussed and voted upon separately. An item removed from the Consent Agenda will be placed under Unfinished and New Business.
 - A. Minutes of the October 11, 2021 Budget special meeting 1-8
 - B. Minutes of the October 12, 2021 Committee-of-the-Whole meeting 9-12
 - C. Minutes of the October 12, 2021 Council meeting 13-18
 - D. Minutes of the October 18, 2021 Budget special meeting 19-21
 - E. Payroll Check Nos. 12431-12446 in the amount of \$90,415.60
 - F. Payroll Electronic Fund Transfers (EFT) Nos. 60652-60656 in the amount of \$90,360.14
 - G. Payroll Direct Deposit 10/01/21-10/15/21 in the amount of \$127,412.45
 - H. Claim Check Nos. 122939-123023 in the amount of \$415,504.28
- 6. ACTIVE AGENDA** – Notice: Items discussed at the 6:00 pm Committee-of-the-Whole meeting of an urgent or time sensitive nature may be added to the active agenda pursuant to City Council Procedures Manual Section 3.18(c).
 - A. Closed Record Public Hearing – Pappy’s Landing Preliminary Plat 22-25
 - Grandview Hearing Examiner Public Hearing Packet dated September 14, 2021 is included as part of the agenda packet per reference in the Hearing Examiner’s Recommendation and Decision (1-115)
 - B. Resolution No. 2021-43 approving the Pappy’s Landing 111-Lot Residential Preliminary Plat 26-48
 - C. Ordinance No. 2021-15 amending 2021 Annual Budget 49-50
 - D. Resolution No. 2021-44 authorizing the Mayor to sign an Interlocal Agreement between Yakima County and the City of Grandview for Municipal Court Services 51-62
- 7. UNFINISHED AND NEW BUSINESS**
- 8. CITY ADMINISTRATOR AND/OR STAFF REPORTS**
- 9. MAYOR & COUNCILMEMBER REPORTS**
- 10. ADJOURNMENT**

The City of Grandview Committee-of-the-Whole and Regular Council Meetings scheduled for Tuesday, October 26, 2021 at 6:00 pm and 7:00 pm will be held in person and will also be available via teleconference.

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

Join Zoom Meeting

<https://us06web.zoom.us/j/84956668876?pwd=VGhLSjRXSmkvcWYvVmdMM1p0aEt3Zz09>

To join via phone: +1 253 215 8782

Meeting ID: 849 5666 8876

Passcode: 049659

**GRANDVIEW CITY COUNCIL
SPECIAL MEETING MINUTES – BUDGET
OCTOBER 11, 2021**

1. CALL TO ORDER

Mayor Gloria Mendoza called the special meeting to order at 6:00 p.m. in the Council Chambers at City Hall.

The meeting was held in person and was also available via teleconference.

Present in person: Mayor Mendoza and Councilmembers Bill Moore (Mayor Pro Tem), Robert Ozuna and Joan Souders

Present via teleconference: Councilmembers Mike Everett and Diana Jennings

Absent: Councilmembers David Diaz and Javier Rodriguez

On motion by Councilmember Moore, second by Councilmember Souders, Council excused Councilmembers Diaz and Rodriguez from the meeting.

Roll Call Vote:

- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

Staff present: City Administrator/Public Works Director Cus Arteaga, City Treasurer Matt Cordray, Assistant Public Works Director Todd Dorsett and City Clerk Anita Palacios

2. 2022 PRELIMINARY BUDGET

Mayor Mendoza started the budget meeting by distributing the attached “Mayor Remarks – October 11, 2021, a copy of which is attached hereto and incorporated herein as part of these minutes.

Discussion took place.

City Treasurer Cordray continued the presentation of the 2022 preliminary budget. He presented the 2022 Councilmember Budget Requests as follows:

Councilmember Rodriguez (Email dated August 30, 2021):

- Requested that a salary/benefit comparison be completed for the Mayor and Councilmembers. No estimate included in the 2022 budget until information was provided by the City Attorney.

Councilmember Souders (Email dated August 30, 2021):

- Recommended funds be allocated for fencing of properties located on the Eastside of Grandview. No estimate included in the 2022 budget.

- Requested funds be allocated for an electronic sign like the sign located at the intersection of West Second and Euclid which is owned by the Grandview School District. No estimate included in the 2022 budget.

Councilmember Everett (Email dated August 2021):

- Recommended a new employee Communication/Marketing Director. \$82,000 was included in the 2022 budget for the new full-time employee.
- Increased staffing in Code Enforcement Department: \$33,250 was included in the 2022 Code Enforcement budget to support a full time employee in the Code Enforcement Department.
- Downtown Development. No estimate included in the 2022 budget.
- Requested better sound equipment in the Council Chambers: No estimate included in the 2022 budget.

Councilmember Ozuna (Presentation at September 28, 2021 C.O.W. Meeting):

- Requested \$50,000 for a grant writer. No estimate included in the 2022 budget.

2022 EXPENDITURE ESTIMATES

Current Expense Fund

Legislative Services - Council

2021 Budget \$57,440

2022 Proposed \$74,850

Notable Changes in 2022 –

- Council Retreat – \$5,000

Following discussion, Council allocated \$15,000 for a Council Retreat.

Community Support Services

2021 Budget \$40,510

2022 Proposed \$48,325

Notable Changes in 2022 –

- Increase in Election Services for election year
- Archiving the Grandview website and Facebook pages

Municipal Court Services

2021 Budget \$383,530

2022 Proposed \$369,175

Notable Changes in 2022 – Yakima County District Court costs decreased from \$208,266 in 2021 to \$194,033 in 2022. Each year, the City pays the County a sum equal to the City's percentage of the County's budget. The percentage was determined based on a 4-year running average of the total District Court cases divided by the average number of City cases. For example: if the 4-year average of the District Court cases including Grandview is 10,000 and Grandview's portion 4-year average is 1,000 – the City pays the county 10% of the total budget for that year. The cost to the City for probation services decreased from \$4,480 in 2021 to \$3,885 in 2022. The public defender agreement with the Law Firm of Beck and Phillips, PLLC was renewed in 2018 for a five-year period. The Public Defender compensation in a total fixed fee increased from \$85,400 in 2021 to \$88,816 in 2022. The Public Defender Agreement reflects a caseload limit, the reimbursement of costs for investigators and experts, warranty of public defender and quarterly reporting requirements. The City also contracts with other defense attorneys in the case of public defender conflicts.

Executive Administration – Mayor & City Administrator

2021 Budget \$118,710
2022 Proposed \$119,510
Notable Changes in 2022 – None

Following discussion, travel was reduced from \$1,000 to \$500.

Clerk Services – City Clerk

2021 Budget \$54,140
2022 Proposed \$45,580
Notable Changes in 2022 – Adjusted FTE from 0.30 in 2021 to 0.25 in 2022.

Accounting Services – City Treasurer

2021 Budget \$145,000
2022 Proposed \$125,070
Notable Changes in 2022 – None

Risk Management Services

2021 Budget \$197,660
2022 Proposed \$209,420
Notable Changes in 2022 – The City's liability assessment with WCIA increased from \$158,115 in 2021 to \$170,693 in 2022. The main reason for the rate increase was loss exposures and the changing insurance market in Washington State. The assessment formula was based on two factors: worker hours multiplied by the assessment rate. The assessment rate was determined by an actuarial review of the City's last five years loss history and successful completion of WCIA's COMPACT requirements. Property, auto physical damage, boiler and machinery, and crime/fidelity coverages were also provided by WCIA. The property rate increased 4% from \$95,389 in 2021 to \$99,205 in 2022; auto physical damage rate increased 3% from \$14,823 in 2021 to \$15,300 in 2022; boiler and machinery rate increased 10% from \$3,198 in 2021 to \$3,500 in 2022; and crime/fidelity rate increased 10% from \$590 in 2021 to \$650 in 2022.

Legal Services

2021 Budget \$80,540
2022 Proposed \$88,690
Notable Changes in 2022 – Effective January 1, 2022, the Police Department would be doing audio/video recordings of juvenile and felony involved cases. This would increase the City Attorney's review of audio/video redactions for public records request. Continuation of union contract negotiations. All three union contracts expire December 31, 2021.

Human Resource Services

2021 Budget \$68,020
2022 Proposed \$59,080
Notable Changes in 2022 – Adjusted FTE from 0.30 in 2021 to 0.25 in 2022.

General Facilities Services

2021 Budget \$49,590
2022 Proposed \$47,945
Notable Changes in 2022 – City Hall's phone system was installed in 2000. \$7,500 has been included in line item "Communications" to upgrade the phone system at City Hall. \$2,100 increase

in professional services for janitorial services at City Hall. The Chamber of Commerce terminated their lease with the City for the building at 303 West Wine Country Road.

Following discussion, Council allocated \$50,000 for a digital sign at City Hall and \$4,000 for a sound system in the Council Chambers.

Planning & Community Development Services

2021 Budget \$60,920

2022 Proposed \$77,120

Notable Changes in 2022 – Adjusted FTE from 0.15 in 2021 to 0.25 in 2022 due to substantial increase in land use and development inquiries and applications. Increase in professional services for contracted planner and hearing examiner due to increase in land use applications.

Economic Development Services

2021 Budget \$71,760

2022 Proposed \$162,780

Notable Changes in 2022 –

- Economic Development Professional Services – \$40,000
- Marketing Director – \$82,000

Following discussion, Council allocated \$50,000 for grant writing services.

The next preliminary budget meeting would be held on Monday, October 18, 2021 at 6:00 p.m.

3. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Ozuna, the special meeting adjourned at 7:25 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk



MAYOR REMARKS - October 11, 2021

I would like to share a message that I received over the weekend. The message is from a Grandview business owner. This business owner received a copy of the Yakima Valley Travel Guide with the following message:

This Message came from a former Grandview resident, who now lives in Texas and traveled to the Yakima Valley for a visit. Message reads:

Hello. Our wine trip was wonderful. Picked the Yakima Valley guide up at our hotel.

Interesting. Three towns had no info in the guide (Moxee, Wapato, and Grandview). Is Grandview now non-existent?

Is Grandview now non-existent? This question is so distressing to me. The issue of Grandview not being on the Map is greater than we think, Grandview is ignored in our own county. You watch the local news, and the news station announces, "bringing your local news from Yakima to Sunnyside", as if Grandview doesn't even exist. Grandview is the last community in the county, not Sunnyside.

The following questions come to mind; how long have we been allowing this to happen? How much longer are we going to allow it to continue? Who is responsible for things getting this bad? Who do we hold accountable?

So many unanswered questions and unfortunately, the problem is so significant that we can't wait any longer to figure it out. What I now know is that we are responsible! You and I. The City Council and the Mayor. As elected officials, we cannot surrender our authority to fulfill the vision of this community. Staff (City Administrator and Department Heads) are hired to help us fulfill the vision of this community. As Mayor I have a responsibility to begin addressing all issues that are interfering and impacting our cities growth.

We can no longer sit here week after week debating over whether we should Market and promote Grandview. Month after month our City Administrator saying there is no money in the budget.

As Mayor I have a duty and responsibility to tell you, we need to promote Grandview. When a community is ignored by its own County it is a matter of emergency. If we don't have the funding, then let's bring in funding.

This is our city we should be saddened that we have businesses concerned for their survival, Grandview businesses must work twice as hard to bring people into Grandview to buy their products and services.

I know we have all the talent we need in our TEAM to make a huge, impactful change in Grandview. We cannot continue to allow this to happen in our city. Councilmembers I have worked alongside all of you for some time now, when you believe in something you make it happen and you don't allow anything or anyone to get in the way.

I know you love Grandview; this town has given much to us and our families, it is time we start giving back not just our time, because time without progressive outcomes is just time wasted.

YAKIMA VALLEY TRAVEL GUIDE

WINE COUNTRY
HOPS & BEER
FARMS & PRODUCE
OUTDOOR ADVENTURE

The Official Yakima Valley Travel Guide 2020™

WELCOME TO THE YAKIMA VALLEY

WHAT MAKES THE YAKIMA VALLEY SPECIAL?
It's the 300 days of sun.
Washington's wine in
harvested hops drifting
It's the farm-to-table co-
operatives.
picking your favorite fru-
it source. It's the music, fo-
und in the air from April through Oc-
tober.
waterways for adventure v-
isiting. This is the Yakima

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**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
OCTOBER 12, 2021**

1. CALL TO ORDER

Mayor Gloria Mendoza called the Committee-of-the-Whole meeting to order at 6:00 p.m., in the Council Chambers at City Hall.

The meeting was held in person and was also available via teleconference.

2. ROLL CALL

Present in person: Mayor Mendoza and Councilmembers Bill Moore (Mayor Pro Tem), Robert Ozuna and Joan Souders

Present via teleconference: Councilmembers David Diaz, Mike Everett (6:10 pm), Diana Jennings

Absent: Councilmember Javier Rodriguez

Staff present: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, City Treasurer Matt Cordray, Fire Chief Pat Mason, Assistant Public Works Director Todd Dorsett and City Clerk Anita Palacios

3. PUBLIC COMMENT – None

4. NEW BUSINESS

A. Ordinance amending 2021 Annual Budget

City Treasurer Cordray explained that staff monitoring and review of fund and department budgets identified budget accounts to be amended. An ordinance would be prepared to provide for the amending of the 2021 Annual Budget to accommodate the changes in sources and uses. By Fund the highlights of the budget changes were:

- Current Expense Fund: Increased revenues for Zoning/Subdivision Fees and Plan Checking Fees. Increased appropriations in General Facilities Repairs & Maintenance for new HVAC system at City Hall and in Planning Professional Services for additional land use applications. Net effect was a decrease to estimated ending fund balance.
- Street Fund: Increased appropriations for new streetlights in the Grandridge Estates Development. Net effect was a decrease to estimated ending fund balance.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Diaz, the C.O.W. moved an Ordinance amending 2021 Annual Budget to the October 26, 2021 regular Council meeting for consideration.

Roll Call Vote:

- Councilmember Diaz – Yes

- Councilmember Everett – Abstained
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

B. Ordinance accepting a gift and donation of an interest in real property for right-of-way without terms and conditions – Plaza Way

City Administrator Arteaga explained that on May 11, 2021, Council approved Resolution No. 2021-20 accepting the public infrastructure improvements and street right-of-way of the Plaza Way commercial development. In order to formalize the right-of-way dedication of Plaza Way, Wes Hallett dba Landstar NW, LLC., signed a Right-of-Way Dedication Deed for recording along with the proposed ordinance accepting a gift and donation of an interest in real property for right-of-way without terms and conditions for Plaza Way.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Everett, the C.O.W. moved an Ordinance accepting a gift and donation of an interest in real property for right-of-way without terms and conditions – Plaza Way to the regular Council meeting for consideration.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

C. Resolution authorizing the Mayor to sign an Interlocal Agreement between Yakima County and the City of Grandview for Municipal Court Services

City Clerk Palacios explained that the City and Yakima County entered into a 10-year contract for Grandview Municipal Court Services on February 1, 2007. The contract expired on December 31, 2016 and was renewed for an additional 5-years to December 31, 2021. Yakima County presented a new contract for Grandview Municipal Court Services effective January 1, 2022 through December 31, 2025.

Discussion took place.

On motion by Councilmember Everett, second by Councilmember Diaz, the C.O.W. moved a Resolution authorizing the Mayor to sign an Interlocal Agreement between Yakima County and the City of Grandview for Municipal Court Services to the October 26, 2021 regular Council meeting for consideration.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

D. Defibtech Lifeline ARM Compression Device Purchase

Fire Chief Mason explained that he had been communicating for approximately 2–3 months with other lower Yakima Valley fire departments concerning a possible group purchase of automated machines capable of doing compressions on a patient in need of CPR. The group reviewed and decided that the Defibtech Lifeline ARM Compression Device would be the best option. The device was dependable, worked well in our environment and was the least expensive to operate on a per call basis. In addition, several of the personnel were on more than one department which would be more efficient and cut down on training needs. With the changes in how fire departments provide care for CPR type calls and the recent COVID-19 exposure concerns, this type of device was necessary in day-to-day operations. It was originally the intent of the local fire chiefs to make a decision on what device would be best to purchase and then present the information as appropriate to the different councils to seek approval to purchase the equipment. A group purchase would then be made in order to save money on the cost. Yakima County Fire District #5 (YCFD5) had a change to their 2020 budget and would be purchasing 17 of the devices from their 2020 budget. In addition, at least 3 other fire departments decided to partner with YVFD5 so the total purchase would exceed 22 devices. This large of a purchase would save approximately \$1,731 per device over the individual device cost. He requested Council authorize the purchase of 4 devices. A joint purchase with YCFD5 would save the City approximately \$6,924. He believed the purchase would qualify as a purchase that met the criteria of the American Rescue Plan Act and would not have to be appropriated from the regular budget.

Discussion took place.

On motion by Councilmember Everett, second by Councilmember Moore, the C.O.W. authorized the purchase of four Defibtech Lifeline ARM Compression Devices in the amount of \$31,600 plus tax and directed the City Treasurer to prepare a budget amendment for consideration at the October 26, 2021 regular Council meeting.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

E. American Rescue Plan Act Funding Request – Councilmember Ozuna

At the last C.O.W. and regular meeting, Councilmember Ozuna provided an update on the American Rescue Plan Act funding request and explained the next steps would include conducting a needs assessment of City needs, finish the economic development plan, identify City and business needs, research funding opportunities, meet with federal/state agencies, prepare grant application framework and apply for selected funding. He recommended the City hire a consultant or firm that would conduct a needs assessment, search for funding opportunities and prepare grant applications. He presented a proposal from Berk Consulting, Inc., in the amount of \$14,910. Discussion took place and Council directed the City Clerk to add the item to the October 12, 2021 C.O.W. agenda for consideration.

Discussion took place.

On motion by Councilmember Jennings, second by Councilmember Ozuna, the C.O.W. moved this item to the October 12, 2021 Active Agenda for further consideration due to time constraints.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

5. OTHER BUSINESS – None

6. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Souders, the Committee-of-the-Whole meeting adjourned at 7:10 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
OCTOBER 12, 2021**

1. CALL TO ORDER

Mayor Gloria Mendoza called the regular meeting to order at 7:00 p.m. in the Council Chambers at City Hall.

The meeting was held in person and was also available via teleconference.

Present in person: Mayor Mendoza and Councilmembers Bill Moore (Mayor Pro Tem), Robert Ozuna and Joan Souders

Present via teleconference: Councilmembers David Diaz, Mike Everett and Diana Jennings

Absent: Councilmember Javier Rodriguez

On motion by Councilmember Souders, second by Councilmember Moore, Council excused Councilmember Javier Rodriguez from the meeting.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

Staff present: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, City Treasurer Matt Cordray, Assistant Public Works Director Todd Dorsett and City Clerk Anita Palacios

2. PLEDGE OF ALLEGIANCE

Mayor Mendoza led the pledge of allegiance.

3. PRESENTATIONS – None

4. PUBLIC COMMENT – None

5. CONSENT AGENDA

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

- A. Minutes of the September 28, 2021 Committee-of-the-Whole meeting
- B. Minutes of the September 28, 2021 Council meeting
- C. Minutes of the October 4, 2021 Budget special meeting
- D. Payroll Check Nos. 12404-12430 in the amount of \$26,074.45

- E. Payroll Electronic Fund Transfers (EFT) Nos. 60638-60644 in the amount of \$93,158.03**
- F. Payroll Direct Deposit 09/16/21-09/30/21 in the amount of \$123,373.18**
- G. Claim Check Nos. 122849-122938 in the amount of \$297,726.99**

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

6. ACTIVE AGENDA

A. Public Hearing – 2022 Current Expense Fund Revenue Sources

Mayor Mendoza opened the public hearing for the purpose of receiving comments on the 2022 Current Expense Fund Revenue Sources.

City Treasurer Cordray indicated that the 2022 Current Expense Fund Revenue Sources was previously discussed at the October 4, 2021 special budget meeting. He explained that the operating revenue for the Current Expense Fund in 2022 was estimated to be \$5,770,220. He provided a detail of the Current Expense Fund revenue estimates as follows:

<u>Revenue Type</u>	<u>Amount</u>
Property Taxes	\$1,615,000
Sales Tax	\$ 770,500
Criminal Justice Tax	\$ 190,000
City Utility Taxes	\$1,016,500
Private Utility Taxes	\$1,105,000
Other Taxes	\$ 4,500
Licenses & Permits	\$ 246,000
Intergovernmental Revenues	\$ 371,700
Charges for Service	\$ 165,750
Fines & Penalties	\$ 121,600
Misc. & Other Revenues	<u>\$ 163,670</u>
Total Revenue	\$5,770,220

Mayor Mendoza requested public comments. There were no public comments received during the hearing or by mail.

The public testimony portion of the hearing was declared closed and no further comments were received.

B. Resolution No. 2021-41 accepting the Wine Country Road and Elm Street Resurfacing Project as complete

This item was previously discussed at the September 28, 2021 C.O.W. meeting.

On motion by Councilmember Everett, second by Councilmember Souders, Council approved Resolution No. 2021-41 accepting the Wine Country Road and Elm Street Resurfacing project as complete.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

C. Resolution No. 2021-42 authorizing the Mayor to sign the Technical Assistance Contract No. 010121GV Amendment #2 with the Yakima Valley Conference of Governments

This item was previously discussed at the September 28, 2021 C.O.W. meeting.

On motion by Councilmember Souders, second by Councilmember Diaz, Council approved Resolution No. 2021-42 authorizing the Mayor to sign the Technical Assistance Contract No. 010121GV Amendment #2 with the Yakima Valley Conference of Governments.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

D. Ordinance No. 2021-14 accepting a gift and donation of an interest in real property for right-of-way without terms and conditions – Plaza Way

This item was previously discussed at the October 12, 2021 C.O.W. meeting.

On motion by Councilmember Moore, second by Councilmember Souders, Council approved Ordinance No. 2021-14 accepting a gift and donation of an interest in real property for right-of-way without terms and conditions – Plaza Way.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes

- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

E. American Rescue Plan Act Funding Request – Councilmember Ozuna

On motion by Councilmember Jennings, second by Councilmember Souders, Council added the American Rescue Plan Act Funding Request – Councilmember Ozuna to the Active Agenda Item E for consideration.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

Discussion took place.

On motion by Councilmember Ozuna, second by Councilmember Diaz, Council authorized the Mayor and City Administrator to enter into a contract with Berk Consulting, Inc.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

Discussion took place. Councilmember Ozuna indicated that the funding requested would include \$14,910 for Berk Consulting, Inc., to complete a community needs assessment, \$500 for postage to mail surveys to residents and \$600 for college students to assist with completing surveys with business owners.

On motion by Councilmember Souders, second by Councilmember Everett, Council amended the previous motion to allocate \$16,100 from the 2021 Economic Development budget for Berk Consulting, Inc., to complete a community needs assessment.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – No
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

On motion by Councilmember Diaz, second by Councilmember Everett, Council amended the previous motion to reimburse Berk Consulting, Inc., for time and travel to present in person rather than via teleconference.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

7. UNFINISHED AND NEW BUSINESS – None

8. CITY ADMINISTRATOR AND/OR STAFF REPORTS

LED Streetlights – City Administrator Arteaga reported that the LED streetlights were turning blue/purple. Staff contacted PP&L who indicated that the LED fixture was starting to fail. PP&L contacted the distributor and were planning on replacing all the lights. PP&L was in the process of negotiating an agreement with the distributor for covering all the installation expenses.

Sewer Trunk Main Replacement Project – City Administrator Arteaga reported that the Sewer Trunk Main Replacement project rebid occurred today. Three bids were received with the low bid provided from a company out of the Tri-Cities. The low bid was \$1,468,000 which was approximately \$500,000 over the remaining budget. HLA would be contacting the Department of Ecology as the City might be able to receive an additional \$250,000 in DOE funding. The remaining funds would need to be provided by the City. The sewer fund could provide the needed funding through a budget amendment.

Dollar General – City Administrator Arteaga reported that the Dollar General was ready to submit building plans once the right-of-way dedication was accepted by the City Council.

Stormwater Improvements – City Administrator Arteaga reported that the design of the stormwater improvements on West Fifth Street was completed and a funding application was submitted to the Department of Ecology for approximately \$1.2 million. The City would be notified in February 2022 should the application be accepted for funding.

Grandview Business Center – City Administrator Arteaga reported that the street, water/sewer extension into the new Grandview Business Center located on West Wine Country Road was in progress. The development would support new commercial growth.

Regional Water Well Project – City Administrator Arteaga reported that he met with the City of Sunnyside and Yakima County last week to discuss the idea of a regional water well project. A regional well would provide water for both cities and also improve some of the Yakima County wells that were not in compliance with the Department of Health. He also met with the Port of Grandview as a potential fourth partner on the project. This was in the early stages and more information regarding the cost of the entire project would be forthcoming. The project could

provide an emergency intertie with both cities and could enhance future commercial development along Wine Country Road.

Well 13 – City Administrator Arteaga reported that the motor for Well 13 was repaired and would be reinstalled by next week. All work was under warranty due to a faulty upper bearing in the new motor.

Irrigation Water Shutoff – City Administrator Arteaga reported that irrigation water would be turned off for the season on October 15, 2021.

East Entrance Clean-up – City Administrator Arteaga reported that he discussed the ongoing issues regarding the clean-up of the east entrance mechanic shops with the City Attorney. He would be meeting with the City Attorney and Code Enforcement Officer to determine a plan to clean up the area.

9. MAYOR & COUNCILMEMBER REPORTS

McDonald's Grand Opening/Ribbon Cutting – Councilmember Ozuna reported that the McDonald's Grand Opening/Ribbon Cutting took place on October 9, 2021.

Norm Childress Amphitheater Dedication and Sign Unveiling – Councilmember Souders reported that the Norm Childress Amphitheater Dedication and Sign Unveiling was scheduled for October 26, 2021 at 4:00 p.m.

Diana Jennings Meeting Attendance – Councilmember Jennings reported that she would be unable to attend the next Council meeting.

10. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Ozuna, the Council meeting adjourned at 8:12 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk

**GRANDVIEW CITY COUNCIL
SPECIAL MEETING MINUTES – BUDGET
OCTOBER 18, 2021**

1. CALL TO ORDER

Mayor Gloria Mendoza called the special meeting to order at 6:00 p.m. in the Council Chambers at City Hall.

The meeting was held in person and was also available via teleconference.

Present in person: Mayor Mendoza and Councilmembers David Diaz, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez and Joan Souders

Present via teleconference: Councilmembers Mike Everett and Diana Jennings

Absent: None

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Treasurer Matt Cordray, Library Director Elizabeth Jahnke, Parks & Recreation Director Gretchen Chronis, Fire Chief Pat Mason and Assistant Public Works Director Todd Dorsett

2. 2022 PRELIMINARY BUDGET

City Treasurer Cordray continued the presentation of the 2022 preliminary budget.

2021 EXPENDITURE ESTIMATES

Current Expense Fund

Library Services

2021 Budget \$306,280

2022 Proposed \$310,375

Notable Changes in 2022 –

- Federal funding decreased for the OCLC bibliographic database and the e-books/e-audio subscription which would make the City's costs increase.
- YVC continued to contribute to the City's cost for the OCLC bibliographic database.
- Depend on Friends of Grandview Library to pay for four newspaper subscriptions.
- Revenue was not consistent year to year; took big hit in 2020/21. Difficult to project for 2022.
- Decreased Books by \$1,300; increased Online Databases by \$300 (Newsbank) and increased e-media by \$1,000 (digital content).

Senior Citizen Services

2021 Budget \$14,280

2022 Proposed \$14,495

Notable Changes in 2022 – None

Recreation Services

2021 Budget \$143,850
2022 Proposed \$144,460
Notable Changes in 2022 – None

Aquatics Services

2021 Budget \$142,775
2022 Proposed \$145,835
Notable Changes in 2022 –

- Request to redirect the \$180,000 (within the Capital Improvement Fund) from future swim pool splash pad project to swim pool tank restoration & park pathway project.

Discussion took place regarding utilizing ARPA funding for swim pool tank restoration and park pathway project.

Museum

2021 Budget \$35,840
2022 Proposed \$36,870
Notable Changes in 2022 – None

Community Center

2021 Budget \$54,200
2022 Proposed \$54,400
Notable Changes in 2022 – None

Fire Administration Services

2021 Budget \$182,390
2022 Proposed \$189,410
Notable Changes in 2022 – Salaries and associated line items were slightly increased to reflect possible changes by the City Council in 2021 as well as expected insurance cost increases.

Fire Suppression Services

2021 Budget \$263,450
2022 Proposed \$313,200
Notable Changes in 2022 –

- Salaries and associated line items were slightly increased to reflect possible changes by the City Council in 2021 as well as expected insurance cost increases.
- Volunteer compensation was increased to cover the cost of increased participation.
- Professional Services was increased \$25,000 to cover the City's share of the cost for a Joint Training Officer position with Sunnyside Fire Department.
- Anticipated increase of \$1.66 per call dispatch fees as reflected in "Communications." Dispatch fees were split between Fire Suppression (25%) and EMS (75%).
- \$25,500 added to Capital Expenditures for the City's share of replacing the anticipated \$42,364 cost of a new self-contained breathing apparatus compressor. This cost would be split with Yakima County Fire District # 5. The City would pay 60% of the cost and YCFD5 would pay 40% of the cost.

Discussion took place regarding utilizing ARPA funding for training officer position.

Emergency Medical Services Fund

2021 Budget \$368,410

2022 Proposed \$493,620

Notable Changes in 2022 –

- Salaries and associated line items were slightly increased to reflect possible changes by the City Council in 2021 as well as expected insurance cost increases.
- Increase in “Volunteer Compensation” to cover the cost of increased participation. This Line Item was split between Fire Suppression (40%) and EMS (60%).
- Professional Services line item increased in the amount of \$20,000 to cover the cost of an in-house contract Training Officer to meet the requirement of providing training for City personnel.
- Increased “Ambulance Service” to cover the increase in cost of the Sunnyside ILA for Sunnyside Fire Department to provide ambulance service in 2022.
- Anticipated increase of \$1.66 per call dispatch fees as reflected in “Communications.” Dispatch fees were split between Fire Suppression (25%) and EMS (75%).

Discussion took place regarding utilizing ARPA funding for training officer position.

2022 Revenue Estimates – Emergency Medical Services Fund

2021 Budget \$368,410

2022 Proposed \$493,620

The next preliminary budget meeting would be held on Monday, October 26, 2020 at 6:00 p.m.

3. ADJOURNMENT

The special meeting adjourned at 7:20 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk



**CITY OF GRANDVIEW
NOTICE OF CLOSED RECORD PUBLIC HEARING
111-LOT PRELIMINARY PLAT – PAPPY’S LANDING**

NOTICE IS HEREBY GIVEN that the City Council of the City of Grandview will hold a closed record public hearing on **Tuesday, October 26, 2021 at 7:00 p.m.**, to consider the Hearing Examiner’s recommendation that the City Council approve the requested 111-Lot Preliminary Plat for the following:

Applicant(s): TAC Land, LLC

Property Owner(s): Nancy L. Leidig

Proposed Project: Pappy’s Landing Plat – 111 Lots

Current Zoning: R-1 Low Density Residential

Current Use: Agriculture

Location of Project: 108 Westridge Drive, 650 Forsell Road and unassigned, Grandview, Washington

Parcel No(s): 230922-21005, 230922-21006 and 230922-21009

The closed record public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, Washington and will also be available via teleconference as follows:

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

Join Zoom Meeting

<https://us06web.zoom.us/j/84956668876?pwd=VGhLSjRXSmkvcWYyVmdMM1p0aEt3Zz09>

To join via phone: +1 253 215 8782

Meeting ID: 849 5666 8876

Passcode: 049659

A copy of the Hearing Examiner’s recommendation is available at no charge from the City Clerk’s Office, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200 or anitap@grandview.wa.us.

CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publish: Grandview Herald – October 6, 2021

**CITY OF GRANDVIEW
CITY COUNCIL**

CLOSED RECORD PUBLIC HEARING PROCEDURE

THE FOLLOWING PROCEDURE IS USED BY THE GRANDVIEW CITY COUNCIL TO MEET APPEARANCE OF FAIRNESS REQUIREMENTS AND TO CREATE OR SUPPLEMENT THE HEARING RECORD:

MAYOR

Tonight's closed record public hearing will include the following land use proposal:

Applicant(s): TAC Land, LLC

Property Owner(s): Nancy L. Leidig

Proposed Project: Pappy's Landing Plat – 110 Lots

Current Zoning: R-1 Low Density Residential

Current Use: Agriculture

Location of Project: 108 Westridge Drive, 650 Forsell Road and unassigned Grandview, Washington

Parcel No(s): 230922-21005, 230922-21006 and 230922-21009

The closed record public hearing will now begin:

1. This hearing must be fair in form and substance as well as appearance, therefore:

- a. Is there anyone in the audience who objects to my participation as Mayor or any Councilmember's participation in these proceedings? (If objections, the objector must state his/her name, address, and the reason for the objection.)
- b. Do any of the Councilmembers have an interest in this property or issue? Do any of you stand to gain or lose any financial benefit as a result of the outcome of this hearing? Can you hear and consider this in a fair and objective manner?
- c. Has any member of the Council engaged in communication outside this hearing with opponents or proponents on these issues to be heard? If so, that member must place on the record the substance of any such communication so that other interested parties may have the right at this hearing to rebut the substance of the communication.
- d. Thank you, the hearing will continue.
(or)
At this point, Councilmember ***** will be excusing him/herself from the meeting. [Ask Councilmember to state his/her reasons for being excused.]

2. The purpose of this hearing is for the Council to review the record and consider the pertinent facts relating to this issue.
3. No new testimony will be allowed. Any clarification of the record being requested by the Councilmembers will first be authorized by the Mayor after consulting with the City Attorney.
4. The record generated will be provided by staff. Staff will now provide a review of the record.
5. Councilmembers will now consider the record and discuss among themselves the facts and testimony from the open record hearing. (Discussion and any requests for clarification of the record are made).

(Requests for clarification are directed to the Mayor and must be specific to the record. The Mayor after consulting with the City Attorney will authorize the clarification or deny it based on the opinion of the City Attorney.

6. If clarification of the record is authorized:
 - a. When you address the Council, begin by stating your name and address for the record.
 - b. Speak slowly and clearly.
 - c. You will be allowed to only provide the clarification of the record as authorized. No new testimony will be allowed.
7. Now that we have reviewed the record concerning this issue, this subject is open for decision. Council may:
 - a. Approve as recommended.
 - b. Approve with conditions.
 - c. Modify, with or without the applicant's concurrence, provided that the modifications do not:
 - i. Enlarge the area or scope of the project.
 - ii. Increase the density or proposed building size.
 - iii. Significantly increase adverse environmental impacts as determined by the responsible official.
 - iv. Deny (re-application or re-submittal is permitted).
 - v. Deny with prejudice (re-application or re-submittal is not allowed for one year).
 - vi. Remand for further proceedings and/or evidentiary hearing in accordance with Section 14.09.070.

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

ITEM TITLE:

Closed Record Public Hearing – Pappy's Landing Preliminary Plat

Resolution No. 2021-43 approving the Pappy's Landing 111-Lot Residential Preliminary Plat

AGENDA NO. Active 6 (A) & (B)

AGENDA DATE: October 26, 2021

DEPARTMENT

Planning/Hearing Examiner

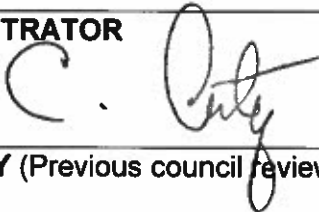
FUNDING CERTIFICATION (City Treasurer)
(If applicable)

DEPARTMENT DIRECTOR REVIEW

Anita Palacios, City Clerk (Planning)



CITY ADMINISTRATOR



MAYOR



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

The City received a residential subdivision application submitted TAC Land, LLC., for preliminary plat approval of a 111-lot residential subdivision to be known as Pappy's Landing. The proposed preliminary plat is located at 650 Forsell Road between Forsell Road and West Second Street.

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

On September 14, 2021, a public hearing was held before the Hearing Examiner to receive comments on the proposed preliminary plat. A copy of the Hearing Examiner's Recommendation SUB#2021-02 dated September 28, 2021 is attached along with the Grandview Hearing Examiner Public Hearing Packet dated September 14, 2021.

ACTION PROPOSED

Recommend Council accept the Hearing Examiner's conclusions and recommendation that the 111-lot Preliminary Plat of "Pappy's Landing" to be located on Assessor's Parcel Numbers 230922-21005, 230922-21006 and 230922-21009 and to have its main access from 650 Forsell Road which is described in the application, this recommendation and other related documents in the record of this matter be approved, subject to compliance with conditions consistent with the recommended Planning Staff conditions outlined in Recommendation SUB#2021-02.

Further recommend that Council approve Resolution No. 2021-43 approving the Pappy's Landing 111-Lot Residential Preliminary Plat.

RESOLUTION NO. 2021-43

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
APPROVING PAPPY'S LANDING 111-LOT RESIDENTIAL PRELIMINARY PLAT**

WHEREAS, the developer, TAC Land, LLC, applied for preliminary plat approval for a 111-lot residential subdivision designated as Pappy's Landing; and

WHEREAS, the Hearing Examiner held an open record public hearing on September 14, 2021 on the proposed preliminary plat and provided a recommendation for approval to the City Council subject to compliance with conditions; and

WHEREAS, the City Council held a closed record public hearing on October 26, 2021 on the proposed preliminary plat and approved the preliminary plat subject to the conditions outlined in the Hearing Examiner's Recommendation SUB#2021-02 dated September 28, 2021;

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

The City Council hereby adopts the Hearing Examiner's Recommendation in SUB#2021-02 and approves the 111-lot preliminary plat known as "Pappy's Landing" subject to conditions as outlined in the Hearing Examiner's Recommendation, a copy of which is attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on October 26, 2021.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

**CITY OF GRANDVIEW
HEARING EXAMINER'S RECOMMENDATION**

September 28, 2021

In the Matter of Application for)
Preliminary Plat Approval)
Submitted on behalf of:)
)
Nancy L. Leidig, Property Owner)
By the Applicant TAC Land, LLC)
)
For the Approval of a 111-Lot)
Preliminary Plat on Three Parcels)
That Will Have its Main Access)
From 650 Forsell Road in the R-1)
Low Density Residential District)
To be Named "Pappy's Landing")

SUB#2021-02

A. Introduction. The findings relative to the hearing process conducted for this proposed preliminary plat are as follows:

(1) The open record public hearing was held on September 14, 2021.

(2) Jeff Watson, Yakima Valley Conference of Governments Senior Planner who serves as the Planner for the City of Grandview, presented his staff report which recommended approval of the proposed preliminary plat subject to conditions. City Administrator/Public Works Director Cus Arteaga answered questions relative to the proposal, and City Clerk Anita Palacios testified regarding the written agency comments that were received.

Nancy L. Leidig, Owner, by
TAC Land, LLC, Applicant
Plat of "Pappy's Landing"
Main Access: 650 Forsell Rd.
111 Lots; SUB#2021-02

(3) The property owner's professional engineer for this preliminary plat, Michael Heit, P.E., of HLA Engineering and Land Surveying, also answered questions and indicated that there are no objections to the recommended conditions for approval of the proposed preliminary plat.

(4) No members of the public or other individuals testified at the hearing. Following receipt of the testimony, the hearing was closed. This recommendation regarding the proposed Preliminary Plat of "Pappy's Landing" has been issued within 14 days of the open record public hearing held on September 14, 2021, as is required by Subsection 14.09.030(A)(4) of the Grandview Municipal Code.

B. Summary of Recommendation. The Hearing Examiner recommends that the Grandview City Council approve this preliminary plat subject to conditions.

C. Basis for Recommendation. Based on a view of the site with no one else present on September 14, 2021; consideration of the staff report, exhibits, written comments, testimony and other evidence presented at the open record public hearing on September 14, 2021, relative to the proposed preliminary plat dated July 29, 2021; and a consideration of the Grandview Subdivision Ordinance and the Grandview Zoning Ordinance which are set forth in the Grandview Municipal Code (GMC); the Hearing Examiner makes and issues the following:

FINDINGS

I. Property Owner /Applicant. The owner of the property is Nancy L. Leidig, 108 Westridge Drive, Grandview, Washington 98930. The owner's representative

Nancy L. Leidig, Owner, by
TAC Land, LLC, Applicant
Plat of "Pappy's Landing"
Main Access: 650 Forsell Rd.
111 Lots; SUB#2021-02

and applicant for this proposed preliminary plat is TAC Land, LLC, 12324 Pittsburg Street, Spokane, Washington 98027.

II. Applicant's Engineer. The applicant's engineer for this proposed preliminary plat is Michael Heit, PE, of HLA Engineering and Surveying, 2803 River Road, Yakima, Washington 98902.

III. Location. The proposed preliminary plat is located at 650 Forsell Road between Forsell Road and West 2nd Street. The Yakima County Assessor's parcel numbers for the property within this preliminary plat are 230922-21005 (16.38 acres), 230922-21006 (13.29 acres) and 230922-21009 (2.32 acres) for a total of 31.99 acres. The acreage not including the undevelopable tracts is 21.56 acres and the legal description of the property appears on the face of the proposed preliminary plat dated July 29, 2021 (*Record at page 40-43*).

IV. Application. The main aspects of this application for preliminary plat approval may be described as follows:

(1) The proposed Preliminary Plat of "Pappy's Landing" would subdivide approximately 21.56 acres into 111 single-family lots in an R-1 Low Density Residential zone. The Comprehensive Plan future land use designation of the property within the Preliminary Plat is Low Density Residential. The plat will be developed in two phases with the first phase containing 53 lots and the second phase containing the remaining 58 lots. The proposed lot sizes range from approximately 7,500 square feet in size to 24,741 square feet in size (*pages 10-12 and 18 of the record*).

(2) The main access to the plat will be from a public road extension off of Forsell Road on the north and secondary access will be off of West 2nd Street on the south. Forsell Road improvements will be required along the frontage of the proposed plat. A 70-foot-wide U-shaped abandoned canal right-of-way over part of the northern portion of the plat shown on the proposed Preliminary Plat is to be vacated by the Bureau of Reclamation. The interior streets with sidewalks will be developed to City standards. Water and sewer service and irrigation water will be provided by the City of Grandview. Stormwater will be retained on site via surface retention, retention swales, infiltration facilities or underground infiltration facilities. Additional features of the proposed preliminary plat will be detailed in other sections of this Recommendation relative to the requisite criteria for the review and consideration of proposed preliminary plats (*pages 9, 10-12, 18 and 22-23 of the record; testimony of Michael Heit and Cus Arteaga*).

V. Environmental Review. The City distributed a Notice of Development Application, Environmental Determination and Notice of Public Hearing on August 11, 2021, using the optional DNS process authorized by WAC 197-11-355 with a comment period ending on September 7, 2021 (*pages 45-72 of the record*). The following written comments were submitted:

(1) An email dated August 9, 2021, from the Grandview Fire Chief who reviewed the plans indicated that the only issue would be the need to show the location of new fire hydrants on future plans (*page 74 of the record*).

(2) An email dated August 11, 2021, from the Yakima Health District indicated that there are no comments since the proposed plat will be utilizing City sewer and water (*page 75 of the record*).

(3) A letter dated August 12, 2021, received from the Sunnyside Valley Irrigation District stated:

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

There are existing SVID facilities within the project boundaries, all within SVID easement or right of way (R/W). Roadways, utilities, fencing, etc. will need prior approval and permit coverage by an SVID Crossing/Encroachment Agreement before work begins within any SVID easement or R/W. The following additional restrictions apply to SVID easement and R/W.

Buildings are not allowed within SVID easement or R/W.

Ponds, swales, septic tanks, drain fields, etc. are not allowed within SVID easement or R/W.

Trees are not allowed within SVID easement or R/W.

Re-grading or removal of soil within SVID easement or R/W will only be allowed with prior approval and an SVID Crossing/Encroachment Agreement.

Thank you for the opportunity to comment. If you have any questions, please contact Diane Weber at (509) 837-6980 or weberd@svid.org.
(page 78 of the record).

(4) A Memorandum dated August 24, 2021, from HLA Engineering and Land Surveying, Inc. indicated that the City has adequate source capacity and water rights to serve the plat with water and adequate pipeline and treatment plant capacity to serve it with sewer consistent with the City's Water System Plan and General Sewer Plan *(page 79 of the record)*.

(5) A letter dated September 3, 2021, was received from the Washington State Department of Ecology (DOE) which stated:

TOXICS CLEAN-UP

Thank you for the opportunity to comment on your proposed project.

Historical aerial photos indicate your project is located on property that was occupied by orchard during the time period when lead arsenate was applied as a pesticide, often resulting in shallow soil contamination from lead and/or arsenic. Before proceeding, your project is required to conduct

soil sampling under the Model Toxics Control Act (Chapter 173-340 WAC).

If sampling indicates elevated levels of lead and arsenic, cleanup will be required prior to occupancy. The Department of Ecology plans to use Model Remedies for lead and arsenic pesticide contamination in historical orchards of Central Washington. A Focus Sheet on the Model Remedies can be found at <https://apps.ecology.wa.gov/publications/documents/2109007.pdf>.

Compliance with a Model Remedy ensures your project meets the minimum standards of the Model Toxics Control Act, and if implemented as described, your property will be successfully cleaned up to Washington State standards.

Ecology can provide free initial sampling as well as free technical assistance for your project.

Please contact Jeff Newschwander, Project Manager, at (509) 388-5223 for further information or to schedule your initial sampling.

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.

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 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 lloyd.stevensjr@ecy.wa.gov, with questions about this permit (*pages 81-82 of the record*).

A final Determination of Non-Significance was issued on September 8, 2021, which was not appealed (*page 44 of the record*).

VI. Critical Areas/Floodways/Floodplains/Wetlands/Shorelines. There is no floodway, floodplain, wetland, shoreline or other critical area identified per GMC Chapter 18.06 within or near the proposed Preliminary Plat of "Pappy's Landing" (*page 84 of the record*).

VII. Comprehensive Plan, Zoning and Land Uses. The Comprehensive Plan designation, zoning classification and land uses of the property and of the surrounding properties are as follows:

(1) The property is within the Comprehensive Plan Future Land Use Map designation of Low Density Residential and within the zoning classification of R-1 Low Density Residential District (*pages 27 and 83-84 of the record*). The property is vacant except for a farmhouse with accessory buildings that will remain on Lot 61 in Phase 2 (*pages 12 and 26-27 of the record; testimony of Michael Heit*).

(2) Parcels adjacent to the proposed preliminary plat have the following Comprehensive Plan, zoning and land use characteristics:

<i>Direction</i>	<i>Comprehensive Plan</i>	<i>Zoning</i>	<i>Land Use</i>
North	Low Density Residential	R-1 & AG	Single-Family Residential & Ag
South	Residential	R-1 & R-3	Single-Family Residential
East	Low Density Residential	R-1	Vacant/Agriculture
West	Low Density Residential	R-1	Agriculture

(page 84 of the record).

VIII. Concurrency. The preliminary plat shows the subdivision having a main access from Forsell Road and secondary access from West 2nd Street *(pages 10-12 of the record)*. A Transportation Checklist for concurrency review was completed as part of the application. The concurrency test and the requirements of GMC Chapter 14.10 (Transportation Concurrency Management) were applied. The proposed development is not expected to result in traffic volumes on Forsell Road or West 2nd Street falling below Level of Service (LOS) C. The minimum acceptable LOS on City streets as set by the Grandview Comprehensive Plan Transportation Element is LOS D *(testimony of Cus Arteaga)*.

IX. Development Standards. As submitted, the proposal conforms to permitted use and density standards for the R-1 Low Density Residential District. GMC §16.24.020 (Subdivisions-Design Standards) specifies that each lot in a subdivision shall have direct access to and frontage upon a dedicated public street. GMC §16.24.030 states that the maximum block length shall be 1,000 feet. The Environmental Checklist states that the applicant will contain stormwater on-site via surface retention, retention swales, infiltration facilities or underground

infiltration facilities in accordance with the Eastern Washington Storm Water Manual and City of Grandview standards (*pages 18 and 22-23 of the record*). The proposed preliminary plat is required to conform to all of the City development standards including, but not limited to, the development standards which are prescribed by GMC Title 12 (Streets, Sidewalks and Public Places), GMC Title 15 (Buildings and Construction), GMC Title 16 (Subdivisions) and GMC Title 17 (Zoning).

X. Notice of the Public Hearing. Notice of the September 14, 2021, open record public hearing was provided on August 11, 2021, by posting at three places on the property; by mailing to property owners within 300 feet of the subject parcels; by posting at the City Hall, Library and Police Department; by posting on the City's website at www.grandview.wa.us; and by also publishing in the City's official newspaper, the Grandview Herald (*pages 68-72, 54-67 and 73 of the record respectively*).

XI. Jurisdiction. GMC §2.50.080(C)(3) provides that the Grandview Hearing Examiner shall receive and examine available information, conduct public hearings, prepare a record thereof and enter findings of fact and conclusions based upon those facts, together with a recommendation to the City Council, for enumerated types of land use applications which include preliminary plats (*page 99 of the record*).

XII. General Review Criteria for Preliminary Plats and for Other Types of Development Applications. GMC §14.03.035 provides that a Hearing Examiner may make land use decisions as determined by the City Council at the request of the Planning Commission or City Administrator. GMC §14.07.030(B) requires at least 10 days notice of public hearings by publication, mailing and posting. GMC §14.03.040(A)(6) and GMC §14.09.030(A)(4) provide that a recommendation is to be made to the Grandview City Council regarding applications for preliminary plats that must comply with the provisions of GMC §14.09.030(A)(3) and GMC §14.09.030(A)(4). GMC §14.01.040(H) defines a development as any land use permit or action regulated by GMC Titles 14 through 18 including but not limited to subdivisions and other types of land use permits. GMC §14.09.030(A)(3)(c) provides that the Hearing Examiner is not to recommend approval of a proposed development without first making the following findings and conclusions:

(1) The development is consistent with the Comprehensive Plan and meets the requirements and intent of the Grandview Municipal Code. The proposed preliminary plat will satisfy this requirement because the City's Comprehensive Plan Future Land Use Map designates the property under consideration as Low Density Residential and the preliminary plat is intended to create lots for 110 middle income single-family residences and for one existing farmhouse with accessory buildings that will remain on Lot 61 (*pages 12, 27-28 and 83 of the record*). In addition, the proposed preliminary plat would be consistent with Housing Element Goal 1, Policy 1.1, Objective 1 which is to encourage the construction of new units to increase the local housing supply; Housing Element Goal 1, Policy 1.1 which is to support the development of a housing stock that meets the varied needs of the present community while attracting higher income residents; Objective 6 which is to encourage more medium and high-value residential construction; Policy 1.3 which is to support

housing availability to meet the needs of all income groups; and Housing Element Goal 2 to the effect that residential areas that are safe, sanitary and attractive places to live will be established and maintained in Grandview (*page 97 of the record*). The proposed preliminary plat will also meet the intent of the Grandview Municipal Code by providing lots for single-family residences which will be developed in compliance with Grandview Municipal Code requirements within the R-1 Low Density Residential District where single-family residences are a permitted use per GMC §17.30.020 (*page 113 of the record*).

(2) The development makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes. Since the proposed uses on the property will comply with all applicable City development standards and regulations, they will make adequate provisions for drainage, streets and other public ways. The Environmental Checklist states the following facts that satisfy this criterion: that all stormwater drainage will be contained on-site via surface retention, retention swales, infiltration facilities or underground infiltration facilities (*pages 18 and 22-23 of the record*); that the main access for the plat will be off of Forsell Road with secondary access off of West 2nd Street which are designed to accommodate the traffic from the plat at Level of Service C (*pages 9-12, 18 and 31-32 of the record; testimony of Cus Arteaga*); and that irrigation and domestic potable water, as well as public sewer, will be provided by the City of Grandview (*pages 9, 32 and 79 of the record*). Therefore, the proposed development will in fact make adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes and will do so in a manner that will comply with the City of Grandview development standards and requirements.

(3) The development adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18. This criterion is satisfied because the City's SEPA Responsible Official determined that the proposed preliminary plat would not result in any probable significant adverse environmental impacts under GMC Title 18. As a result a SEPA Determination of Non-Significance was issued on September 8, 2021, which was not appealed (*page 44 of the record*).

(4) The development is beneficial to the public health, safety and welfare and is in the public interest. A residential development on this property in accordance with the Comprehensive Plan Low Density Residential designation and the R-1 Low Density Residential District zoning classification would be beneficial to the public health, safety and welfare and would be in the public interest because it would provide needed additional single-family residential housing within the City of Grandview that would comply with all of the City's development standards.

(5) The development does not lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan. If the development results in a level of service lower than those shown in the Comprehensive Plan, the development may be approved if improvements or strategies to raise the level of service are made concurrent with the development. For the purpose of this section, "concurrent with the development" is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development. Here the proposed subdivision would not lower the level of service of transportation below the minimum standards prescribed by the City's Comprehensive Plan. As already noted, the concurrency test and the requirements of Chapter 14.10 of the Grandview Municipal Code entitled Transportation Concurrency Management were applied. The proposed development is not expected to result in traffic volumes on Forsell Road or on West 2nd Street that would fall below the City's street Level of Service (LOS) C. The minimum acceptable LOS on City streets prescribed by the Comprehensive Plan Transportation Element is LOS D (*testimony of Cus Arteaga*).

(6) The area, location and features of any land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development, and are proportional to the impacts created by the development. The testimony presented at the hearing was to the effect that the dedication of additional right-of-way will not be required either for Forsell Road or for West 2nd Street as a condition for approval of this proposed preliminary plat (*testimony of Cus Arteaga*).

XIII. Specific Review Criteria for Preliminary Plats. GMC §16.12.090 requires the Hearing Examiner to review a proposed subdivision during a public hearing to determine conformance with six enumerated standards (*page 111 of the record*). The determinations relative to conformance with those standards are as follows:

(1) Conformance with the provisions of the zoning ordinance for the City. All of the lots in the plat will be developed in conformance with the provisions of the City's zoning ordinance except for Lot 61 where the existing farmhouse with accessory buildings is currently located and will remain (*pages 9-12 and 27 of the record*).

(2) Conformance with the general purposes of the Comprehensive Plan. As previously noted, the proposed preliminary plat for residential development would result in the construction of new units to increase the local single-family housing supply in conformance with the Comprehensive Plan Future Land Use Map designation for the property of Low Density Residential. As is noted above in Subsection XII(1) of this recommendation which addresses the GMC §14.09.030(A)(3)(c)(i) general preliminary plat criterion, this proposed preliminary plat is in conformance with the Comprehensive Plan Housing Element Goal 1, Policy 1.1, Objective 1 which is to encourage the construction of new units to increase the local housing supply; Housing Element Goal 1, Policy 1.1 which is to support the development of a housing stock that meets the varied needs of the present community while attracting higher income residents; Objective 6 which is to encourage more medium and high-value residential construction; Policy 1.3 which is to support housing availability to meet the needs of all income groups; and Housing Element Goal 2 to the effect that residential areas that are safe, sanitary and attractive places to live will be established and maintained in Grandview (*page 97 of the record*).

(3) Conformance with the provisions of this title. The proposed preliminary plat and development of the lots in the plat will be required to be in conformance with all applicable provisions of Title 16 (Subdivisions), as well as

all applicable provisions of the Grandview Municipal Code, including without limitation Title 12 (Streets, Sidewalks and Public Places), Title 15 (Buildings and Construction) and Title 17 (Zoning). Several of the requirements are specifically set forth as Notes on the face of the proposed preliminary plat (*page 9 of the record*).

(4) Conformance with the comprehensive water and sewer plans. Evidence presented at the hearing confirmed that the proposed preliminary plat would utilize City water and sewer services and would otherwise be in conformance with the comprehensive water and sewer plans (*page 79 of the record; testimony of Cus Arteaga*).

(5) Conformance with the ordinances governing streets, rights-of-way, and curbs and gutters. The streets, rights-of-way, and curbs and gutters within the proposed preliminary plat will be in conformance with all of the City ordinance provisions governing streets, rights-of-way, and curbs and gutters as is specifically stated in Note 2 of the proposed preliminary plat (*page 9 of the record*).

(6) Conformance with other standards necessary to serve the public good. GMC §16.12.110 states that the City Council shall approve a proposed preliminary plat if it makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainageways, streets, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and if the public use and interest will be served by the platting of such subdivision and dedication (*page 112 of the record*). Each of these requirements for the City Council's approval will be addressed separately in the following section.

XIV. Criteria Required for City Council Approval of Preliminary Plats.

GMC §16.12.110 requires that the City Council must find that the proposed

preliminary plat makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainageways, streets, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school, and if the public use and interest will be served by the platting of such subdivision and dedication in accordance with the requirements of RCW 58.17.110 before it may approve a preliminary plat (*page 112 of the record*). The findings relative to those criteria as they are applied to the proposed Preliminary Plat of “Pappy’s Landing” are as follows:

(1) The Subdivision Will Make Appropriate Provisions for the Public Health, Safety and General Welfare (RCW 58.17.110(2)(a)). The proposed preliminary plat will make appropriate provisions for the public health, safety and general welfare by the very fact that it will comply with the subdivision and zoning development standards and land use requirements which have been adopted by the Grandview City Council specifically for the purpose of promoting the public health, safety and general welfare and because the proposed preliminary plat will create 110 new lots in a good location for construction of additional middle income single-family residences to help serve the City’s housing needs (*page 28 of the record*).

(2) Appropriate Provisions for Streets or Roads or Other Public Ways (RCW 58.17.110(2)(a)). The proposed preliminary plat will make appropriate provisions for streets and roads in the following ways:

(a) GMC §16.24.020 provides that lots having frontage on two streets shall be avoided whenever possible. Corner lots are required to have at least 20-foot front yard setbacks. The majority of the lots in the proposed preliminary plat are not corner lots (*page 10-12 of the record*).

(b) GMC §16.24.040 requires that the local streets providing access to and within this plat have a minimum 50-foot-wide right-of-way which is the width indicated on the proposed preliminary plat (*pages 10-12 of the record*). GMC §16.24.040 also requires a 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk on one side, illumination and storm drainage.

(c) Note 2 on the face of the proposed preliminary plat states that street improvements shall conform to City of Grandview standards for plat review (*page 9 of the record*).

(d) As previously noted in Subsection XII(6) of this recommendation which is relative to the GMC §14.09.030(A)(3)(c)(vi) general preliminary plat criterion, dedication of additional right-of-way will be not be required either for Forsell Road or for West 2nd Street (*testimony of Cus Arteaga*).

(3) Appropriate Provisions for Open Spaces, Parks, Playgrounds and Recreation Areas (RCW 58.17.110(2)(a)). The single-family residential lots within the proposed preliminary plat will comply with the R-1 minimum lot size requirement of 7,500 square feet and maximum lot coverage limitation of 40% which will allow for open space on each lot for playground and recreational purposes (*pages 20 and 114 of the record*). In addition, recreational activities also take place at the Grandview High School fields which are approximately 500 feet to the south of the proposed preliminary plat and at the Grandview Middle School fields which are approximately 800 feet to the east of the proposed preliminary plat (*page 29 of the record*).

(4) Appropriate Provisions for Drainageways (RCW 58.17.110(2)(a)). Note 3 on the face of the preliminary plat states that “All storm water generated by new impervious surfaces to be retained and disposed of on site in accordance with City of Grandview Stormwater Engineering Division requirements.” All storm-water will be contained on-site via surface retention, retention swales, infiltration facilities or underground infiltration facilities (*pages 9, 18 and 22-23 of the record*).

(5) Appropriate Provisions for Transit Stops (RCW 58.17.110(2)(a)). Since the City of Grandview does not currently have a public transportation

system, the preliminary plat is not required to make provisions for transit stops *(page 31 of the record)*.

(6) Appropriate Provisions for Potable Water Supplies (RCW 58.17.110 (2)(a)). Appropriate provisions will be made for potable water because it will be supplied by the City of Grandview public water system and extended by the developer to serve the new homes *(page 32 of the record)*. Note 5 on the face of the proposed preliminary plat states: "Water is provided by City of Grandview" *(page 9 of the record)*. The City has source capacity and water rights to serve the proposed preliminary plat *(page 79 of the record)*.

(7) Appropriate Provisions for Sanitary Wastes (RCW 58.17.110(2)(a)). Appropriate provisions will be made for sanitary wastes because sewer services will be provided by the City of Grandview public sewer system and extended by the developer to serve the new homes *(page 32 of the record)*. Note 3 on the face of the preliminary plat states: "Sewer is provided by City of Grandview" *(page 9 of the record)*.

(8) Appropriate Provisions for Schools and Schoolgrounds (RCW 58.17.110(2)(a)). The residents of the proposed subdivision will have access to public schools and schoolgrounds. Grandview High School is approximately 500 feet to the south of the proposed preliminary plat and Grandview Middle School fields is approximately 800 feet to the east of the proposed preliminary plat *(page 29 of the record)*. No testimony or written comments were submitted indicating a need for any provisions to be made within the preliminary plat for schools or schoolgrounds.

(9) Appropriate Provisions for Sidewalks and other Planning Features that Assure Safe Walking Conditions for Students Who Only Walk to and from School (RCW 58.17.110(2)(a)). The proposed preliminary plat will make appropriate provisions for sidewalks for students and others by including sidewalks constructed in accordance with City of Grandview standards as is acknowledged by Note 2 on the face of the proposed preliminary plat.

(10) Adequate Facilities for Irrigation Water (RCW 58.17.310). There will be adequate facilities to obtain irrigation water for the plat. It is obtained

from the City of Grandview which acquires the irrigation water from the Sunnyside Valley Irrigation District (*testimony of Cus Arteaga*).

CONCLUSIONS

Based upon the foregoing Findings, the Hearing Examiner reaches Conclusions consistent with the Staff Findings (*pages 84-85 of the record*) as follows:

(1) The Hearing Examiner has authority to recommend that the Grandview City Council approve the 111-lot Preliminary Plat of “Pappy’s Landing” for the development of single-family residences in the Low Density Residential Comprehensive Plan designation and the R-1 Low Density Residential District zoning classification because it satisfies all of the subdivision ordinance, zoning ordinance and other applicable requirements and criteria for approval so long as the recommended conditions are satisfied.

(2) The Grandview Municipal Code public notice requirements for the September 14, 2021, open record public hearing relative to this proposed preliminary plat have been satisfied.

(3) SEPA environmental review for the proposed preliminary plat was conducted pursuant to RCW 43.21C and GMC Title 18 and resulted in the issuance of a final Determination of Non-Significance on September 8, 2021, which was not appealed.

(4) The proposed preliminary plat, with the addition of improvements required to be constructed to City of Grandview standards and the other conditions to be imposed, would be consistent and compliant with the Comprehensive Plan, the subdivision ordinance, the zoning ordinance, the applicable development standards and the requisite criteria for approval.

(5) No testimony or written comments were submitted in opposition to the proposed preliminary plat and it will be compatible with surrounding land uses.

(6) The public use and interest will be served by the proposed preliminary plat because it will provide additional single-family residential housing within the City of Grandview.

(7) The Hearing Examiner's recommendation regarding this proposed Preliminary Plat of "Pappy's Landing" will be considered and decided by the Grandview City Council at a closed record public hearing with the result that it can either be approved, denied or conditioned by the City Council.

RECOMMENDATION

The Hearing Examiner recommends to the Grandview City Council that the 111-lot Preliminary Plat of "Pappy's Landing" to be located on Assessor's Parcel Numbers 230922-21005, 230922-21006 and 230922-21009 and to have its main access from 650 Forsell Road which is described in the application, this recommendation and other related documents in the record of this matter be **APPROVED**, subject to compliance with conditions consistent with the recommended Planning Staff conditions (*page 85 of the record*) as follows:

(1) The project is required to conduct soil sampling under the Model Toxics Control Act (Chapter 173-340 WAC). If sampling indicates elevated levels of lead and arsenic, cleanup will be required prior to occupancy.

(2) Site development shall be in conformance with the current Stormwater Management Manual for Eastern Washington.

(3) The applicant shall work with the Department of Ecology to determine if an NPDES Construction Stormwater General Permit is required.

(4) Since there are existing SVID facilities within the project boundaries that are all within SVID easements or rights-of-way (R/W), all roadways, utilities, fencing, etc. within any SVID easement or R/W will need prior approval and permit coverage by an SVID Crossing/Encroachment Agreement before work begins. The following additional restrictions apply to any SVID easement and R/W:

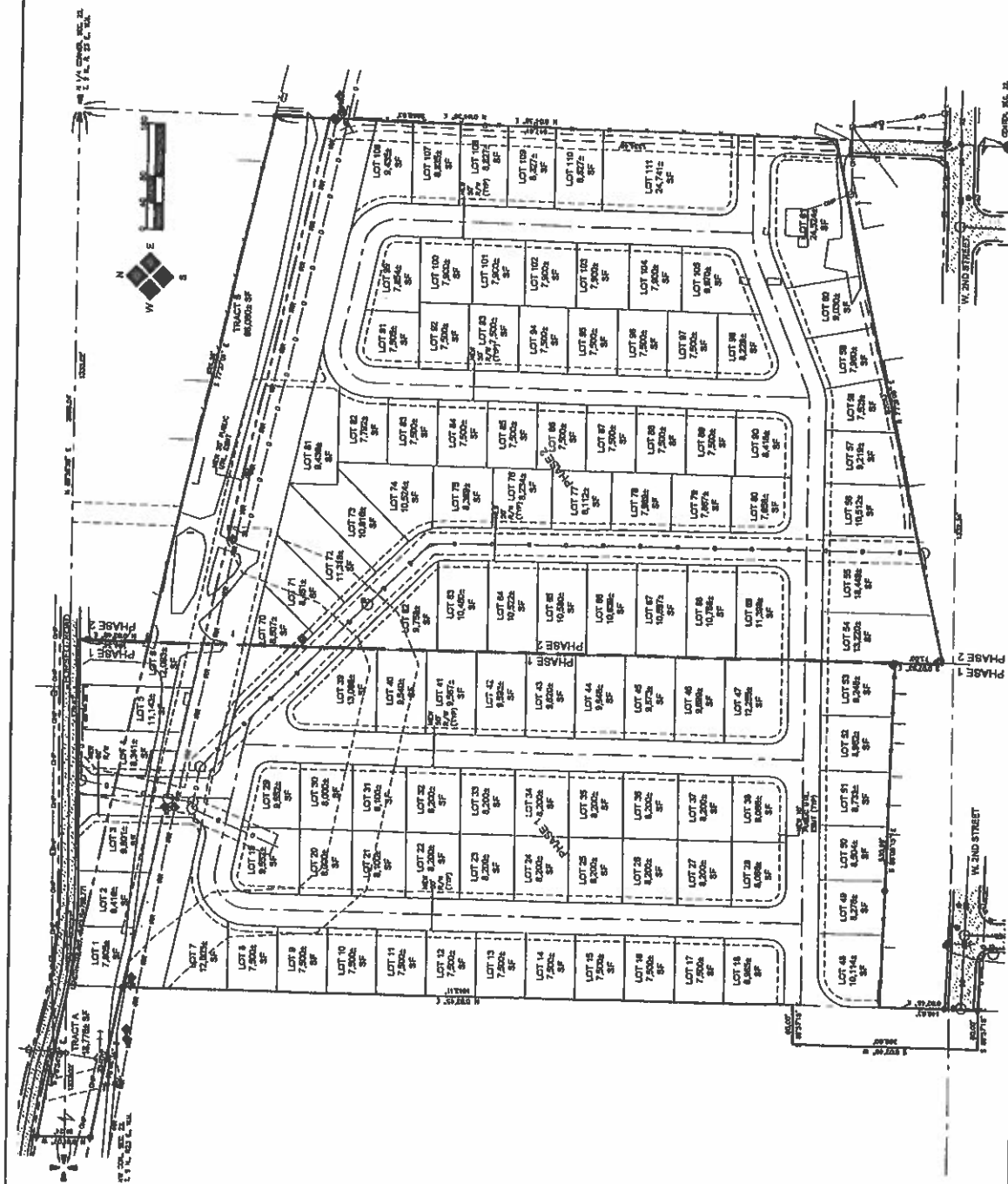
- (a) Buildings are not allowed within an SVID easement or R/W.
- (b) Ponds, swales, septic tanks, drain fields, etc. are not allowed within an SVID easement or R/W.
- (c) Trees are not allowed within an SVID easement or R/W.
- (d) Re-grading or removal of soil within an SVID easement or R/W will only be allowed with prior approval and an SVID Crossing/Encroachment Agreement.

(5) All development within the subject parcels shall be in conformance with all applicable requirements of the Grandview Municipal Code.

DATED this 28th day of September, 2021.



Gary M. Cuillier, Hearing Examiner





**GRANDVIEW HEARING EXAMINER
PUBLIC HEARING PACKET
SEPTEMBER 14, 2021
1:00 P.M.**

Applicant(s): TAC Land, LLC

Property Owner(s): Nancy L. Leidig

Proposed Project: Pappy's Landing Plat – 110 Lots

Current Zoning: R-1 Low Density Residential

Current Use: Agriculture

Location of Project: 108 Westridge Drive, 650 Forsell Road and unassigned, Grandview, Washington

Parcel No(s): 230922-21005, 230922-21006 and 230922-21009

- Public Hearing Procedure (Pages 1-2)
- Preliminary Plat Application (Pages 3-12)
- SEPA Environmental Checklist (Pages 13-43)
- Determination of Non-Significance (Pages 44)
- Notice of Development Application, Environmental Determination & Notice of Public Hearing (Pages 45-53)
- Affidavit of Mailing & Posting (Pages 54-67)
- Certificate of Posting Property (Pages 68-72)
- Affidavit of Publication – Public Hearing Notice (Page 73)
- Public Comments (Pages 74-82)
- Staff Report (Pages 83-115)

This meeting will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, Washington, and will also be available via teleconference.

Please join the public hearing from your computer, tablet or smartphone.

Join Zoom

<https://us06web.zoom.us/j/85865691152?pwd=WFhVNmYyVE82bTNuTS9ITVMvRUxQUT09>

Meeting ID: 858 6569 1152

Passcode: 189928

To join by phone: +1 253 215 8782 US

Meeting ID: 858 6569 1152

Passcode: 189928

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): TAC Land, LLC

Property Owner(s): Nancy L. Leidig

Proposed Project: Pappy's Landing Plat – 110 Lots

Current Zoning: R-1 Low Density Residential

Current Use: Agriculture

Location of Project: 108 Westridge Drive, 650 Forsell Road and unassigned, Grandview, Washington

Parcel No(s): 230922-21005, 230922-21006 and 230922-21009

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

SUBDIVISION APPLICATION
(Includes Short Subdivisions and Binding Site Plans)

PLAT NAME: Pappy's Landing Plat

APPLICANT(S): TAC Land, LLC

Mailing Address: 12324 Pittsburg Street, Spokane, WA 99218

Status (owner/purchaser/developer/etc.): Purchaser

PROPERTY OWNER(S):

(If more than one owner, attach additional sheet which names and addresses.)

Name: NANCY L LEIDIG

Mailing Address: 108 Westridge Dr., Grandview, WA 98930

Phone:

ENGINEER/SURVEYOR INFORMATION:

Name of Licensed Civil Engineer: Mike Heit - HLA

Mailing Address: 2803 River Rd. Yakima, WA 98902

Phone: 509-966-7000

Name Surveyor: Tim Fries - HLA

Mailing Address: same

Phone: same

PROPERTY: (Parcel Nos. 230922-21005, 21006, & -21009)

Address: 108 Westridge Dr., 650 Forsell Rd., and unassigned)

Zoning: R-1 (Single Family) Size(Acres): 11.50, 7.74 & 2.32 Acres

Existing Utilities Available: water, sewer, power, phone, gas

PROPOSED USE OF PROPERTY:

Number of Lots: 110 Single Family

Typical Lot Size: 7,500 SF to 13,220 SF

Price Range: N/A

Protective Covenants: Yes

Public Areas: No

Amount of Land for Public Dedication: 7.34 Acres (public road r/w)

Utilities: water, sewer, power, phone, gas

Street Improvements: Yes (see map for proposed road section)

CONDOMINIUM DEVELOPMENT

☐ Yes

☒ No

Condominium developments must comply with RCW 64.34 and a copy of the Condominium Declaration is to accompany this application. The Declaration requires the approval of the City Council.

RELEASE/HOLD HARMLESS AGREEMENT

The undersigned applicant, his heirs and assigns, in consideration for the City processing the application agrees to release, indemnify, defend and hold the City of Grandview harmless from any and all damages and/or claims for damages, including reasonable attorneys' fees, arising from any action or inaction which is based in whole or in part upon false, misleading or incomplete information furnished by the applicant, his agent or employees.

PERMISSION TO ENTER SUBJECT PROPERTY

The undersigned applicant and owner grants permission for public officials and the staff of the City of Grandview to enter the subject property for the purpose of inspection and posting of notices as required for this application.

DEVELOPMENT RIGHTS

You have a right to develop only if this application is in compliance with all existing ordinances, codes, and governmental regulations; is filed during the effective period of the ordinance or regulation under which the applicant seeks to develop; is either substantially or fully complete; and if the application is approved.

APPLICANT CERTIFICATE OF TRUTH

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 binding site plan granted based on this application may be revoked if any such statement

is false.

PRESENCE AT PUBLIC HEARINGS

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

Tod Lasky
Signature of Applicant(s)

6-21-21
Date

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

I, NANCY L. LEIDIG
(Owner's Name(s))

do hereby authorized Tod Lasky
(Applicant(s) Name(s))

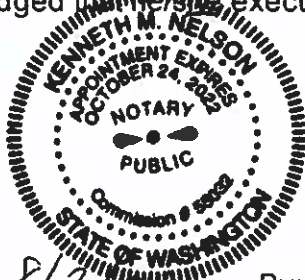
to act on my behalf as my agent in regard to the above application.

Owner(s) Signature: Nancy L. Leidig

Date Signed: June 23-2021

STATE OF WASHINGTON
COUNTY OF YAKIMA

On this 23rd day of JUNE, 2021, NANCY L. LEIDIG personally appeared before me, who is personally known to me, whose identity I proved on the basis of satisfactory evidence, or whose identity I proved on the oath/affirmation of _____ a credible witness, to be the signer of the above instrument, and he/she acknowledged that he/she executed it.



Kenneth M. Nelson
Notary Public
Residing at BARBARA VIEW
My commission expires 10-24-22

Date Received: 8/2/21 By: AL Receipt No.: 126444


Fee Amount: \$ 3750.⁰⁰ Additional Fees: \$ _____

APPLICATION ACCEPTED AS COMPLETE/APPROVED:

8/9/21 Date: AL
AW Klaus

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Search

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Overlays: ☒ Aerial Photography

☐ FEMA ☐ Critical Areas

☐ Contours ☐ Utilities

MapSize: Small (800x600)

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Easting(E) | Northing(N)


Longitude(E) | Latitude(N)

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One Inch = 400 Feet

Feet 200 400 600


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

PROPERTY PHOTOS: 1			PROPERTY INFORMATION AS OF 8/3/2021 11:08:00 PM							PRINTING					
			Parcel Address:		650 FORSELL RD, GRANDVIEW, WA 98930					Printer-Friendly Page					
			Parcel Owner(s):		NANCY L LEIDIG										
			Parcel Number:		23092221006			Parcel Size:		13.29 Acre(s)					
			Property Use:		91 Undeveloped Land										
TAX AND ASSESSMENT INFORMATION												Detailed Report			
Tax Code Area (TCA):			440			Tax Year:			2021			Print Detailed MAP			
Improvement Value:			\$0			Land Value:			\$79700						
Current/Use Value:			\$0			Current/Use Improvement:			\$0						
New Construction:			\$0			Total Assessed Value:			\$79700						
RESIDENTIAL INFORMATION												SECTION MAPS			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/at/tb/lin)	Carport	Section Map 1in=400ft					
No Residence Information Found.															
SALE INFORMATION												Qtr SECTION MAPS			
Excise	Sale Date	Sale Price	Grantor	Portion											
No Sales Information Found.															
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 1"=200ft		NE-Qtr 1"=200ft	
												SW-Qtr 1"=200ft		SE-Qtr 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:	63077C1925D	Download Map
LOCATION INFORMATION				
+ Latitude: 46° 15' 20.727"		+ Longitude: -119° 55' 48.831"		Range: 23 Township: 09 Section: 22
Narrative Description: BEG 525.4 FT E OF NW COR OF NE 1/4 NW 1/4, TH W 525.4 FT, TH S 1226.2 FT, TH SE 1/4 531 FT TO A PT 1249 FT S OF N LN OF SUBD, TH N 1249 FT TO BEG. EX R-W OF U.P.RY & EX RYDER LATERAL CANAL RRD RW, ALSO BEG NW COR OF LOT 5 OF WESTRIDGE ADD NO. 4, TH N 280 FT, TH W 60 FT, TH S 280 FT, TH E 60 FT TO POB				
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				

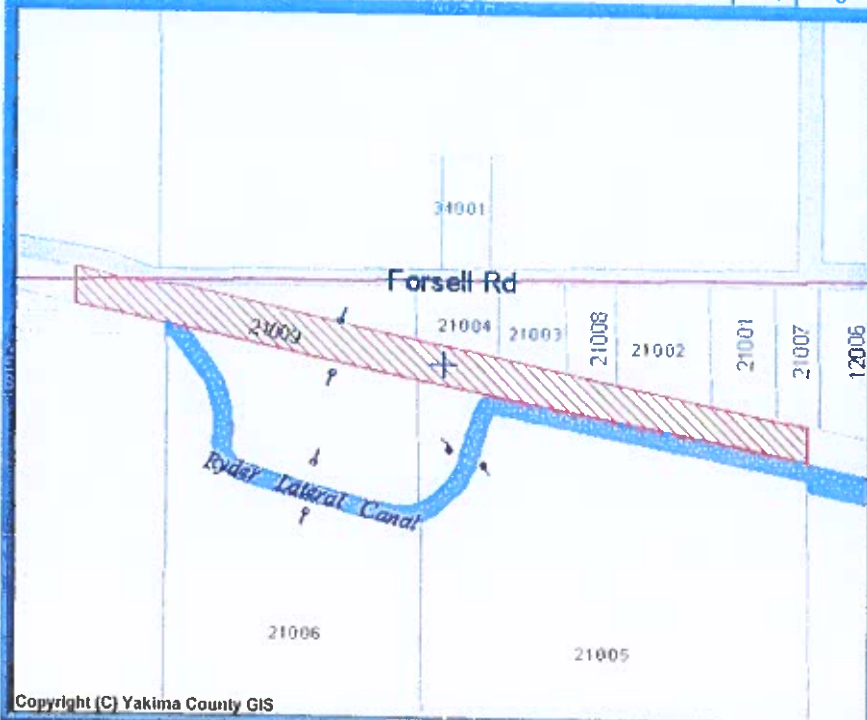
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Search By: Parcel Number

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MapScale: 1 Inch = 300 ft.


Overlays: Aerial Photography

☐ FEMA ☐ Critical Areas

☐ Contours ☐ Utilities

MapSize: Small (800x600)

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Map

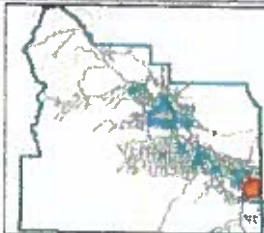
Easting(ft) | Northing(ft)

Longitude(E) | Latitude(N)

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One Inch = 300 Feet

Feet 200 400

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 8/3/2021 11:08:00 PM							PRINTING		
		Parcel Address:		UN-ASSIGNED, WA					Printer-Friendly Page		
		Parcel Owner(s):		NANCY L LEIDIG							
		Parcel Number:		23092221009	Parcel Size:		2.32 Acre(s)			Detailed Report	
		Property Use:		91 Undeveloped Land							
TAX AND ASSESSMENT INFORMATION									Print Detailed MAP		
Tax Code Area (TCA):		440	Tax Year:		2021						
Improvement Value:		\$0		Land Value:		\$300					
Current Use Value:		\$0		Current Use Improvement:		\$0					
New Construction:		\$0		Total Assessed Value:		\$300					
RESIDENTIAL INFORMATION									SECTION MAPS		
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/blln)	Carport	Section Map 1in=400ft	
No Residence Information Found.											
SALE INFORMATION									Qtr SECTION MAPS		
Excise	Sale Date	Sale Price	Grantor		Portion			NW-Qtr 1"=200ft		NE-Qtr 1"=200ft	
E016764	12/28/2017	\$5000	SCHINMANN FARMS LLC		N			SW-Qtr 1"=200ft		SE-Qtr 1"=200ft	
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.											

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
		Download Map	
LOCATION INFORMATION			
+ Latitude: 46° 15' 28.920"		+ Longitude: -119° 55' 44.832"	
		Range: 23 Township: 09 Section: 22	
Narrative Description: Section 22 Township 09 Range 23 Quarter NW: A strip of land 80 feet in width and being a part of the former "Yakima Branch" right of way of the Union Pacific Railroad Company, lying South Half of the SW1/4 of Section 15 and the North Half of the NW1/4 of Section 22 EXCEPT that portion lying Westerly of the following described line: Commencing at the Southwest corner Section 15, thence North 89° 19' 47" East along the South line of said SW1/4 a distance of 1102.75 feet, thence North 00° 40' 13" East 39.13 feet to the South line of said 80 feet wide Point of Beginning, Thence North 00° 40' 13" West 81.24 feet to the North line of said 80 feet wide strip and the terminus of said line			
DISCLAIMER			

Anita Palacios

From: NoReply@ecy.wa.gov
Sent: Tuesday, August 10, 2021 5:24 PM
To: Anita Palacios
Subject: SEPA record published

CAUTION: External Email

The SEPA admin reviewed and published [SEPA record number 202104363, "Pappy's Landing Plat"](#).
It will now be available to the public.

From: Amber Johnson
Email: separegister@ecy.wa.gov
Phone number: (509) 723-5677

[Skip navigation](#)

SEPA Record Submittal

[Q My agency records](#) [+ Add a SEPA record](#) [i Help](#) [@ My account](#)

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

Agency information

Agency name:

Grandview City of

Lead agency file number:

Contact name:

Anita Palacios

Phone:

(509) 882-9200

Email:

anitap@grandview.wa.us

Project location information

County:

YAKIMA

Region:

Central

Address:

108 Westridge Dr

650 Forsell Road

Grandview WA 98930

Parcel number:

230922-21005, 230922-21006, 230922-21

Coordinates (Lat, Long):

46.26 , -119.93

Section/Township/Range:

230922

Other identifying location information:

Project documentation

Proposal type:

Project

Related SEPA numbers:

Applicant name:

TAC Land, LLC

Applicant contact information:

12324 Pittsburgh Street

Spokane, WA 99218

Document type:

ODNS/NOA

Document sub type:

DNS

Proposal name:

Pappy's Landing Plat

Proposal description:

Important dates

Issued date:

8/11/2021

Comments due to lead agency:

9/7/2021

Published date:

Attached files

File name

[PAPPY'S LANDING PRELIMINARY PLAT N
DEVELOPMENT APPLICATION & SEPA CH](#)

Files

Preliminary plat approval for a residential subdivision consisting of
110 lots

Project website:

www.grandview.wa.us

SEPA record creator:

SEPA record submitter:

Anita Palacios

[Ecology home](#) [Ecology's SEPA website](#) [SEPA Register public search](#)

Version: 1.0.0.0 [Contact admin](#) [Privacy notice](#)

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**City of Grandview
Yakima County, Washington**

Preliminary Plat of Pappy's Landing

STATE ENVIRONMENTAL POLICY ACT

ENVIRONMENTAL CHECKLIST

Prepared by



HLA

Engineering and Land Surveying, Inc.

2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hlacivil.com

HLA Project No. 21090

July 2021

STATE ENVIRONMENTAL POLICY ACT
ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. *Name of Proposal, if Applicable:* Preliminary Plat of Pappy's Landing
2. *Name of Proponent:* TAC Land, LLC
(Tod Lasley)
Phone Number: (509) 202-3473
Address of Proponent: 12324 Pittsburg Street
Spokane, WA 99218
3. *Person Completing Form:* Michael R. Heit, PE
Phone Number: (509) 966-7000
Address: HLA Engineering and Land Surveying, Inc. (HLA)
2803 River Road
Yakima, WA 98902
4. *Date Checklist Prepared:* July 25, 2021
5. *Agency Requesting Checklist:* City of Grandview
6. *Proposed timing or schedule (including phasing, if applicable):*

The proposed Preliminary Plat of Pappy's Landing will be developed in two phases. Construction is anticipated to start in winter 2021.
7. *Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.*

This SEPA is in conjunction with a Preliminary Plat Application for Pappy's Landing and construction of the proposed residential buildings. The property will be fully developed upon completion of phase two of this project.

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

The applicant is not aware of any specific environmental information which has been prepared for this property. Any environmental information prepared would be available at the City of Grandview.

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.*

There are no applications pending that directly affect the property.

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

City of Grandview – Preliminary Plat Approval

City of Grandview - SEPA Determination.

City of Grandview - Stormwater Approval.

City of Grandview - Building Permit Approval.

City of Grandview - Plan review and approval, and construction approval for municipal facilities constructed by private parties

Bureau of Reclamation - Abandonment of vacated canal right-of-way.

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

The proposed Preliminary Plat of Pappy's Landing will subdivide approximately 21.56 acres into 110 single family lots. The lot sizes will vary in size from approximately 7,500 square feet to 24,741 square feet. The lots will have frontage onto a public roadway, which will need to be improved as part of this project. The project will be a two phased project with approximately 53 lots in phase 1 and 57 lots in phase 2.

Access to the plat will be from public road extensions off Forsell Rd., and W. 2nd Street. City of Grandview Water and Sewer will serve the subdivision. Storm water will all be contained on-site in retention swales, or underground infiltration.

There are no existing surface bodies of water within the development although there is a irrigation pipe the crosses the property. There are no critical areas known to be on the site.

There is a 70' wide abandoned canal right-of-way that is to be vacated by the Bureau of Reclamation.

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

The proposed Preliminary Plat of Pappy's Landing is located at 650 Forsell Rd. Parcel numbers 230922-21005, -21006, -21009; Northeast Quarter of the Northwest Quarter of Section 22, Township 9 North, Range 23 East, W.M. Please refer to the attached map for additional information.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. *General description of the site (underline one): Flat, rolling, hilly, steep slopes, mountainous, other (Gently Sloping).*

The existing site gently slopes from the south to the north.

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

The majority of the site slopes approximately 6.5 percent.

- 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.*

The current site is primarily covered by a mixture of natural occurring grasses and weeds. National Resources Conservation Service Soil Mapping was consulted regarding the onsite soils at the site. The USDA Soil Conservation Service (SCS) indicated the primary soil type is Warden Fine Sandy Loam, which is also a ML or A-4 soil type. The Warden Silt Loam soil mapping indicates: 0" - 5" Silt Loam, 5" - 19" Silt Loam, and 19" - 60" stratified very fine sandy loam to silt loam. Permeability of Warden Fine Sandy Loam is moderate, the runoff is low and the water erosion hazard is slight.

This soil type is classified by the U.S. Department of Agriculture Natural Resource Conservation Service (USDA-NRCS) as prime farmland if irrigated but this project is located within a developed area and will not affect any agricultural land.

The proposal does not require removing any soils. The site will be regraded to create an earthwork balance.

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

There are no known indications of unstable soils on site or in the immediate vicinity.

- 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.*

The project consists of usual and normal embankment construction for new streets and building lots in Pappy's Landing. As it applies to the entire development, there is minimal grading proposed for the public roads and building lot development expected. No net increase or decrease in quantity of material is anticipated for the subdivision improvements. Earthwork quantities will be determined during the design phase of the development. Source of fill will be from on-site excavations or from approved/permited borrow site. Backfilling for utilities will consist of crushed aggregate for pipe zone bedding and native material for trench backfill. All excess soil will be re-distributed on site for landscaping beds.

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

Erosion is not expected to occur as a result of clearing or construction. The site is moderately sloped and the soil does not lend itself to erosion. Because of the relatively flat topography, water-borne erosion is not expected to be a problem during construction. Construction of the improvements will not affect wind-borne or water-borne soil erosion following project completion. After construction is completed, each individual residential lot will be landscaped, and long-term erosion is unlikely to occur.

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

Pappy's Landing will be constructed in accordance with R-1 standards, with approximately 40-percent of the site will be covered with impervious surfacing. The lot coverage maximum in the R-1 zone is 40 percent.

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

During the site development and construction activities, the contractor will be required to utilize appropriate erosion control Best Management Practices, and regulatory erosion control stormwater management plans will be implemented. Silt fencing and dust control measures will be implemented. Storm drainage improvements will be constructed to comply with City of Grandview (Stormwater Management Manual for Eastern Washington) standards. The site will be permanently stabilized post-construction by sodding, and landscaping.

2. AIR

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

Typical emissions of dust and automobile odors will be generated during construction. Dust control procedures will be in place during construction to limit the dust to the

maximum extent practicable. Construction activity will be limited to area immediately adjacent to the construction area. Dust is not expected after construction as the site will be fully landscaped and irrigated or will be covered with impervious surfacing. After project completion, there will be no adverse effects on the air, the emissions will be from automobiles belonging to local residents. Minimal emissions from residential heating devices may occur after project completion. Approximate quantities are not known.

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

None are known to exist.

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

The contractor shall comply with Ecology: Eastern Regional Office regulatory requirements. The contractor may be required to use dust control measures such as watering of the construction area to eliminate wind-borne erosion if a problem arises. The contractor will also be required to clean mud and dust from public roadways as necessary. In addition, construction equipment will be well maintained to prevent excessive exhaust emissions.

3. WATER

- 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.*

There are no existing surface bodies of water or streams within the development. There is an irrigation pipe running across the north property line.

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.*

There will be no work over or in any bodies of water.

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.*

No fill or dredge material will be placed or removed from any surface water or wetlands.

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

The new development will not require any surface water withdrawals or diversions.

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

According to FIRM mapping, the site does not lie within the 100-year floodplain.

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

No, the proposal does not discharge any waste material to surface waters.

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.*

The proposal will not withdraw or discharge to ground water. Domestic water supply is proposed from the City of Grandview which has deep source water wells. Ground water not anticipated to be withdrawn for construction dewatering.

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.*

Waste materials will not be discharged from any source into the ground. The project will be connected to City of Grandview public sanitary sewer.

c. *Water Runoff (including storm water):*

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

The sources of water runoff will be primarily from rainfall and snowmelt. The runoff is proposed to be collected and managed on-site via surface retention and infiltration facilities or underground infiltration facilities. Stormwater treatment and disposal facilities will be designed and sized in accordance with the Eastern Washington Storm Water Manual and City of Grandview standards. This project will not result in the discharge of storm water into a surface water body.

2. *Could waste materials enter ground or surface waters? If so, generally describe.*

No waste materials are anticipated to enter ground or surface waters.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No drainage patterns are anticipated to be altered.

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

Stormwater runoff from the roads will be retained, treated, and disposed of on-site via surface retention and infiltration facilities, or underground infiltration facilities. Stormwater from homes will be directed onto landscaped areas on each residential lot. Accepted BMP engineering practices for stormwater drainage systems will be implemented to collect and manage the runoff water impacts in accordance with the Eastern Washington Storm Water Manual and City of Grandview standards.

4. PLANTS

- a. Check or underline type of vegetation found on the site:

☐ 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?

The development will be cleared of existing grasses and shrubs where necessary for the construction of public roads, utility improvements, and building construction.

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

There are no listed endangered or threatened plants on the project site or within the general project vicinity.

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

The completed residential homesites will be landscaped with typical residential lawns, trees, flowers, and shrubs. The completed residential homesites will be landscaped with typical residential lawns, trees, flowers, and shrubs.

- e. *List all noxious weeds and invasive species known to be on or near the site.*

There are none known to exist.

5. ANIMALS

- 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. (Underline all that apply) Examples include:*

Bird: hawk, heron, eagle, songbird, other
Mammals: deer, bear, elk, beaver, other
Fish: bass, salmon, trout, herring, shellfish, other

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

There are no known endangered or threatened animals that occur within the general project vicinity.

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

Most of Washington State is part of the Pacific Flyway migratory route for birds.

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

None.

- e. *List any invasive animal species known to be on or near the site.*

None.

6. ENERGY AND NATURAL RESOURCES

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

It is anticipated that electricity and/or natural gas will be the primary sources of cooling and heating the residences. Electricity will also be used for normal commercial demands of lighting, etc. During construction: equipment fuel.

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

The project would not affect the potential use of solar energy by 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:*

New construction will be built to Washington State Energy Codes and as required by the International Building Code.

7. ENVIRONMENTAL HEALTH

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

There are no known environmental health hazards that could occur as a result of this proposal. A fuel spill may occur as a result of construction activities.

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

There is no known past or present contamination that will affect the project.

2. *Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmissions pipelines located within the project area and in the vicinity.*

There are no known existing hazardous chemicals that will affect the project.

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.*

There are no known toxic or hazardous chemicals that will be stored, used, or produced during the project development or construction, or at any time during the operating life of the project.

4. *Describe special emergency services that might be required.*

There are no known emergency services that would be needed as a result of this new building. Emergency medical aid may be required should an injury occur during or after construction. Emergency fire services may be required should an injury or fire occur during or after construction.

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

There are no known environmental health hazards associated with this proposal, therefore there are no proposed measures.

b. *Noise*

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

Traffic noise from adjacent public streets.

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.*

Short-term noise: Consists of construction activities associated with commercial construction. Construction noise can be expected from approximately 7:00 a.m. to 7:00 p.m.

Long term noise is expected from standard noise emanating from a shopping center and restaurant.

Long-term noise is expected from the typical residential maintenance equipment, i.e. lawn mowers, leaf blowers, power trimmers, snow blowers, etc. during daylight hours.

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

No adverse noise impacts are anticipated; however, we propose to restrict construction to 7:00 a.m. to 7:00 p.m. In addition, we will comply with the City of Grandview and Yakima County Noise Ordinance, as it applies to this project.

8. LAND AND SHORELINE USE

- 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.*

The project area consists of a combination of undeveloped area. There is residential property located to the south of the proposed lot, and agricultural land to the remaining sides. The proposal will not affect nearby or adjacent properties.

- b. *Has the project site been used as working farmlands or working forest land? 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?*

There is no known agriculture or forest land use on the site.

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:*

The site is currently vacant and has not recently been used for crop production.

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

There are currently no structures on the portion of the site that is to be developed. The existing farmhouse and accessory buildings will remain on a lot in Phase 2.

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

No structures will be demolished.

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

The current zoning of the site is R-1.

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

The project lies within the City of Grandview and the current comprehensive plan designation of the site is low density residential.

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

Not applicable.

- h. *Has any part of the site been classified as a critical area by the city or county? If so, specify.*

No part of the site has been classified as an "critical" area.

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

Approximately 297 people (2.7 people per home) would reside in the completed project.

- j. *Approximately how many people would the completed project displace?*

The project will not displace any people.

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

Not applicable.

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

Project meets the current and future land use plans of the City of Grandview.

- m. *Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:*

Not applicable.

9. HOUSING

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

Approximately 110, middle income, single family housing units will be created.

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

None.

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

Not applicable.

10. AESTHETICS

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

Most likely less than 30 feet in max height. Principal building materials will consist of stone, brick, stucco, wood.

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

No known views would be altered or obstructed.

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

The proposed buildings will be similar in appearance as neighboring residences to further control aesthetic impacts. Compliance with zoning and building code regulations regarding building height, lot coverage and setbacks will also be in effect.

11. LIGHT AND GLARE

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

Typical and normal residential and residential security night lighting from dusk until dawn.

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

The light or glare is not expected to pose any safety hazards or interfere with any views.

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

There are no existing off-site sources that are expected to affect our proposal.

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

The light impacts will be controlled by shades and covers to ensure the impacts and lighted areas remain within the project boundary. Proposed street lighting, security lighting, and possible accent lighting will be directed toward the interior of the development. Encourage the use of lowest necessary wattages and to direct lights inward and outward.

12. RECREATION

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

The Grandview High School lies approximately 500 feet to the south and the Grandview Middle School lies approximately 800 feet to the east of the subject property and recreational activities take place at the school fields. Lower Yakima Valley Pathway lies to the northeast, of the subject property and recreational activities take place at the pathway. Other known recreational activities in the general area consist of fishing, biking, golfing and walking/jogging.

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

The proposal will not displace any existing recreational areas.

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

None needed. The larger City lots will allow recreational activity to occur on the individual lots as well as the adjacent school yards.

13. HISTORIC AND CULTURAL PRESERVATION

- a. *Area 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 located on or near the site? If so, specifically describe.*

According to the Department of Archaeology & Historic Preservation's (DAHP) Washington Information System for Architectural and Archeological Records Data (WISAARD), there are no registered properties within or adjacent to the project limits.

- b. *Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Is 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.*

There are no known landmarks or evidence of historic, archaeological, scientific, or other cultural significance located on or near the site.

- 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.*

WISAARD, EZ-1 Form

- 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.*

There are no known impacts, therefore no measures are proposed. If, during construction, artifacts are found, then work within the area will cease and the proper authority will be notified.

14. TRANSPORTATION

- 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.*

The proposed development has frontage along Forsell Road to the north, and W. 2nd Street to the South. The development has one access point to each road with a new public road. See site plan.

- b. *Is the site or affected geographic area currently served by public transit? If so, general describe. If not, what is the approximate distance to the nearest transit stop?*

City of Grandview does not currently have a public transportation system.

- c. *How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?*

In Aspen Estates, each homesite will have a minimum of 2 off-street parking spaces. There will be on-street parallel parking along the public roadway within the development. No parking spaces will be eliminated.

- 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).*

The development has two access points and will have public internal roads throughout the subdivision that will need to be constructed as part of the project. See attached preliminary plat drawing.

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

The proposal will not use water, rail, or air transportation.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?*

In Pappy's Landing, based upon the Ninth Edition (2012) of the Institute of Transportation Engineers (ITE) Trip Generation Manual, a single family residential project (Land Use 210) is anticipated to generate approximately 9.57 vehicle trips per weekday per residence. That equates to approximately 1,053 vehicle trips per day for (50% entering and 50% exiting).

The estimated volume during the A.M. peak hour (7:00 a.m. to 9:00 a.m.) of adjacent street traffic (Forsell Rd.) is 0.74 trips per residence or 81 trips at full build-out of all homesites (25% entering, 75% exiting). The estimated volume during the P.M. peak hour

(4:00 p.m. to 6:00 p.m.) of adjacent street traffic is 1.01 trips per residence or 111 trips at full build-out of all homesites (63% entering, 37% exiting).

- 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.

No.

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

No measures are planned. Forsell Rd. has a level designed to accommodate traffic loads from within the development.

15. PUBLIC SERVICES

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

The project will have probable incremental increased demand for fire and police protection, public safety services and schools could be anticipated, relative to the potential population increase.

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

Water and Sewer from the City of Grandview are available to serve the property and would be extended to serve new homes. No measures are proposed.

16. UTILITIES

- a. *Underline the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, irrigation, cable TV, drains, 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.*

Domestic Water:	City of Grandview
Sanitary Sewer:	City of Grandview
Refuse:	City of Grandview or private company
Power:	Pacific Power
Telephone:	Spectrum, or CenturyLink
Natural Gas:	Cascade Natural Gas Company

General construction activities will consist of trenching associated with placement of underground utility services from their present location to the project building site.

C. SIGNATURE

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



Michael R. Heit, P.E.

Date

Project Consulting Engineer

HLA Engineering and Land Surveying, Inc.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTION

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

This proposal will not increase discharges to water, emissions to air; produce or release of toxic or hazardous substances; or increase noise pollution.

Proposed measures to avoid or reduce such increases are:

No measures are proposed.

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

The proposal will not create any adverse impacts on plants, animals, fish or marine life.

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

No measures are proposed.

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

The proposal will not deplete energy or natural resources other than through normal building operations of commercial businesses.

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

Energy efficient measures will be installed wherever practicable; for instance, water efficient fixtures and non-incandescent light bulbs will be used.

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?*

The proposal will not affect any sensitive areas or areas designated for governmental protection.

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

No measures are proposed.

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

The proposal will not affect land or shoreline use.

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

No measures are proposed.

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

This proposal will have a slight increase of daily trips above the existing site, however the increase can be accommodated by the existing surface streets which were constructed to accommodate heavy traffic from surrounding land uses.

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

No measures are proposed.

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

The proposal is not known to conflict with local, state, or federal laws protecting the environment.

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:
Development Address:

Poppy's Landing
600 Forsell Rd.
Grandview, WA

Developer Name:
Developer Address:

TAC LAND, LLC / Todd Lasley
12324 Pittsburg Street
Spokane, WA 99218

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

Number of Units: 110

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 6 trips per day
 - ☐ Other _____

3. Total vehicle trips per day for the development: 1100

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

Forsell St. daily trips to 825
W. 2nd St. daily trips to 275
daily trips to _____

5. Peak hour trips to public streets from development:

Forsell St Peak hour trips to 83 (P.M. 63% in, 37% out)
W. 2nd St Peak hour trips to 27 (same)
Peak hour trips to _____

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

2919 Forsell & Euclid 3478 W. 2nd St & Hillcrest to Grandridge
2 lane

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

Forsell 4256 Two lane street, LOS C - 8,000 ADT
W. 2nd St 4247 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) 5001
Projected number of trips (#3) 825
Remaining capacity 4256

W. 2nd St
8622
- 275
8347

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

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


Mike Hart

Date

8/2/21

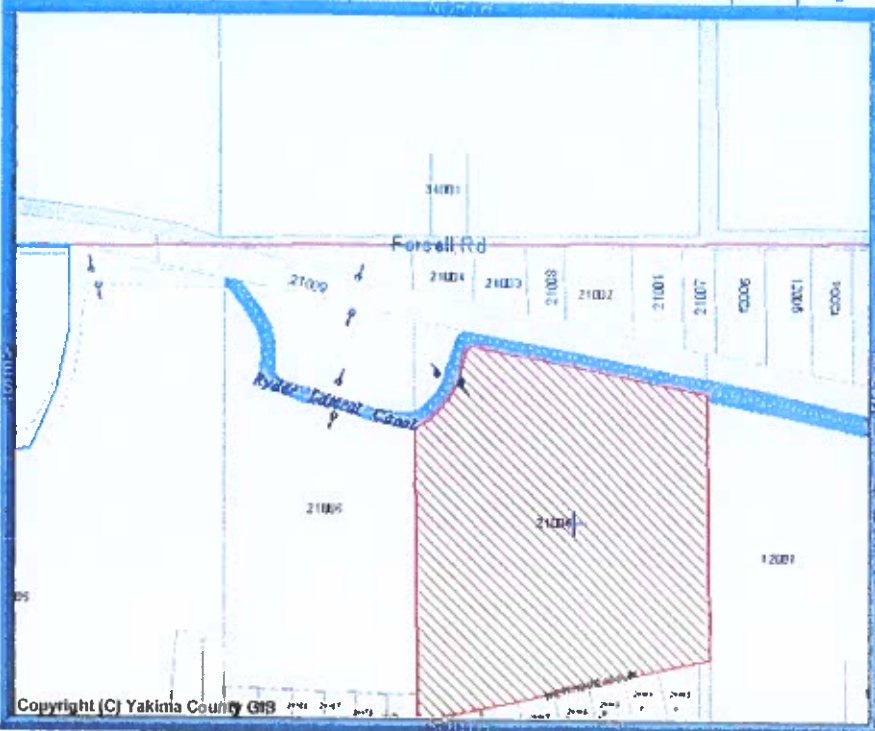
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One Inch = 400 Feet
 Feet 200 400 600

PROPERTY PHOTOS: 1 2 3 4 5		PROPERTY INFORMATION AS OF 8/3/2021 11:08:00 PM				PRINTING				
		Parcel Address:		108 WESTRIDGE DR, GRANDVIEW ,WA 98930		Printer-Friendly Page				
		Parcel Owner(s):		NANCY L LEIDIG						
		Parcel Number:		23092221005	Parcel Size		16.38 Acre(s)			
		Property Use:		81 Agricultural Not Current Use						
TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):		440		Tax Year		2021				
Improvement Value:		\$79400		Land Value		\$112500				
Current Use Value:		\$53720		Current Use Improvement		\$100400				
New Construction		\$0		Total Assessed Value		\$154120				
RESIDENTIAL INFORMATION										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/blln)	Carport	Section Map 1in=400ft
FAIR	1890	1.00	1072		0/940	2	1/0/0	0/0/0		
SALE INFORMATION								Qtr SECTION MAPS		
Excise	Sale Date		Sale Price		Grantor			Portion		
No Sales Information Found.								NW-Qtr 1"=200ft		
DISCLAIMER								SW-Qtr 1"=200ft		
								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 email us .										

OVERLAY INFORMATION					
Zoning:			Jurisdiction:	Grandview	
Urban Growth Area:	Grandview		Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2016)	
FEMA 100 Year	FEMA Map		FIRM Panel Number:	53077C1925D	Download Map
LOCATION INFORMATION					
+ Latitude: 46° 15' 23.058"		+ Longitude: -119° 55' 39.379"		Range: 23	Township: 09 Section: 22
Narrative Description: Section 22 Township 09 Range 23 Quarter NW: All that portion of the following tract lying /South of the right of way of the Union Pacific Railway Company more particularly described Beginning at the Northeast corner of the Northwest Quarter of Section 22, thence West along the North line of said Northwest Quarter a distance of 806 feet, thence South 1322 feet, thence 00° East 819 feet, thence North 1145.5 feet to the Point of Beginning, EXCEPT right of way of the Union Pacific and Ryder Lateral					
DISCLAIMER					
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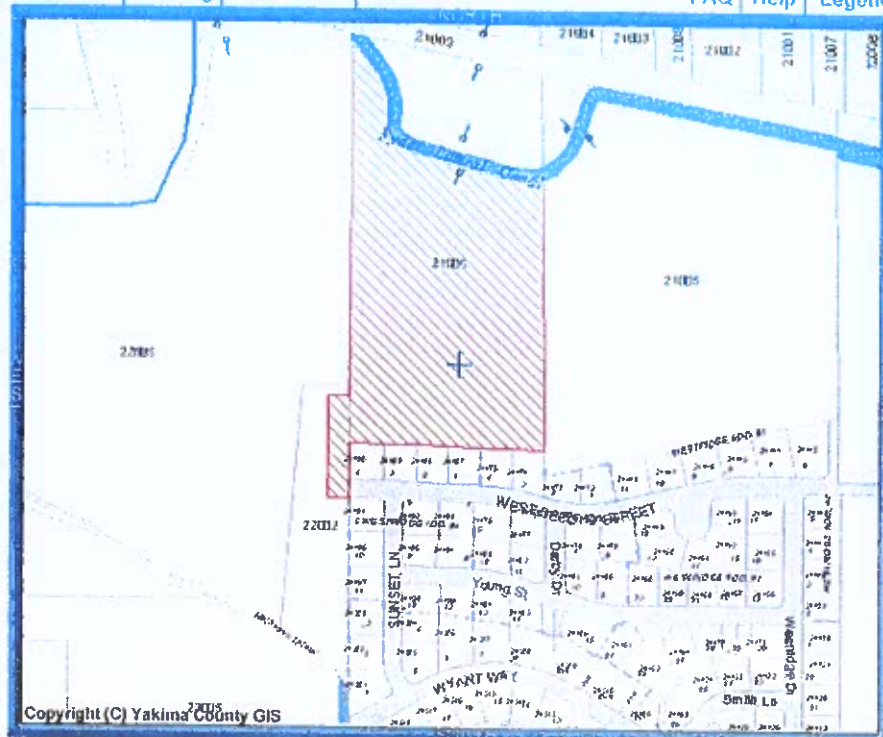
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Longitude(E) | Latitude(N)


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Feet 200 400 600

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MapScale: 1 inch = 400 ft.


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☐ FEMA

☐ Critical Areas

☐ Contours

☐ Utilities

MapSize: Small (800x600)

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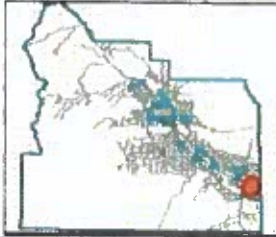
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Map




Report

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 8/3/2021 11:08:00 PM					PRINTING		
		Parcel Address:	650 FORSELL RD, GRANDVIEW ,WA 98930					Printer Friendly Page	Detailed Report
		Parcel Owner(s):	NANCY L LEIDIG						
		Parcel Number:	23092221006	Parcel Size	13.29 Acre(s)				Print Detailed MAP
		Property Use:	91 Undeveloped Land						
TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA):		440		Tax Year:		2021			
Improvement Value:		\$0		Land Value:		\$79700			
Current Use Value:		\$0		Current Use Improvement:		\$0			
New Construction:		\$0		Total Assessed Value:		\$79700			
RESIDENTIAL INFORMATION									
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.									
SALE INFORMATION									
Excise	Sale Date	Sale Price	Grantor	Portion				SECTION MAPS	
No Sales Information Found.								Qtr SECTION MAPS	
DISCLAIMER									
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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:	63077C1925D
Download Map			
LOCATION INFORMATION			
+ Latitude: 46° 15' 20.727"	+ Longitude: -119° 55' 48.831"	Range: 23	Township: 09 Section: 22
Narrative Description: BEG 625.4 FT E OF NW COR OF NE 1/4 NW 1/4, TH W 525.4 FT, TH S 1226.2 FT, TH SE 1/4 531 FT TO A PT 1249 FT S OF N LN OF SUBD, TH N 1249 FT TO BEG. EX R-W OF U.P.RY & EX RYDER LATERAL CANAL RRD R/W, ALSO BEG NW COR OF LOT 5 OF WESTRIDGE ADD NO. 4, TH N 280 FT, TH W 60 FT, TH S 280 FT, TH E 60 FT TO POB			
DISCLAIMER			
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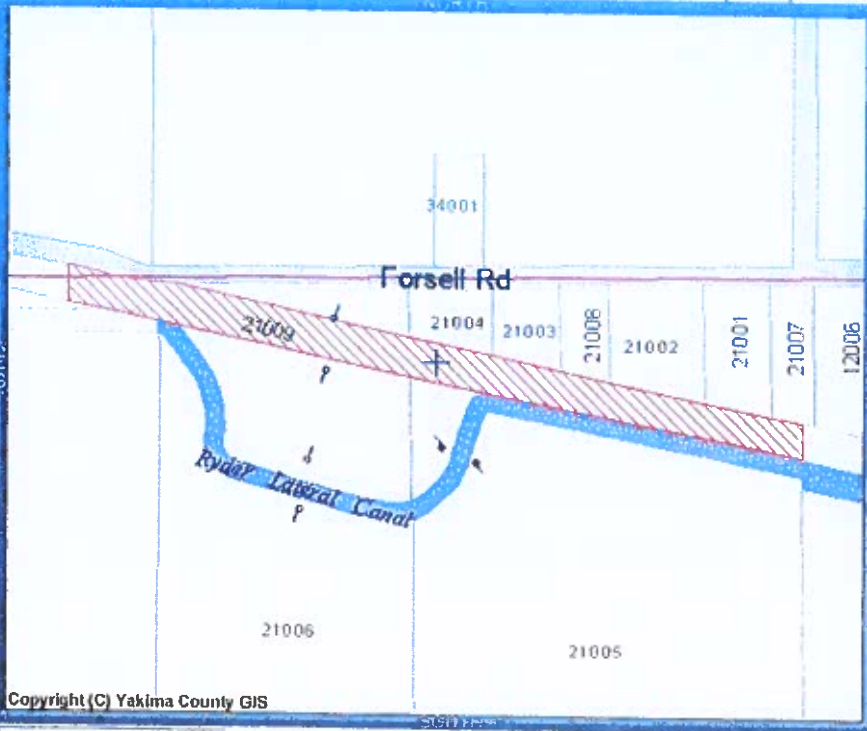
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One Inch = 300 Feet
 Feet 200 400

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 8/3/2021 11:00:00 PM				PRINTING	
	Parcel Address:		UN-ASSIGNED, WA		Printer-Friendly Page		
	Parcel Owner(s):		NANCY L LEIDIG				
	Parcel Number:		23092221009		Detailed Report		
	Property Use:		91 Undeveloped Land				
		Parcel Size:		2.32 Acre(s)		Print Detailed MAP	
TAX AND ASSESSMENT INFORMATION							
Tax Code Area (TCA):		440		Tax Year: 2021			
Improvement Value:		\$0		Land Value: \$300			
Current Use Value:		\$0		Current Use Improvement: \$0		SECTION MAPS	
New Construction:		\$0		Total Assessed Value: \$300			
RESIDENTIAL INFORMATION							Section Map 1in=400ft
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsm1 SqFt	Bedrooms	
No Residence Information Found.							Qtr SECTION MAPS
SALE INFORMATION							
Excise	Sale Date	Sale Price	Grantor		Portion		
E016764	12/28/2017	\$5000	SCHINMANN FARMS LLC		N		
DISCLAIMER							NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft 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 email us .							

OVERLAY INFORMATION			
Zoning:	Grandview		
Urban Growth Area:	Grandview		
FEMA 100 Year:	FEMA Map	Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)
		FIRM Panel Number:	53077C1925D
		Download Map	
LOCATION INFORMATION			
+ Latitude: 46° 15' 28.920"		+ Longitude: -119° 55' 44.832"	
Range: 23 Township: 09 Section: 22			
Narrative Description: Section 22 Township 09 Range 23 Quarter NW: A strip of land 80 feet in width and being a part of the former "Yakima Branch" right of way of the Union Pacific Railroad Company, lying South Half of the SW1/4 of Section 15 and the North Half of the NW1/4 of Section 22 EXCEPT that portion lying Westerly of the following described line: Commencing at the Southwest corner Section 15, thence North 89° 19' 47" East along the South line of said SW1/4 a distance of 1102.75 feet, thence North 00° 40' 13" East 39.13 feet to the South line of said 80 feet wide strip and the terminus of said line. Thence North 00° 40' 13" West 81.24 feet to the North line of said 80 feet wide strip and the terminus of said line.			
DISCLAIMER			



**CITY OF GRANDVIEW
DETERMINATION OF NON-SIGNIFICANCE
WASHINGTON STATE ENVIRONMENTAL POLICY ACT**

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): TAC Land, LLC

Property Owner(s): Nancy L. Leidig

Proposed Project: Pappy's Landing Plat – 110 Lots

Current Zoning: R-1 Low Density Residential

Current Use: Agriculture

Location of Project: 108 Westridge Drive, 650 Forsell Road and unassigned, Grandview, Washington

Parcel No(s): 230922-21005, 230922-21006 and 230922-21009

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: carteaga@grandview.wa.us

Date: September 8, 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): TAC Land, LLC

Property Owner(s): Nancy L. Leidig

Proposed Project: Pappy's Landing Plat – 110 Lots

Current Zoning: R-1 Low Density Residential

Current Use: Agriculture

Location of Project: 108 Westridge Drive, 650 Forsell Road and unassigned, Grandview, Washington

Parcel No(s): 230922-21005, 230922-21006 and 230922-21009

Application Date: June 23, 2021

Application Received: August 2, 2021

Application Acceptance: August 9, 2021

Decision-Making Authority: City of Grandview

Project Description: Applicants request preliminary plat approval for a residential subdivision consisting of 110 lots.

Requested Approvals & Actions: Preliminary plat 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 **TUESDAY, SEPTEMBER 7, 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. 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. Comments concerning the application should be submitted no later than **TUESDAY, SEPTEMBER 7, 2021**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **TUESDAY, SEPTEMBER 7, 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 **TUESDAY, SEPTEMBER 14, 2021 at 1:00 p.m.** The public hearing will be held in person and will also be available via teleconference as follows:

Please join the public hearing from your computer, tablet or smartphone.

Join Zoom

<https://us06web.zoom.us/j/85865691152?pwd=WFhVNmYyVE82bTNuTS9ITVMvRUxQUT09>

Meeting ID: 858 6569 1152

Passcode: 189928

To join by phone: +1 253 215 8782 US

Meeting ID: 858 6569 1152

Passcode: 189928

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 – August 11, 2021

Property Posted: August 11, 2021

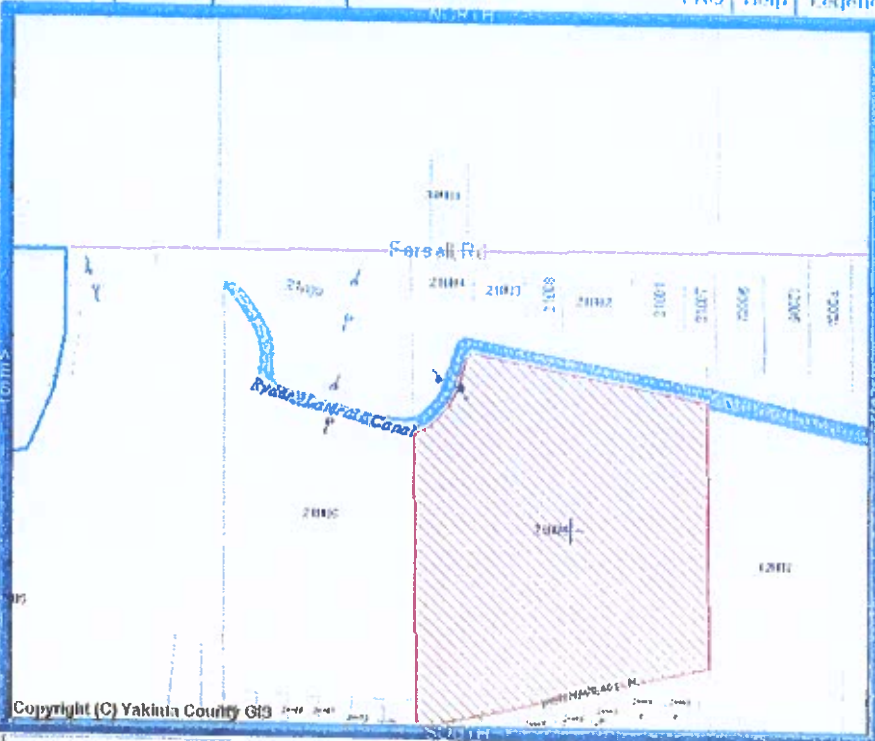
Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): August 11, 2021

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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 | ☐ **ELMA** | ☐ Critical Areas | ☐ Contours | ☐ Utilities


MapSize: Small (800x600)

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Map | Report


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[Longitude\(E\)](#) | [Latitude\(N\)](#)



Click Map to: [Get Information](#)

One inch = 400 Feet

Feet 200 400 600

PROPERTY PHOTOS: 1 2 3 4		PERMITS REVIEWED: 04/01/2021 11:45:00 AM		PARTIAL	
		Parcel Address: 108 WESTRIDGE DR, GRANDVIEW, WA 98930		Function-Friendly Map Detailed Report Print Detailed MAP	
		Parcel Owner(s): NANCY L LEIDIG			
		Parcel Number: 23092221095	Parcel Size: 16.30 Acre(s)		
		Property Use: 81 Agricultural Not Current Use			
TAX AND ASSESSMENT INFORMATION					
Tax Code Area (TCA): 440		Tax Year: 2021		Get Detail MAP Section Map Historical	
Improvement Value: \$79400		Land Value: \$112600			
Current Use Value: \$53720		Current Use Improvement: \$100400			
New Construction: \$0		Total Assessed Value: \$154120			
PHYSICAL INFORMATION					
Quality: FAIR	Year Built: 1890	Stories: 1.00	Main SqFt: 1072	Upper SqFt:	Basement SqFt: 0/940
				Bathrooms: 2	Bathrooms (full/3/4, 1/2): 1/0/0
				Garage (bsmt/att/other): 0/0/0	Carport:
SALE AND REPAIRS					
Excise:	Sale Date:	Sale Price:	Grantor:	Portion:	
No Sales Information Found.					
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.					

ZONING INFORMATION					
Zoning: Urban Growth Area	Grandview	Jurisdiction: Grandview		Future Land Use Designation: Urban (City Limits) (Yakima County Plan 2015)	
FEMA 100 Year:	FEMA Map:	FIRM Panel Number: 53077C1925D		Download Map	
FLOODPLAIN INFORMATION					
+ Latitude: 46° 15' 23.058"		+ Longitude: -119° 55' 39.379"		Range: 23 Township: 09 Section: 22	
Narrative Description: Section 22 Township: 09 Range: 23 Quarter NW: All that portion of the following tract lying South of the right of way of the Union Pacific Railway Company more particularly described Beginning at the Northeast corner of the Northwest Quarter of Section 22, thence West along the North line of said Northwest Quarter a distance of 806 feet, thence South 1322 feet, thence 00° East 819 feet, thence North 1145.5 feet to the Point of Beginning, EXCEPT right of way of the Union Pacific and Ryder Lateral					
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

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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.

MapScale: 1 inch = 400 ft.

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

MapSize: Small (800x600)

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Copyright (C) Yakima County GIS

Eastings(E) | Northings(N)
 Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One inch = 400 Feet
 Feet 200 400 600

PROPERTY PREVIEW		PERMITS, INFORMATION, OR REQUEST FOR INFO				PRINTED	
		Parcel Address:		650 FORSELL RD, GRANDVIEW, WA 98930		<input type="button" value="Print"/> <input type="button" value="Extended Page"/> <input type="button" value="Detailed Report"/> <input type="button" value="Print To-Go Map"/>	
		Parcel Owner(s):		NANCY L LEIDIG			
		Parcel Number:		23092221006			
		Parcel Size:		13.29 Acre(s)			
		Property Use:		91 Undeveloped Land			
TAX AND ASSESSMENT INFORMATION							
Tax Code Area (TCA):		440		Tax Year:		2021	
Improvement Value:		\$0		Land Value:		\$79700	
Current Use Value:		\$0		Current Use Improvement:		\$0	
New Construction:		\$0		Total Assessed Value:		\$79700	
RESIDENTIAL INFORMATION							
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Basmt SqFt	Bedrooms	Bathrooms
							(full/half, 1/2)
Garage							
(bsmt/att/kslin)							
Carport							
No Residence Information Found.							
SALE INFORMATION							
Excise	Sale Date	Sale Price	Grantor		Portion		
No Sales Information Found.							
DEED ABSTRACT							
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) 572-7364, or email us.							

GENERAL INFORMATION			
Zoning:	Urban Growth Area:	Jurisdiction:	Grandview
	Grandview	Future Land Use Designation:	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map:	FIRM Panel Number:	53077C1926D
LOCATION INFORMATION			
+ Latitude: 46° 15' 20.727"		+ Longitude: -119° 55' 48.831"	
		Range: 23 Township: 09 Section: 22	
Narrative Description: BEG 525.4 FT E OF NW COR OF NE 1/4 TH W 525.4 FT, TH S 1226.2 FT, TH SE 1/4 531 FT TO A PT 1249 FT S OF N LN OF SUBD. TH N 1249 FT TO BEG. EX R-W OF U.P.RY & EX RYDER LATERAL CANAL RRD RW, ALSO BEG NW COR OF LOT 5 OF WESTRIDGE ADD NO. 4, TH N 280 FT, TH W 60 FT, TH S 280 FT, TH E 60 FT TO POB			
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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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.

MapScale: 1 Inch = 300 ft.

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

MapSize: Small (800x600)

Maps brought to you by:
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Easting(E) | Northing(N)
 Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One Inch = 300 Feet
 Feet 200 400

PROPERTY PHOTOS		PROPERTY INFORMATION					DETAILS		
		Parcel Address:	UN-ASSIGNED, WA			Parcel ID:			
		Parcel Owner(s):	NANCY J. LEIDIG			Parcel Family Page:			
		Parcel Number:	23092221009		Parcel Size:	2.32 Acre(s)			
		Property Use:	91 Undeveloped Land			Detailed Report:			
		TAX AND ASSESSMENT INFORMATION					Print Detailed Map:		
		Tax Code Area (TCA):	440	Tax Year:		2021			
		Improvement Value:	\$0	Land Value:		\$300			
		Current Use Value:	\$0	Current Use Improvement:		\$0			
		New Construction:	\$0	Total Assessed Value:		\$300			
RESIDENTIAL INFORMATION									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Usdnt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.								Section Map	Print Map
SALE INFORMATION								Other Information	
Excise	Sale Date	Sale Price	Grantor			Portion			
E016764	12/28/2017	\$5000	SCHIMMANN FARMS LLC			N			
DESCRIPTORS									
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		SECTION MAP							
		SUBSECTION MAP							

Zoning:				Jurisdiction: Grandview			
Urban Growth Area:		Grandview		Future Land Use Designation:		Urban (City Limits) (Yakima County Plan 2015)	
FEMA 100 Year:		FEMA Map:		FIRM Parcel Number:		53077C1925D	
						Download Map:	
FOR ADDRESS INFORMATION							
+ Latitude: 46° 15' 28.920"				+ Longitude: -119° 55' 44.832"			
				Range: 23 Township: 09 Section: 22			
Narrative Description: Section 22 Township 09 Range 23 Quarter NW: A strip of land 80 feet in width and being a part of the former "Yakima Branch" right of way of the Union Pacific Railroad Company, lying South Half of the SW1/4 of Section 15 and the North Half of the NW1/4 of Section 22 EXCEPT that portion lying Westerly of the following described line: Commencing at the Southwest corner Section 15, thence North 89° 19' 47" East along the South line of said SW1/4 a distance of 1102.75 feet, thence North 00° 40' 13" East 39.13 feet to the South line of said 80 feet wide strip and the terminus of said line. Thence North 00° 40' 13" West 81.24 feet to the North line of said 80 feet wide strip and the terminus of said line.							
11/1/2015 11:11							

(A PORTION OF THE NW 1/4, SECTION 22,
TOWNSHIP 9 NORTH, RANGE 23 EAST, W.M.)



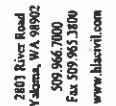
1. SUBJECT PROPERTY IS ZONED R-1 - SINGLE-FAMILY RESIDENTIAL.
2. STREET ADDRESS/PROPOSED BUILDING CONDITIONS IN CITY OF CHANDLER ARE AS FOLLOWS:
3. STREET ADDRESS/PROPOSED BUILDING CONDITIONS IN CITY OF CHANDLER ARE AS FOLLOWS:
4. OWNER IS PROVIDED BY CITY OF CHANDLER:
5. ALL WATER WASTE GENERATED BY NEW APPLIANCES AND ALL WATER WASTE GENERATED BY EXISTING APPLIANCES ON SITE WILL BE ACCORDING WITH CITY OF CHANDLER STANDARDS CONCERNING DRAINAGE MEASUREMENTS.
6. WATER IS PROVIDED BY CITY OF CHANDLER.
7. POWER IN CABLES, TELEPHONE CABLES AND NATURAL GAS LINES ARE LOCATED WITHIN THE PUBLIC UTILITY EASEMENT. DEVELOPER TO COORDINATE WITH THE SERVING UTILITY COMPANIES FOR DESIGN AND INSTALLATION OF THEIR FACILITIES.
8. TYPICAL SHADING RELATES - 35' FRONT SETBACK FROM PUBLIC UTILITY CORNER, 10' SIDE SETBACK FROM PUBLIC UTILITY CORNER AND 10' REAR SETBACK FROM PROPERTY LINE.

[illegible]

ENGINEER/SURVEYOR

HILA ENGINEERING & LAND
SURVEYING, INC.
2803 RIVER ROAD
YAKIMA, WA 98902
MIKE HEIT, PE
TIM FRIES, PLS
(509) 965-7000

CITY OF GRANDVIEW - LOCAL ACCESS (RESIDENTIAL)



HLA
Engineering and Land Surveying

PAPPY'S LANDING
PARCEL NO. 230922-21005, 21006, & 21009
CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON

PRELIMINARY PLAT

1 or 4

PARCEL NO. 230922-21005, 230922-21006 & 230922-21009