

**HLA**  
Engineering and Land Surveying, Inc.

2803 River Road  
Yakima, WA 98903  
509.966.7000  
Fax 509.965.3800  
www.hlaenv.com

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

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

**PRELIMINARY PLAT PHASE 2**

**JOB NUMBER** 21090  
**DATE** 7-29-21  
**FILE NAMES** 71090.dwg  
**OR. NAME** C.C.  
**DESIGNED BY** M.H. BPP  
**CHECKED BY** M.H. BPP  
**DATE** 7-29-21  
**REVISION**





**CITY OF GRANDVIEW  
AFFIDAVIT OF MAILING & POSTING**

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 11<sup>th</sup> day of August, 2021, I posted at City Hall, Library, Police Department, City's website [www.grandview.wa.us](http://www.grandview.wa.us), and mailed the attached NOTICE OF DEVELOPMENT APPLICATION, ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING with maps regarding 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**

by first class mail, postage prepaid, by delivering the same to the U.S. Post Office for deposit in the United States Mail, properly addressed to the following adjacent property owners within 300 feet of the subject parcel(s), interested parties and governmental agencies, lists attached hereto.

Governmental agencies also received the SEPA Checklist.

CITY OF GRANDVIEW

By: \_\_\_\_\_

Anita Palacios, City Clerk



**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](http://www.grandview.wa.us). All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: [anitap@grandview.wa.us](mailto:anitap@grandview.wa.us). Comments concerning the application should be submitted no later than **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



Yakima County GIS - Washington  
Land Information Portal

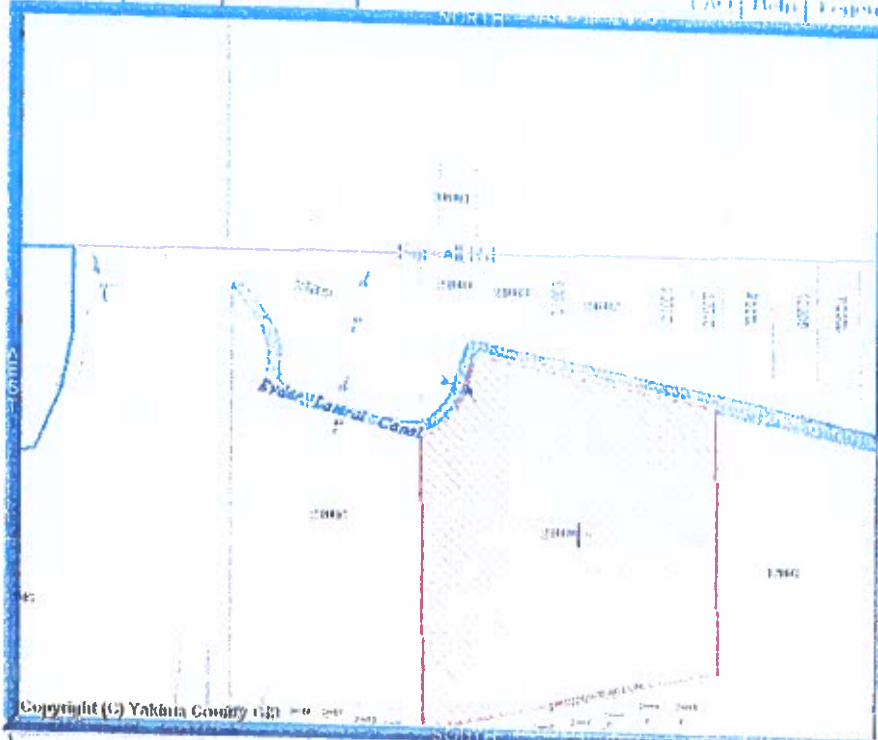
2014 Data as of 12/31/2014  
 2014 Data as of 12/31/2014  
 2014 Data as of 12/31/2014



VALLEY TITLE GUARANTEE  
 www.vtgc.com  
 (509) 225-1111

Assessor | Planning | Road Update

Map | Help | Logout | Search | Tools | Overview



Search By: Parcel Number

Parcel #

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

Search

Map Scale: 1 inch = 400 ft.

Map Size: Small (100,000)

Overlays: Aerial Photography

ELMA Contours | Optical Areas | Utilities

Maps brought to you by:

Valley Title Guarantee  
 www.vtgc.com  
 (509) 225-1111

Basemap | Hoffmann

Longitude (W) | Latitude (N)

Click Map to: Get Information

Map Scale: 1 inch = 400 feet  
 Feet 0 100 200 300 400 500

		Parcel Address: 102 WESTHURST DR, GRANDVIEW, WA 98930 Parcel Owner(s): HANLEY, J. J. & J. K. Parcel Number: 23092221005 Property Use: 31 Agricultural Not Current Use		Parcel Size: 16.08 Acre(s) Tax Year: 2021 Land Value: \$112600 Current Use Improvement: \$100400 Total Assessed Value: \$154420																							
Free Code Area (FCA): 440 Improvement Value: \$79400 Current Use Value: \$25720 New Construction: \$0																											
<table border="1"> <thead> <tr> <th>Facility</th> <th>Year Built</th> <th>Stories</th> <th>Main Sq Ft</th> <th>Upper Sq Ft</th> <th>Plant Sq Ft</th> <th>Boathouse</th> <th>Ballroom</th> <th>Garage</th> <th>Storage</th> <th>Support</th> </tr> </thead> <tbody> <tr> <td>FAIR</td> <td>1990</td> <td>1.00</td> <td>1072</td> <td></td> <td>0000</td> <td></td> <td>0000 (Full/3/4, 1/2)</td> <td>0000 (Detached/Attached)</td> <td>0000</td> <td>0000</td> </tr> </tbody> </table>	Facility	Year Built	Stories	Main Sq Ft	Upper Sq Ft	Plant Sq Ft	Boathouse	Ballroom	Garage	Storage	Support	FAIR	1990	1.00	1072		0000		0000 (Full/3/4, 1/2)	0000 (Detached/Attached)	0000	0000					
Facility	Year Built	Stories	Main Sq Ft	Upper Sq Ft	Plant Sq Ft	Boathouse	Ballroom	Garage	Storage	Support																	
FAIR	1990	1.00	1072		0000		0000 (Full/3/4, 1/2)	0000 (Detached/Attached)	0000	0000																	
Excess: 1.00 Acre Sale Price: \$1,000,000 No Sales Information Found.																											

While the information is intended to be accurate, any manifest error is unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact our call center (509) 571-1100 or (509) 571-7251, or email us.

Zoning: Urban Growth Area: Grandview ELMA 100 Year: ELMA 21 yr		Jurisdiction: Grandview Future Land Use Designation: Urban (City Limits) (Yakima County Plan 2015) ELMA Parcel Number: 52077049250	
Latitude: 46° 13' 23.85" N Longitude: 119° 53' 39.37" W		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 North along the North line of said Northwest Quarter a distance of 816 feet, thence South 132 feet, thence 60° East 619 feet, thence North 1446.5 feet to the Point of Beginning, EXCEPT right of way of the Union Pacific and Rydex Lateral			
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, ETC. OR PART OF A FIDUCIARY TRANSACTION.			

# Yakima County GIS - Washington Land Information Portal



**VALLEY TITLE GUARANTEE**  
www.vtgc.com  
800.747.4444

Assessor Planning Real Estate

Home Help Legend

Search Tools User Guide

Search By: Parcel Number

Parcel #:

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

Search

Map Scale: 1 inch = 400 ft

Overlays: Aerial Photography

ELMA

Contours

Critical Areas

Utilities

Map Size: Small (800x600)

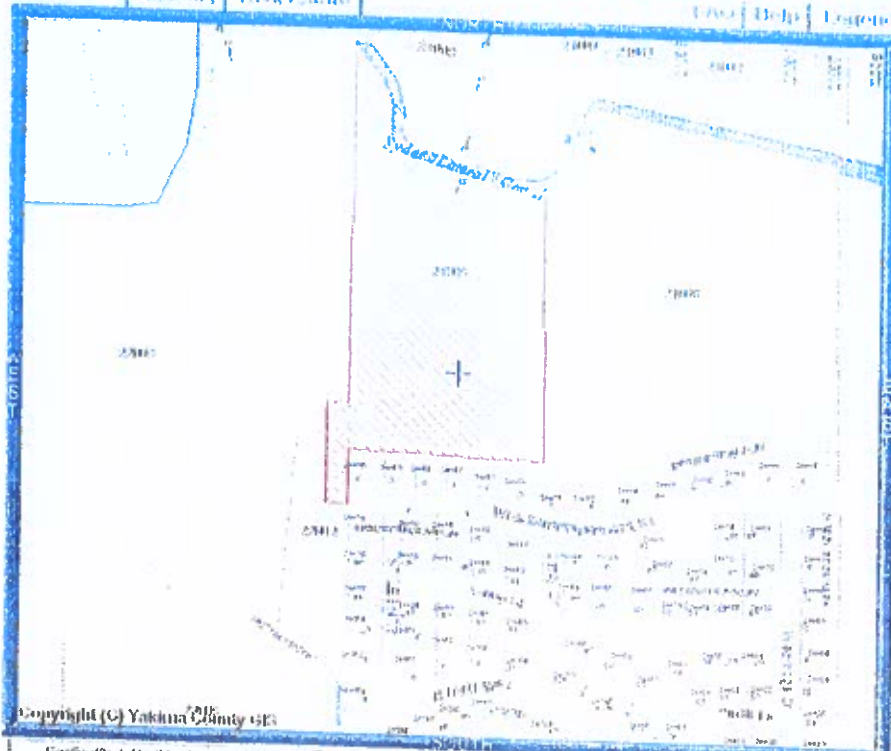
Maps brought to you by:

Valley Title Guarantee



800.747.4444  
www.vtgc.com

www.vtgc.com  
(800) 747-4444



Copyright (C) Yakima County GIS

Geographic | Horizontal

Longitude (N) | Longitude (E)

Click Map to: Get Information

1 inch = 400 feet  
0 400 800

		<p>Parcel Address: 650 FORSETT RD, GRANDVIEW, WA 98930</p> <p>Parcel Owner(s): NANCY L. J. JONES</p> <p>Parcel Number: 22092221006</p> <p>Property Use: 201 Undeveloped Land</p> <p>Parcel Size: 13.20 Acres</p>		<p>Parcel Size: 13.20 Acres</p> <p>Parcel Size: 13.20 Acres</p> <p>Parcel Size: 13.20 Acres</p>						
<p>Free Code Area (FCA): 440</p> <p>Improvement Value: \$0</p> <p>Current Use Value: \$0</p> <p>How Construction: \$0</p>		<p>Tax Year: 2024</p> <p>Land Value: \$29,700</p> <p>Construction Improvement: \$0</p> <p>Total Assessed Value: \$29,700</p>		<p>Parcel Size: 13.20 Acres</p> <p>Parcel Size: 13.20 Acres</p> <p>Parcel Size: 13.20 Acres</p>						
Locality	Year Built	Address	Main Sq Ft	Upper Sq Ft	Bedrooms	Bathrooms	Garage	Condition	Parcel Size	Parcel Size
No Residence Information Found.										
County	State	City	Zip	Parcel	Parcel	Parcel	Parcel	Parcel	Parcel	Parcel
No Sales Information Found.										

While the information is intended to be accurate, any mistakes are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call (509) 674-1100 or (800) 674-7254, or email us.

<p>Zoning: Urban Growth Area</p> <p>Grandview</p> <p>ELMA 100 Year: 11-24A 30.0</p>		<p>Jurisdiction: Grandview</p> <p>Future Land Use Designation: Urban (City Limits) (Yakima County Plan 2015)</p> <p>ELMA Parcel Number: 5307749250</p>	
<p>Latitude: 46° 15' 20.727"</p> <p>Longitude: -119° 55' 40.834"</p> <p>Township: 09 Section: 22</p>		<p>Parcel Size: 13.20 Acres</p> <p>Parcel Size: 13.20 Acres</p> <p>Parcel Size: 13.20 Acres</p>	
<p>Narrative Description: BEG 625.4 FT E OF NW COR OF NE1/4, TH W 525.4 FT, TH S 1225.2 FT, TH SE1/4 531 FT TO A PT 1249 FT S OF N LN OF SUBD, TH N 1249 FT TO BEG, EX 1/4 W OF 1/4 RLY &amp; EX 1/4 RLY LATERAL, ARAI, RRD R/W, ALSO BEG NW COR OF LOT 5 OF WESTRIDGE ADD NO. 4, TH N 200 FT, TH W 60 FT, TH S 200 FT, TH E 60 FT TO POB</p>			

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, RECORDATION OR A RISK MITIGATION.

58



Yakima County GIS - Washington  
Land Information PortalVALLEY TITLE GUARANTEE  
WWW.VTGCO.COM  
409.738.4111

Assessor | Planning | Real Estate

Home | Help | Legend | Search | Tools | Overview

Search By: Parcel Number

Parcel #:

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

Search

Map Scale: 1 inch = 300 ft.



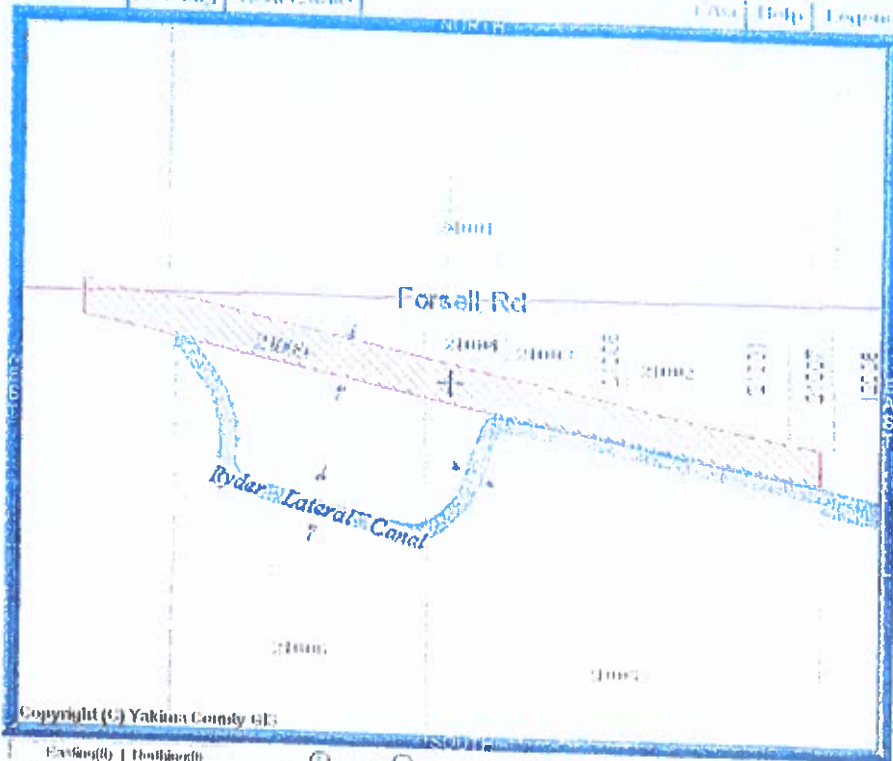

Overlays: Aerial Photography

☐ ELMA  
☐ Contours  
☐ Critical Areas  
☐ Utilities

Map Size: Small (200x200)

Maps brought to you by:

Valley Title Guarantee

 Title Insurance  
 Property Services  
 WWW.VTGCO.COM  
 409.738.4111


Copyright (C) Yakima County GIS

Eastings(0) | Northings(0)

Longitudes(0) | Latitudes(0)

Click Map for: Get Information

 Map Scale = 300 Feet  
 Feet 0 100 200

		Parcel Address: 101-ASSOCIATED, WA Parcel Owner(s): HARVEY E. ELLIS Parcel Number: 2309222-1000 Property Use: 01 Undeveloped Land Parcel Size: 2.32 Acre(s) Parcel Code Area (PCA): 440 Improvement Value: \$0 Current Use Value: \$0 New Construction: \$0		Parcel Size: 2.32 Acre(s) Parcel Code Area (PCA): 440 Improvement Value: \$0 Current Use Value: \$0 New Construction: \$0	
Parcel Code Area (PCA): 440 Improvement Value: \$0 Current Use Value: \$0 New Construction: \$0		Parcel Code Area (PCA): 440 Improvement Value: \$0 Current Use Value: \$0 New Construction: \$0		Parcel Code Area (PCA): 440 Improvement Value: \$0 Current Use Value: \$0 New Construction: \$0	
Parcel Code Area (PCA): 440 Improvement Value: \$0 Current Use Value: \$0 New Construction: \$0	Parcel Code Area (PCA): 440 Improvement Value: \$0 Current Use Value: \$0 New Construction: \$0	Parcel Code Area (PCA): 440 Improvement Value: \$0 Current Use Value: \$0 New Construction: \$0	Parcel Code Area (PCA): 440 Improvement Value: \$0 Current Use Value: \$0 New Construction: \$0	Parcel Code Area (PCA): 440 Improvement Value: \$0 Current Use Value: \$0 New Construction: \$0	Parcel Code Area (PCA): 440 Improvement Value: \$0 Current Use Value: \$0 New Construction: \$0

While this information is intended to be accurate, any mistakes 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) 571-1100 or (509) 571-7354, or email us.

Parcel Code Area (PCA): 440 Improvement Value: \$0 Current Use Value: \$0 New Construction: \$0	Parcel Code Area (PCA): 440 Improvement Value: \$0 Current Use Value: \$0 New Construction: \$0	Parcel Code Area (PCA): 440 Improvement Value: \$0 Current Use Value: \$0 New Construction: \$0	Parcel Code Area (PCA): 440 Improvement Value: \$0 Current Use Value: \$0 New Construction: \$0	Parcel Code Area (PCA): 440 Improvement Value: \$0 Current Use Value: \$0 New Construction: \$0	Parcel Code Area (PCA): 440 Improvement Value: \$0 Current Use Value: \$0 New Construction: \$0
--	--	--	--	--	--

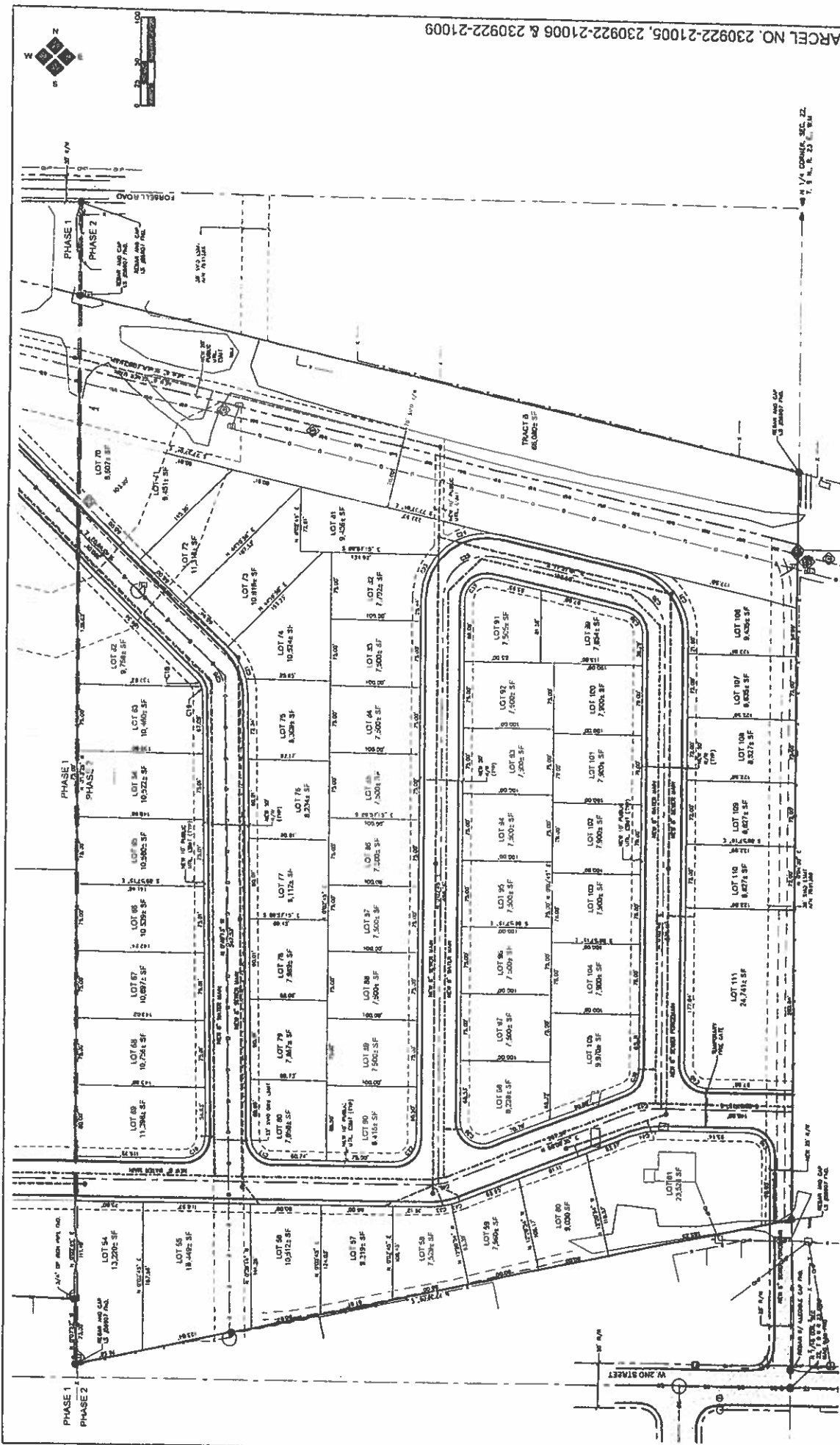
Latitude: 46° 15' 23.920"    Longitude: -119° 55' 44.832"    Range: 23    Township: 09    Section: 22  
 Narrative Description: Section 22 Township 09 Range 23 Quarter NW: A strip of land 80 feet in width and being a part of the former "Yakima Branch" right of way of the Union Pacific Railroad Company, 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 West of the following described line: Commencing at the Southwest corner of Section 15, thence North 68° 49' 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 SW1/4, thence North 00° 40' 13" West 31.24 feet to the North line of said 80 foot wide strip and the terminus of said line.











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

4 of 4

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

JOB NUMBER: 21090	DATE: 7-29-71
FILE NAMES: DRAWING: 21090.dwg	
DESIGNED BY	MARK
ENTERED BY	BFP

[illegible]

2803 River Road  
Yakima, WA 98902  
509.966.7800  
Fax 509.965.3400  
www.hmacivil.com



**HILA**  
Engineering and Land Surveying, Inc.

63

230915-32002 & 31006  
Wyckoff Farms, Inc.  
P.O. Box 249  
Grandview, WA 98930

230915-43401  
Kenyon Zero Storage  
P.O. Box 604  
Grandview, WA 98930

230922-21008  
Viola Radach  
590 Forsell Road  
Grandview, WA 98930

230922-21007  
Miguel & Felipa Madrigal  
500 Forsell Road  
Grandview, WA 98930

230922-13001  
Grandview School District  
913 West Second Street  
Grandview, WA 98930

230922-24488  
Susan Erickson  
1907 West Second Street  
Grandview, WA 98930

230922-24474  
Larry & Janet Tadlock  
P.O. Box 9962  
Yakima, WA 98909

230922-24447  
Brittani Palomarez  
1809 West Second Street  
Grandview, WA 98930

230922-24444  
Kristina & Ed Knotts  
512 Ingham Road  
Outlook, WA 98938

230922-24492  
Wanda Maas  
1906 West Second Street  
Grandview, WA 98930

230915-33002  
City of Grandview  
207 West Second Street  
Grandview, WA 98930

230922-21005, 21006 & 21009, 21004, 21003  
Nancy Liedig  
108 Westridge Drive  
Grandview, WA 98930

230922-21002  
Albesa Patina  
580 Forsell Road  
Grandview, WA 98930

230922-12006 & 12005  
Cornelio Mendoza & Elvia Madrigal  
450 Forsell Road  
Grandview, WA 98930

230922-24490  
David & Carmen Tobin  
1911 West Second Street  
Grandview, WA 98930

230922-24487  
Raquel Ramirez  
4903 Sonora Drive  
Pasco, WA 99301

230922-24473  
Francisco Mariscal  
1815 West Second Street  
Grandview, WA 98930

230922-24446  
C&C Investments  
101 E. Wine Country Road  
Grandview, WA 98930

230922-24443  
Mike Thornock  
2794 E. Carmine Drive  
St. George, UT 84790-5002

230922-24493  
Randy & Debra Tucker  
1904 West Second Street  
Grandview, WA 98930

230915-34001  
Ofelia Grajeda  
641 Forsell Road  
Grandview, WA 98930

230922-22002, 22005  
River Valley Orchards, LLC  
P.O. Box 8  
Grandview, WA 98930

230922-21001  
Ramon & Macana Ramirez  
530 Forsell Road  
Grandview, WA 98930

230922-12007  
Eleanor Hunt  
1701 West Second Street  
Grandview, WA 98930

230922-24489  
Andrew Cervantes  
1909 West Second Street  
Grandview, WA 98930

230922-24475 & 24472  
Shane Tadlock  
1903 West Second Str Apt. A  
Grandview, WA 98930

230922-24448  
Leslie & Aurora Crone  
1811 West Second Street  
Grandview, WA 98930

230922-24445  
Mt. Rainer Land Trust  
13430 25 1<sup>st</sup> Avenue SE  
Issaquah, WA 98027

230922-24491  
Cindy & Roberto Torres  
200 Sunset  
Grandview, WA 98930

230922-24476  
Javier & Cindy Rodriguez  
306 Wyant Way  
Grandview, WA 98930

230922-24477  
Emma & Aracely Abarca  
1900 West Second Street  
Grandview, WA 98930

230922-24481  
Joseph Tolick  
1817 Young Street  
Grandview, WA 98930

230922-24480  
Eduardo Vargas Romero Sr.  
1815 Young Street  
Grandview, WA 98930

TAC Land, LLC  
12324 Pittsburg Street  
Spokane, WA 99218

Michael R. Heit, PE  
HLA  
2803 River Road  
Yakima, WA 98902

**Anita Palacios**

---

**From:** Anita Palacios  
**Sent:** Tuesday, August 10, 2021 4:55 PM  
**To:** 'GRANDVIEW SCHOOL DISTRICT'; 'PORT OF GRANDVIEW'; 'ROZA IRRIGATION DISTRICT'; 'SUNNYSIDE VALLEY IRRIGATION DISTRICT'; 'WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov)'; 'WA STATE DEPT OF ECOLOGY'; 'WA STATE DEPT OF ECOLOGY'; 'WA STATE DEPT OF ECOLOGY - YAKIMA'; 'WA STATE DEPT OF FISH & WILDLIFE'; 'WA STATE DEPT OF HEALTH'; 'WA STATE DEPT OF HISTORICAL PRESERVATION'; 'WA STATE DEPT OF NATURAL RESOURCES'; 'WA STATE DEPT OF SOCIAL & HEALTH SERVICES'; 'WA STATE DEPT OF TRANSPORTATION'; 'WA STATE DEPT OF TRANSPORTATION'; 'YAKAMA NATION'; 'YAKIMA CO ENVIRONMENTAL HEALTH'; 'YAKIMA CO FIRE DISTRICT NO. 5'; 'YAKIMA CO PLANNING DEPT'; 'YAKIMA CO REG TRANSPORTATION ORG'; 'YAKIMA CO TRANSPORTATION SERVICES'; 'YAKIMA CO ZONING & SUBDIVISION'; 'YAKIMA HEALTH DISTRICT'; 'YAKIMA REGIONAL CLEAN AIR AUTHORITY'  
**Cc:** Cus Arteaga  
**Subject:** City of Grandview - SEPA DNS - Preliminary Plat - Pappy's Landing Plat - 108 Westridge Drive & 650 Forsell Road, Grandview, WA  
**Attachments:** PAPPY'S LANDING PRELIMINARY PLAT NOTICE OF DEVELOPMENT APPLICATION & SEPA CHECKLIST.pdf

Attached is the Notice of Development Application and SEPA Checklist for the Pappy's Landing Preliminary Plat located at 108 Westridge Drive & 650 Forsell Road, Grandview, WA.

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



**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](mailto:separegister@ecy.wa.gov)  
Phone number: (509) 723-5677



**CITY OF GRANDVIEW  
CERTIFICATE OF POSTING PROPERTY**

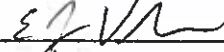
I, EJASON VILLANUEVA of the City of Grandview Public Works Department, hereby certify under penalty of the laws of the State of Washington that the following is true and correct:

That on the 11<sup>th</sup> day of August, 2021, I posted the attached NOTICE OF DEVELOPMENT APPLICATION, ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal as designated on the attached map:

**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

Dated this 11<sup>th</sup> day of August, 2021.

**GRANDVIEW PUBLIC WORKS DEPARTMENT**

BY:   
Signature

E JASON VILLANUEVA  
Printed Name



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

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

**Applicant(s):** 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](http://www.grandview.wa.us). All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: [anitap@grandview.wa.us](mailto:anitap@grandview.wa.us). Comments concerning the application should be submitted no later than **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

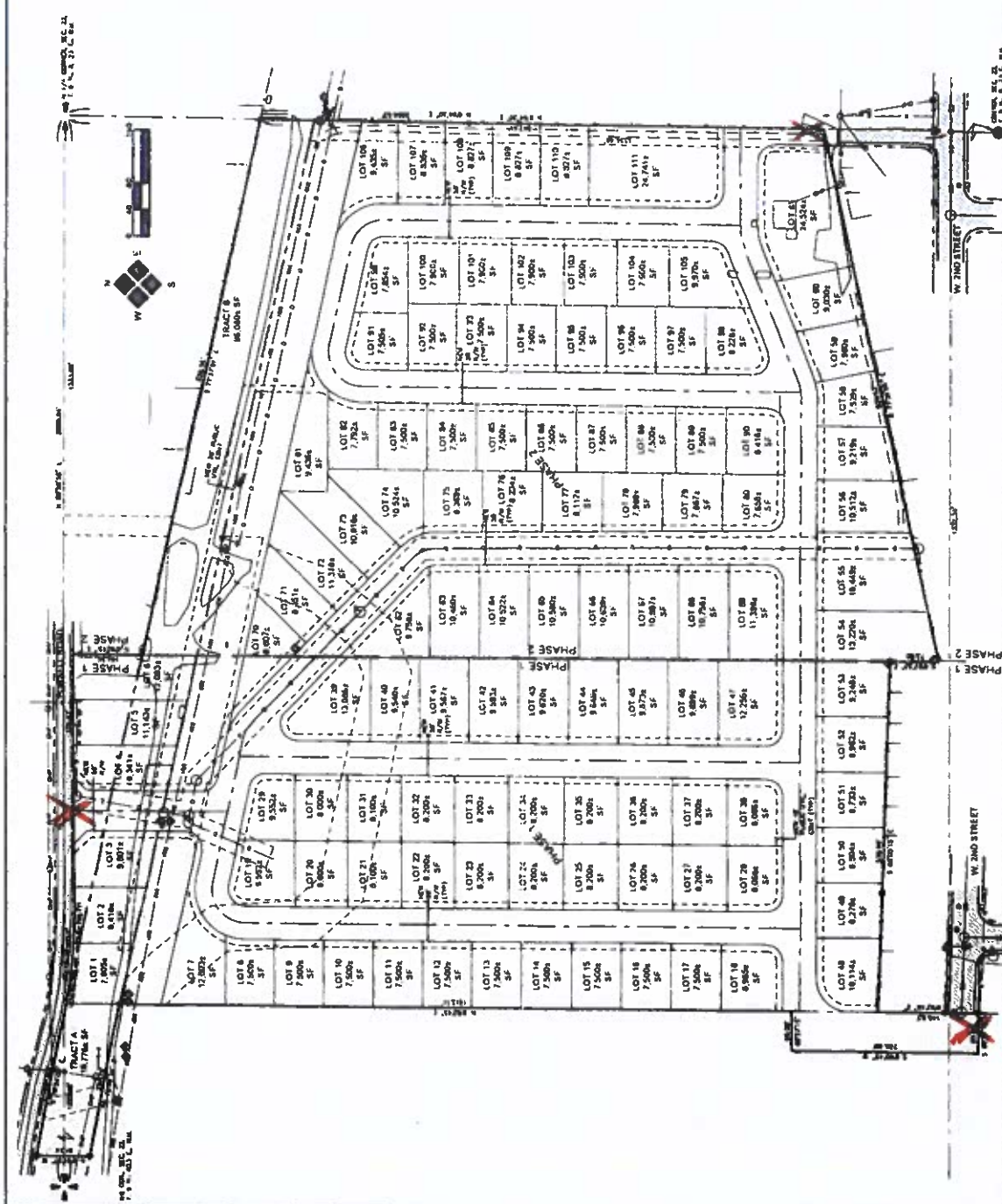
Publication: Grandview Herald – August 11, 2021

Property Posted: August 11, 2021

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







**LEGEND**

**EXISTING**

- Existing Survey Line
- Existing Easement
- Existing Right of Way
- Existing Road
- Existing Water
- Existing Structure
- Existing Utility
- Existing Fence
- Existing Tree
- Existing Rock
- Existing Other

**PROPOSED**

- Proposed Survey Line
- Proposed Easement
- Proposed Right of Way
- Proposed Road
- Proposed Water
- Proposed Structure
- Proposed Utility
- Proposed Fence
- Proposed Tree
- Proposed Rock
- Proposed Other

**CURVE TABLE**

Station	Curve Data	Station	Curve Data
1+00	100.00	1+50	100.00
2+00	100.00	2+50	100.00
3+00	100.00	3+50	100.00
4+00	100.00	4+50	100.00
5+00	100.00	5+50	100.00
6+00	100.00	6+50	100.00
7+00	100.00	7+50	100.00
8+00	100.00	8+50	100.00
9+00	100.00	9+50	100.00
10+00	100.00	10+50	100.00

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

Lot	Area	Lot	Area	Lot	Area
1	100.00	34	100.00	67	100.00
2	100.00	35	100.00	68	100.00
3	100.00	36	100.00	69	100.00
4	100.00	37	100.00	70	100.00
5	100.00	38	100.00	71	100.00
6	100.00	39	100.00	72	100.00
7	100.00	40	100.00	73	100.00
8	100.00	41	100.00	74	100.00
9	100.00	42	100.00	75	100.00
10	100.00	43	100.00	76	100.00
11	100.00	44	100.00	77	100.00
12	100.00	45	100.00	78	100.00
13	100.00	46	100.00	79	100.00
14	100.00	47	100.00	80	100.00
15	100.00	48	100.00	81	100.00
16	100.00	49	100.00	82	100.00
17	100.00	50	100.00	83	100.00
18	100.00	51	100.00	84	100.00
19	100.00	52	100.00	85	100.00
20	100.00	53	100.00	86	100.00
21	100.00	54	100.00	87	100.00
22	100.00	55	100.00	88	100.00
23	100.00	56	100.00	89	100.00
24	100.00	57	100.00	90	100.00
25	100.00	58	100.00	91	100.00
26	100.00	59	100.00	92	100.00
27	100.00	60	100.00	93	100.00
28	100.00	61	100.00	94	100.00
29	100.00	62	100.00	95	100.00
30	100.00	63	100.00	96	100.00
31	100.00	64	100.00	97	100.00
32	100.00	65	100.00	98	100.00
33	100.00	66	100.00	99	100.00
34	100.00	67	100.00	100	100.00

**HLA**  
Engineering and Land Surveying, Inc.

2801 River Road  
Yakima, WA 98902  
509.966.7000  
Fax 509.965.1800  
www.hlaenv.com

**PARCEL NO. 230922-21005, 21006, & 21009**  
**CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON**

**PAPPY'S LANDING**

**PRELIMINARY PLAT OVERALL**

**DATE** 7-29-21  
**DRAWING** 21090.dwg  
**DESIGNED BY** BPP  
**DATE** 7-29-21



# AFFIDAVIT OF PUBLICATION

State of Washington }  
County of Yakima } ss.

The undersigned on oath states that

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

was published on August 11, 2021

The amount of the fee charged for the foregoing publication is the sum of \$ 149.21 which amount has been paid in full.

Jacob Hatch

Subscribed and sworn to before me on

August 11, 2021

Annette C. Jones

Notary Public for the State of Washington

## Notice

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

The general public is hereby provided notice of the following development application, pursuant to Grandview Municipal Code (GMC) 14.07 and Washington Administrative Code (WAC) 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 230922-21005  
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](http://www.grandview.wa.us). All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: [anita@grandview.wa.us](mailto:anita@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=WFhVNmYyVE82bTNuTS9ITVMvRUxOUT09>  
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 Palacios**

---

**From:** Pat Mason  
**Sent:** Monday, August 9, 2021 8:07 AM  
**To:** Anita Palacios; Cus Arteaga; Kal Fuller (Kal.Fuller@grandviewpd.us); Cory Taylor; Jeff Watson  
**Cc:** Lynn Deitrick; Del Whitmore  
**Subject:** RE: Forsell Rd Subdivision

Anita,

We have looked these plans over and the only issue at this time would be fire hydrants. It doesn't appear that there are any fire hydrants laid out on the plan even though the legend indicates the symbol for new hydrants. But I'm fairly sure those will be included in the future plans that detail all aspects of the construction.

Pat

Pat Mason  
Fire Chief  
Grandview Fire Department  
207 West Second Street  
Grandview, WA 98930  
PH: Office (509) 882-9224 / Cell (509) 831-9224  
FAX: (509) 882-6546  
[pmason@grandview.wa.us](mailto:pmason@grandview.wa.us)  
[www.grandview.wa.us](http://www.grandview.wa.us)

This message may contain confidential and/or proprietary information and is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited.

**From:** Anita Palacios <anitap@grandview.wa.us>  
**Sent:** Thursday, July 29, 2021 4:50 PM  
**To:** Cus Arteaga <carteaga@grandview.wa.us>; Pat Mason <pmason@grandview.wa.us>; Kal Fuller (Kal.Fuller@grandviewpd.us) <kal.fuller@grandviewpd.us>; Cory Taylor <ctaylor@grandview.wa.us>; Jeff Watson <jeff.watson@yvcog.org>  
**Cc:** Lynn Deitrick <lynn.deitrick@yvcog.org>  
**Subject:** Forsell Rd Subdivision

Gentlemen,

Attached is a Preliminary Plat and SEPA Checklist for a proposed residential subdivision known as "Pappy's Landing" located on Forsell Road.

Please review and provide any input. I would like to receive any comments by Monday, August 9th.

Jeff – Please proceed with a staff report and any comments from Department Heads I will forward to you.

Thanks,



**Anita Palacios**

---

**From:** John Wilson <john.wilson@co.yakima.wa.us>  
**Sent:** Wednesday, August 11, 2021 9:05 AM  
**To:** Anita Palacios  
**Subject:** RE: City of Grandview - SEPA DNS - Preliminary Plat - Pappy's Landing Plat - 108 Westridge Drive & 650 Forsell Road, Grandview, WA

---

CAUTION: External Email

---

Hi Anita,

We have no comments since the proposed plat will be utilizing city sewer and city water.

**John Wilson, R.S.**

Environmental Health Specialist

Yakima Health District

Phone: 509.249.6568

Fax: 509.249.6668

<http://www.yakimapublichealth.org>



**From:** Anita Palacios [mailto:anitap@grandview.wa.us]

**Sent:** Tuesday, August 10, 2021 4:55 PM

**To:** GRANDVIEW SCHOOL DISTRICT <bshreeve@gsd200.org>; PORT OF GRANDVIEW <wineman@televar.com>; ROZA IRRIGATION DISTRICT <wsonnichsen@roza.org>; Diane Weber <weberd@svid.org>; WADOC SEPA <Reviewteam@commerce.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; WA STATE DEPT OF ECOLOGY <lori.white@ecy.wa.gov>; WA STATE DEPT OF ECOLOGY - YAKIMA <gcle461@ecy.wa.gov>; WA STATE DEPT OF FISH & WILDLIFE <teamyakima@dfw.wa.gov>; WA STATE DEPT OF HEALTH <hsqa.csc@doh.wa.gov>; WA STATE DEPT OF HISTORICAL PRESERVATION <sepa@dahp.gov>; WADNR SEPA <sepacenter@dnr.wa.gov>; Will Ward <wardww@dshs.wa.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; WSDOT Planning <SCPlanning@wsdot.wa.gov>; YAKAMA NATION <kate@yakama.com>; John Wilson <john.wilson@co.yakima.wa.us>; YAKIMA CO FIRE DISTRICT NO. 5 <payroll@ycfd5.org>; Thomas Carroll <thomas.carroll@co.yakima.wa.us>; Alan Adolf <alan.adolf@yvcog.org>; Matt Pietrusiewicz <matt.pietrusiewicz@co.yakima.wa.us>; Jason Earles <jason.earles@co.yakima.wa.us>; YAKIMA HEALTH DISTRICT <yhd.help@co.yakima.wa.us>; Hasan Tahat <hasan@yrcaa.org>

**Cc:** Cus Arteaga <carteaga@grandview.wa.us>

**Subject:** City of Grandview - SEPA DNS - Preliminary Plat - Pappy's Landing Plat - 108 Westridge Drive & 650 Forsell Road, Grandview, WA

---

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

Attached is the Notice of Development Application and SEPA Checklist for the Pappy's Landing Preliminary Plat located at 108 Westridge Drive & 650 Forsell Road, Grandview, WA.

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

**Anita Palacios**

---

**From:** Anita Palacios  
**Sent:** Monday, August 16, 2021 11:41 AM  
**To:** Mike Heit; Tod Lasley  
**Cc:** Cus Arteaga; Jeff Watson  
**Subject:** Pappy's Landing - SEPA Comment - SVID  
**Attachments:** SEPA Comment - Pappy's Landing - SVID.pdf

Attached is a SEPA comment received from Sunnyside Valley Irrigation District (SVID) regarding the SEPA review. As the provisions outlined in this letter will have to be complied with, I would suggest you contact SVID directly as to the specifics.

Thanks,

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

August 12, 2021

City of Grandview  
207 West Second Street  
Grandview, WA 98930

RECEIVED  
AUG 16 2021  
CITY OF GRANDVIEW

**Proposed Project:** Pappy's Landing - Subdivision

**Applicant:** TAC Land, LLC

**Property Owner:** Nancy L. Leidig

**Location of Project:** 108 Westridge Dr, 650 Forsell Rd, and unassigned, Grandview, Washington

**Parcels:** 230922-21005, 230922-21006, and 230922-21009

To whom it may concern,

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 questions, please contact Diane Weber at (509) 837-6980 or [weberd@svid.org](mailto:weberd@svid.org).

Sincerely,



Ron C. Cowin, P.E.

Assistant Manager – Engineering

## MEMORANDUM

August 24, 2021

To: City of Grandview  
Cus Arteaga, City Administrator

From: HLA Engineering and Land Surveying, Inc. (HLA)  
Ted Pooler, PE

Re: Preliminary Plat Review – Water and Sewer Availability  
Pappy's Landing  
Euclid Meadows PUD  
HLA Project No. 21007G

HLA reviewed the ability of the City of Grandview to provide water and sewer service to two proposed subdivisions. Our review considered the demands placed on the City's utility systems in comparison with the planning previously completed in the Water System Plan (2015) and General Sewer Plan (2009). Grandview is experiencing growth at a rate higher than planned in these past reports. Therefore, system capacities will be reached sooner than previously anticipated. However, both documents are now being updated and increased growth rates are being considered in the new analysis. Our comments below are consistent with the previous plans and assume future system deficiencies will be identified in the updated Water System Plan and General Sewer Plan.

### Pappy's Landing

Number of proposed residential lots = 110

**Sewer:** Wastewater in the subdivision will gravity flow to a proposed lift station which will discharge through a force main to an existing gravity sewer in West Second Street. Flow from the project is consistent with the 2009 General Sewer Plan as it relates to the direction of flow and expected volume. Both pipeline and wastewater treatment plant capacity are available to serve the proposed subdivision.

**Water:** The water distribution system can provide a fire flow of at least 2,000 gpm. The completed subdivision will increase average day demand by 25,200 gallons per day, and maximum day demand by 36,400 gallons per day. As identified in the 2015 Water System Plan, the City has source capacity and water rights to serve the development since this amount of growth was considered.

### Euclid Meadows PUD

Number of proposed residential lots = 123

**Sewer:** Wastewater in the subdivision will gravity flow to the existing gravity sewer in Euclid Road, which then flows to the Forrest Road lift station. Flow from the project is consistent with the 2009 General Sewer Plan as it relates to the direction of flow and expected volume. Pipeline, lift station, and wastewater treatment plant capacity are available to serve the proposed subdivision.

**Water:** The water distribution system can provide a fire flow of at least 4,000 gpm. The completed subdivision will increase average day demand by 28,200 gallons per day, and maximum day demand by 40,700 gallons per day. The City has source capacity and water rights to serve the development since this amount of growth was considered.

Should you have any questions or need more information, please call or email.



**Anita Palacios**

---

**From:** Anita Palacios  
**Sent:** Monday, September 6, 2021 4:10 PM  
**To:** Michael Heit (mheit@hlacivil.com); Tod Lasley  
**Cc:** Cus Arteaga; Jeff Watson  
**Subject:** SEPA Comments for Pappy's Landing Plat  
**Attachments:** 202104363 Leidig.pdf  
  
**Importance:** High

Attached is a SEPA comment received from the Department of Ecology (DOE) regarding the SEPA review. As the provisions outlined in this letter will have to be complied with, I would suggest you contact DOE directly as to the specifics.

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

**From:** ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>  
**Sent:** Friday, September 3, 2021 2:39 PM  
**To:** Anita Palacios <anitap@grandview.wa.us>  
**Subject:** 202104363 Comments for Pappy's Landing Plat  
**Importance:** High

---

**CAUTION:** External Email

---

Please see the attached comment letter for the Pappy's Landing Plat/subdivision.

Please share these comments with the applicant.  
Thank you,

Gwen Clear  
WA State Dept. of Ecology  
Regional SEPA Coordinator  
1250 W. Alder Street  
Union Gap, WA 98903-0009  
(509) 575-2012  
[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)



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

September 3, 2021

Anita Palacios  
City of Grandview  
207 W. 2<sup>nd</sup> Street  
Grandview, WA 98930

Re: SEPA Register 202104363, Pappy's Landing Plat

Dear Anita Palacios:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the subdivision of approximately 21.56 acres into 110 lots, proposed by Nancy Leidig. We have reviewed the documents and have the following comments.

#### **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.

Anita Palacios  
September 3, 2021  
Page 2

## 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 stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Lloyd Stevens, Jr.** at the Dept. of Ecology, (509) 574-3991 or [lloyd.stevensjr@ecy.wa.gov](mailto:lloyd.stevensjr@ecy.wa.gov), with questions about this permit.

Sincerely,



Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012  
[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)

## STAFF REPORT

**TO:** City of Grandview Hearing Examiner

**FROM:** Jeff Watson, Senior Planner  
Yakima Valley Conference of Governments

**DATE:** September 14, 2021

**SUBJECT:** Preliminary Plat – Pappy’s Landing – TAC Land LLC - Parcel Nos. 230922-21005  
230922-21006, and 230922-21009.

### Site

The subject parcels are located south of the 600 block of Forsell Road, Grandview and are owned by Nancy Leidig. All three parcels are zoned R-1 Low Density Residential. All parcels have a Comprehensive Plan Future Land Use Map designation of Residential. The parcels are served by all necessary public utilities.

### Proposal

TAC Land LLC has applied for a 111 lot preliminary plat approval for parcels 230922-21005 (16.38 acres), 230922-21006 (13.29 acres) and 230922-21009 (2.32 acres).

### Public Notice

Public notice was provided in the following manner:

- Notice posted on property: August 11, 2021
- SEPA Notice of Application, Public Hearing, and Preliminary DNS distributed: August 11, 2021
- Notification of properties by mail within 300’ of subject property: August 11, 2021
- Notice of public hearing posted in official newspaper of the City (*Grandview Herald*): August 11, 2021

### State Environmental Policy Act

The City of Grandview issued a Determination of Non-Significance on September 8, 2021. The comment period ended September 7, 2021. Comments were received prior to the close of the comment period and have been included in the record from the following entities and individuals:

1. The Washington State Department of Ecology
2. The Grandview Fire Department
3. HLA Engineering and Land Surveying
4. The Sunnyside Valley Irrigation District

### Current Zoning and Land Uses

The subject parcels are zoned R-1. Characteristics and zoning of properties adjacent to the subject properties are:

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

The existing surrounding land uses are Residential and Agricultural.

## **Critical Areas**

### ***Floodway***

The subject parcel does not fall within or near a floodplain.

### ***Wetlands***

The subject parcel does not any wetlands.

### ***Other Critical Area***

No other critical areas were identified per GMC 18.06

## **Shorelines of the State**

No Shorelines of the State were identified on or near the project.

## **Traffic Concurrency**

The concurrency test and the requirements of GMC 14.10 (Transportation Concurrency Management) were applied to the subdivision application that was submitted with this rezone application. The proposed development is not expected to result in traffic volumes on West 5<sup>th</sup> 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.

## **Staff Findings**

1. The application is for a 111 lot preliminary plat approval.
2. The current zoning is R-1, the development as proposed is in conformance with the existing zoning.
3. The Grandview Comprehensive Plan shows the future land use for this area as “Low Density Residential”. The Plan provides that: “Residential: Areas appropriate for rural, single-family, and multifamily residential living.”
4. The public notice requirements of the Grandview Municipal Code have been satisfied.
5. Environmental SEPA review as required by RCW 43.21C has been completed, resulting in the issuance of a Determination of Non-significance.



6. Adequate public services and road access are available or can be developed to serve the proposed use.
7. Surrounding land uses are compatible with the single family residence development.
8. The proposed Plat contains Sunnyside Valley Irrigation District right of way; the district has been notified and provided comments and requirements for the Final Plat (GMC 16.04.030(A)).
9. The Grandview Comprehensive Plan shows the future land use for this area as “Residential”. The Plan provides that: “Residential: Areas appropriate for rural, single-family, and multifamily residential living.”
10. The proposal is in conformance with the Grandview Comprehensive Plan

### **Recommendation**

The Yakima Valley Conference of Governments, acting as staff for the City of Grandview, recommends that the application as proposed for a preliminary plat approval of parcels 230922-21005, 21006, & 21009 be **approved** with the following conditions.

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 a NPDES Construction Stormwater General Permit is required.
4. 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.
  - a. Buildings are not allowed within SVID easement or R/W.
  - b. Ponds, swales, septic tanks, drain fields, etc. are not allowed within SVID easement or R/W.
  - c. Trees are not allowed within SVID easement or R/W.
  - d. 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.
5. All development within the subject parcels shall be in conformance with all applicable elements of the Grandview Municipal Code.

## STAFF REPORT APPENDIX

### **COMPREHENSIVE PLAN**

#### **Physical Character Element**

##### **Natural Resource Lands and Critical Areas**

The Physical Character Element describes the natural physical and biological environment in terms of the opportunities and limitations it presents for growth and development. It incorporates those aspects of the Growth Management Act, including land use element requirements, relating to the natural environment. It identifies the area's resource lands and critical areas and explains how they will be protected. The City of Grandview has established that there are no Natural Resources Lands (Agricultural, Mineral, or Forest Lands) within the city limits that require monitoring or protection. The City of Grandview recognizes the importance of protecting the following Critical Areas within the City limits.

1. Wetlands
2. Critical Aquifer Recharge Areas
3. Fish and Wildlife Habitat Conservation Areas
4. Frequently Flooded Areas
5. Geologically Hazardous Areas

The City has adopted a Critical Areas Ordinance to regulate development within critical areas. While there are no critical areas within the project area, the city recognizes through its goals and policies that development can have a negative impact on critical areas and natural resource lands generally and that it wishes to protect these areas when development of any kind occurs. The following goals and policies have been adopted within the physical character element and should be considered in the review and construction of this project if approved.

##### **Goals and Policies**

**Goal 1: Manage development according to the severity of natural constraints in order to reduce risks and minimize damage to life and property.**

Policy 1.4 Encourage new developments to locate in areas that are relatively free of environmental problems relating to soil, slope, bedrock, and the water table. Proposed developments should be reviewed by the appropriate City staff or consultants to identify site-specific environmental problems.

Policy 1.5 Development shall take adequate measures to minimize significant erosion and flash flooding conditions by: 1) Limiting the total amount of impervious surface to be created;

- 2) Planting sufficient vegetation to offset the effects of the impervious surfaces created; and/or
- 3) Providing sufficient drainage facilities to control storm runoff.

**Goal 2: Maintain acceptable air quality standards.**

Policy 2.1 Support the Yakima County Clean Air Authority in their efforts to prevent degradation of air quality.

Policy 2.2 Where there is a high probability of erosion, grading should be kept to a minimum and disturbed vegetation should be restored as soon as is feasible. In all cases, appropriate measures to control erosion and sedimentation shall be required.

Policy 2.3 Development shall take adequate precautions to avoid an increase in erosion potential by:

- 1) Requiring dust control of construction projects during and after construction;
- 2) Requiring vegetation to be replanted to increase the surrounding soils' capacity to withstand wind and water erosion; and
- 3) Require all roads in new subdivisions to be paved in accordance with Grandview's subdivision regulations.

Policy 2.4 Keep dust to a minimum on all public streets and alleys:

- 1) All streets and roads inside the City should be paved and maintained; and
- 2) Dust abatement programs should be continued for remaining unpaved roads until paving can be done.

Policy 2.5 Encourage alternatives to the use of the private automobile.

Policy 2.6 Approve the location and operation of potential new pollution producing activities (including light, noise, and odor), and after careful review for potential nuisance and/or compatibility with adjacent land use. Seek supplemental review, as needed by the:

- 1) Yakima County Clean Air Authority;
- 2) Washington State Department of Ecology; and/or
- 3) Washington State Department of Social and Health Services.

**Goal 3: Maintain high ground water quality.**

Policy 3.3 The City shall consider the impacts of new development on water quality as part of its review process and will require any appropriate mitigating measures.

**Goal 4: Protect surface waters from degradation.**

Policy 4.3 Adequate on-site disposal of surface water runoff shall be provided by all types of development.

Policy 4.5 Review available best management practices which can be used to reduce erosion and sedimentation associated with development within Grandview. Investigate the need for additional erosion control measures for construction projects.

Policy 4.6 Maintain local control over water quality planning by:

- 1) providing guidance to state and federal agencies regarding water quality issues, priorities and needs; and
- 2) demonstrating progress in accomplishing the goals and objectives of locally developed water quality plans, thereby pre-empting externally-imposed solutions to water quality problems as much as possible.

**Goal 5: Establish critical areas protection measures to protect environmentally sensitive areas and protect people and property from hazards.**

Policy 5.2: Ensure proposed subdivisions, other development, and associated infrastructure are designed at a density, level of site coverage, and occupancy to preserve the structure, values and functions of the natural environment or to safeguard the public from hazards to health and safety.

### **Land Use Element**

The Land Use Element establishes the desirable character, quality and pattern of the physical environment and represents the community's policy plan for growth over the next 20 years. In addition, because land is a limited resource, the Land Use Element acts as a check and balance by establishing which areas are suitable or unsuitable for development. Unsuitable lands include those that pose significant health hazards, areas with development limitations, and critical areas.

### **Residential Land Use Needs**

According to the Housing Element, by the year 2035, an estimated additional 565 housing units will need to be added to the existing housing stock to accommodate the 2035 medium population projection of 13,137. The Housing Element also indicates that the estimated total land requirement for new housing to accommodate the 2035 medium projected population is 211.6 acres. The analysis is based on the following assumptions: 1) an average lot size of 18,730 square feet (0.43 acre) per single-family unit, which approximates the current average lot size of single-family homes in Grandview; 2) 4,000 square feet (0.1 acre) per unit for all other housing types, which is currently the minimum lot sizes per unit as per the Grandview zoning code; and 3) and average household size of 3.6.

The Comprehensive Plan Future Land Use Map designation of the subject parcel as Residential and the requested rezone is from R-1 and R-3 to Planned Unit Development. The Comprehensive Plan does not provide guidance or insight into the utilization of Planned Unit Developments. The following goals and policies have been adopted within the Land Use Element and should be considered in the review and construction of this project if approved.

### **GOAL 1: Create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values.**

Policy 1.1 In its land use management decisions, the City should strive to influence both rates and patterns of growth in order to achieve goals of the Comprehensive Plan.

Policy 1.2 The City should resist growth pressures that could adversely affect community values, amenities, and infrastructure. The City should support development that furthers community goals.

Policy 1.3 Encourage urban infill where possible to avoid sprawl and the inefficient leapfrog pattern of development.

Policy 1.4 Accommodate future population growth primarily through infilling and utilization of undeveloped subdivision lots. Conversion of agricultural land to residential, commercial, or industrial use will be encouraged to occur only after existing undeveloped parcels have been built out.

Policy 1.5 Adopt the medium population projections in the Comprehensive Plan as the guide for the amount of growth the City will accommodate through the year 2035.

Policy 1.6 Revise the urban growth area boundaries as needed, and ensure that the urban growth area includes all lands within current City limits and sufficient land contiguous to the City limits to be able to support Grandview's growth through the year 2035.

Policy 1.7 Revise development regulations as needed to be consistent with the adopted Comprehensive Plan.

Policy 1.8 Promote the use and development of routes and methods of alternative modes of transportation, such as transit, bicycling and walking, which reduce Grandview's consumption of non-renewable energy sources and promote physical activity.

**GOAL 3: To actively manage land use change and protect the City's character by developing City facilities and services in a way that directs and controls land use patterns and intensities.**

Policy 3.1 Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided.

Policy 3.2 New urban development shall be encouraged to locate first within the City limits, and second within the urban growth area where municipal services and public facilities are already present.

**GOAL 4: To pursue well-managed, orderly expansion of the urban area in a manner that is within the sustainable limits of the land.**

Policy 4.1 The future distribution, extent, and location of generalized land uses will be established by the Future Land Use Map contained within this plan.

Policy 4.2 Provide residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet future demand.

Policy 4.3 Ensure that new residential development makes efficient use of the existing transportation network and provides adequate access to all lots.

Policy 4.4 Discourage incompatible uses from locating adjacent to each other. Encourage protection of other land uses from the negative impacts of industrial uses through appropriate siting, setbacks, landscaping and buffering.

Policy 4.5 Provide ample opportunities for light industrial development at locations with suitable access and adequate municipal services. At these locations, encourage industrial park-like development.

Policy 4.6 Attempt to assure that basic community values and aspirations are reflected in the City's planning program, while recognizing the rights of individuals to use and develop private property in a manner consistent with City regulations.

Policy 4.7 Provide an efficient and predictable development process that provides for ample public discussion of proposals for development.

**GOAL 7: To preserve the character, agricultural heritage, and quality of life in Grandview and the surrounding rural areas that are part of the community.**

Policy 7.1 Build upon Grandview's rural characteristics by allowing the necessary agricultural services and facilities that support surrounding agricultural land uses.

Policy 7.2 Establish a pattern of development that supports a sense of community.

Policy 7.3 Encourage land use decisions that are sensitive to Grandview's history and culture.

Policy 7.4 Utilize recreation and open space lands and facilities as a means of enhancing community image and the general quality of life. Strive to accomplish the following:

- Providing a balance of active and passive recreational uses in both existing and proposed parks with a priority on pedestrian access to the natural environment.



Active recreational uses include programmed parks with play fields and ball courts, while passive parks feature pathways, benches and picnic tables.

- Encouraging the development of recreational activities that meet the needs of the residents of Grandview, and where feasible using existing public schools as neighborhood parks and recreation/community center locations.
- Continuing to work with the Grandview School District using joint use agreements to increase available park land and facilities.
- Planning bike and jogging trails in the community that serve local needs and link differing neighborhoods.
- Limiting the use of open lands designated to remain in their natural state to those activities which will:

A) Maintain their scenic beauty and aesthetic qualities; and

B) Provide for recreational activities compatible with these goals.

Policy 7.5 Ensure that new development in Grandview enhances the “quality of life” within the community, and that any environmental problems that arise from such development are corrected by the developer through enforcement of subdivision control, regulations and fees.

### **Capital Facilities Element**

The Capital Facilities Element sets policy direction for determining capital improvement needs and evaluating proposed capital facilities projects. Because it is the mechanism the City of Grandview uses to coordinate its physical and fiscal planning, the Capital Facilities Element serves as a check on the practicality of achieving other elements of the Comprehensive Plan. It also establishes funding priorities and a strategy for using various funding alternatives. The following goals and policies have been adopted within the Capital Facilities Element and should be considered in the review and construction of this project if approved.

**GOAL 2: Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service standards below locally established minimum standards.**

Policy 2.1 New urban development shall be encouraged to locate first, within the City limits and second, within the urban growth area where municipal services and public facilities are already present.

Policy 2.2 Development shall be allowed only when and where all public facilities are adequate, and only when and where such development can be adequately served by essential public services without reducing the levels of service elsewhere.

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

Policy 4.2 Public facilities and utilities shall be located to:

- a) maximize the efficiency of services provided;
- b) minimize their cost; and
- c) minimize their impacts on the natural environment.

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

### **Transportation Element**

The Transportation Element considers the movement of people and goods in relation to existing land use and to the desired future development pattern as stated within the Land Use Element. The Transportation Element considers both motorized and non-motorized forms of transportation, as well as private and public means of transportation. The Transportation Element also coordinates the needs of the local transportation system with the transportation network of adjoining jurisdictions and the larger region. The following goals and policies have been adopted within the Capital Facilities Element and should be considered in the review and construction of this project if approved.

#### **GOAL 1: To ensure that transportation facilities and services needed to support development are available concurrent with the impacts of such development, which protects investments in existing transportation facilities and services, maximizes the use of these facilities and services, and promotes orderly compact growth.**

Policy 1.1 To maintain the City's character, Grandview adopts a level of service standard C for its arterial roadway facilities and services. Adoption of a level of service for transit will not occur until such time that a Public Transit Benefit Area (PTBA) is implemented and transit level of service definitions have been adopted.

Policy 1.2 The City shall not issue development permits where the project requires transportation improvements that exceed the City's ability to provide these in accordance with the adopted level of service standards. However, these necessary improvements in transportation facilities and services, or development of strategies to accommodate the impacts of development may be provided by the developer.

Policy 1.4 The design and improvements to Grandview's transportation system should accommodate not only existing conditions, but projected growth based on realistic evaluation of the impact of national, state, regional, and local planning policies.

Policy 1.5 New development shall be allowed only when and where all transportation facilities are adequate at the time of development, or unless a financial commitment is in place to complete the necessary improvements or strategies which will accommodate the impacts within six years; and only when and where such development can be adequately served by essential transportation facilities without reducing level of service elsewhere.

Policy 1.7 The City shall require developers to construct streets directly serving new development, and pay a fair-share fee for specific off-site improvements needed to mitigate the impacts of development. The City shall also explore with developers ways that new development can encourage van pooling, carpooling, public transit use and other alternatives and strategies to reduce single-occupant vehicle travel.

#### **GOAL 2: To develop, maintain, and operate a balanced, safe, and efficient multimodal transportation system to serve all persons, special needs populations and activities in the community.**

Policy 2.1 Develop a future transportation system which encourages flexible, adaptive and multiple uses of transportation facilities and services.

Policy 2.2 Implement measures that will relieve pressures on the existing transportation infrastructure by approaches that include, but are not limited to:

- a. Multimodal transportation alternatives
- b. Land use coordination
- c. Prioritized improvements

Policy 2.3 Integrate, coordinate and link the connections and transfer points between all modes of transportation.

Policy 2.5 Minimize potential conflicts between bicycle and automobile traffic by providing signage at intersections of bike trails with roadways.

Policy 2.7 Provide and promote the development of pedestrian and bicycle paths to schools, parks, and activity centers, as well as linkages between these paths.

Policy 2.8 The City shall include the need to accommodate bicycles safely in its management and design of the City street network, including designating bicycle routes throughout the City.

**GOAL 3: To recognize pedestrian movement as a basic means of circulation and to assure adequate accommodation of pedestrian and handicapped persons needs in all transportation policies and facilities.**

Policy 3.1 The City shall require developers to include sidewalks in new plats.

Policy 3.5 The design and management of the street network shall seek to improve the appearance of existing street corridors and shall incorporate high standards of design when developing new streets, including construction of sidewalks. Where appropriate landscaping measures should be implemented to enhance the appearance of City street corridors. To the extent feasible without impairing street capacity, safety, or structural integrity, trees along street right-of way should be encouraged.

**GOAL 6: To actively influence the future character of the City by managing land use change and by developing City facilities and services in a manner that directs and controls land use patterns and intensities.**

Policy 6.3 Recognize the important role that public facilities and programs such as sidewalks and street lights play in providing a healthy family environment within the community.

Policy 6.5 Consider the impacts of land use decisions on adjacent roads. Likewise, road improvements should be consistent with proposed land use densities.

**GOAL 7: *To provide a comprehensive system of parks, trails, pathways, and open spaces that responds to the recreational, cultural, environmental and aesthetic needs and desires of the City's residents.***

Policy 7.1 Recognize the important recreational transportation roles played by regional bicycle/trail systems, and support efforts to develop a regional trail system through Grandview.

Policy 7.2 Support the development of paths and marked roadways which link bicycle trails with Grandview's other resources.

**GOAL 7: Integrate Complete Streets infrastructure and design features into street design and construction to create safe and inviting environments for all users to walk, bicycle, and use public transportation.**

Policy 7.1 Include infrastructure that promotes a safe means of travel for all users along the right of way, such as sidewalks, shared use paths, bicycle lanes, and paved shoulders.

Policy 7.2 Include infrastructure that facilitates safe crossing of the right of way, such as accessible curb ramps, crosswalks, refuge islands, and pedestrian signals; such infrastructure must meet the needs of people with different types of disabilities and people of different ages.

Policy 7.3 Ensure that sidewalks, crosswalks, public transportation stops and facilities, and other aspects of the transportation right of way are compliant with the Americans with Disabilities Act and meet the needs of people with different types of disabilities, including mobility impairments, vision impairments, hearing impairments, and others.

Policy 7.4 Prioritize incorporation of street design features and techniques that promote safe and comfortable travel by pedestrians, bicyclists, and public transportation riders, such as traffic calming circles, additional traffic calming mechanisms, narrow vehicle lanes, raised medians, dedicated transit lanes, transit priority signalization, transit bulb outs, road diets, high street connectivity, and physical buffers and separations between vehicular traffic and other users.

**Housing Element**

The Housing Element is intended to guide the location and type of housing that will be built over the next 20 years. This element establishes both long-term and short-term policies to meet the community's

housing needs and achieve community goals. The Housing Element specifically considers the condition

of the existing housing stock; the cause, scope and nature of any housing problems; and the provision of a variety of housing types to match the lifestyle and economic needs of the community. The following goals and policies have been adopted within the Capital Facilities Element and should be considered in the review and construction of this project if approved.

**Relationship to Other Elements or Land Uses**

Housing, as the major user of land in urban areas, directly affects most plan elements. Those elements in turn, especially land use, capital facilities, and transportation, directly affect housing.

**Urban Growth Areas**

In large part, the conversion of vacant and agricultural land to urban use will mean the subdivision of parcels for housing construction. The intensity of this development will largely determine the amount of land needed to serve future populations.

**Land Use**

Housing is a major consumer of land, and often the major determinant of land use patterns. The placement of schools, parks, and small commercial areas typically responds to needs generated by housing.

**Capital Facilities**

Availability of water, sewer and other public services makes possible a denser, less costly type of housing. Conversely, low density housing may make the provision of public services extremely expensive.

### Transportation

As a major generator of traffic flow, housing sets the level of traffic on local roads, arterials and highways. Housing for special needs populations may require access to public transportation or special transportation services.

### Growth and Development

Housing is a two-edged sword in the growth of a city. New housing generates new demands for infrastructure and services, but it also generates additional tax revenue.

### Projected Future Needs

The 2035 population projections used in this Comprehensive Plan are discussed in the Land Use Element. The medium projection, identified as the likeliest 2035 population projection given current trends, is 13,137. The most recent Grandview population estimate was 11,170 for the year 2014 (Office of Financial Management [OFM] 2015). The discussion in the following sections will focus on the medium population projection.

The following analysis assumes that the existing proportion of housing types (see Table 5-3, page 5-7) and the 2010 number of people per household (see Table 5-1) will remain similar during the 20-year planning period. The analysis is based on the following assumptions: 1) an average lot size of 18,730 square feet (0.43 acre) per single-family unit, which approximates the current average lot size of single-family homes in Grandview; 2) 4,000 square feet (0.1 acre) per unit for all other housing types, which is currently the minimum lot sizes per unit as per the Grandview zoning code; and 3) an average household size of 3.6. At the medium growth rate, an estimated 565 additional units would be needed to serve the projected year 2035 population of 13,137 persons. This includes consideration of additional single-family units to increase the single-family home vacancy rate. Table 5-11 below shows the breakdown of housing types and the projected number of units needed for each population projection. Table 5-12 summarizes the projected land use requirements of each housing type during the 20-year planning period. Methodologies for arriving at the projections in Table 5-11 and Table 5-12 are discussed in the following sections.

Table 5-11. Projected 2035 of Housing Types and Number of Units Needed in the City of Grandview

Population Projection	Single Family	Multifamily	Manufactured Home or Other	Total Additional Units Needed
Medium	386	102	78	566

Table 5-12. Projected 2035 Land Use Requirements by Housing Type for City of Grandview (acres)

Population Projection	Single Family	Multifamily	Manufactured Home or Other	Total Additional Units Needed
Medium	168.9	9.3	33.4	211.6

### Land Requirements for All Housing

At the medium projected growth rate, the expected population increase between 2015 and 2035 is 1,967 residents. The 2010 Census indicated that there was an average of 3.6 people per housing unit. Therefore, the baseline projected number of additional dwelling units for the



medium population projection during the planning period is 1,967/3.6, or 546. The analysis below adds to that total to account for the low vacancy rate for single-family housing, bringing the total projected housing units to 566.

Projected land use requirements for each housing type (Table 5-12) were determined by calculating the proportion of the total land use need for each housing type, based on the percentage of each housing type present currently in Grandview.

#### Dwelling Unit and Acreage Requirements for Single-Family Housing, Including Manufactured Housing

The 2013 proportion of single-family housing was used to calculate the number of single-family and manufactured housing dwelling units that would be required during the 20-year planning period. 67.2% of Grandview's total housing stock is currently single-family housing, including manufactured housing (see Table 5-3, page 5-7); this percentage of the 546 projected housing units needed equals 367 single-family housing units needed by 2035 to meet the needs of the medium population projection of 13,137 people (medium projection). As discussed previously, the total housing vacancy rate as reported in the 2010 Census was 5.4%. For rental homes only, the vacancy rate was 5.1%; while for owned homes only, the vacancy rate was significantly lower at 1.2%. Very low vacancy rates increase housing costs unnecessarily, increase overcrowding, and provide few housing choices for new and existing residents. To plan for an increased vacancy rate, a larger surplus of housing is needed, particularly for owned homes. For purposes of this analysis, an additional 5% is added to the number of single-family homes that would be needed to increase the vacancy rate during the 20-year planning period. This analysis assumes that most single-family homes are owned rather than rented. The additional 5% brings the total projected single-family housing units needed by 2035 to 386.

To determine acreage requirements for 2035, the projected number of units needed (386) was multiplied by the average current single-family home lot size of (0.43 ac), resulting in a projected acreage requirement of 165.8 ac for single-family homes. The GMA also requires planning for the provision of group homes and adult family homes during the 20-year planning period. An additional three acres was estimated for these housing needs, bringing the total to 168.8 ac.

#### Dwelling Unit and Acreage Requirements for Multifamily Housing

The existing proportion of multifamily housing was used to calculate the number of multifamily dwelling units that would be required during the 20-year planning period. 18.6% of Grandview's total housing stock is currently multifamily housing (see Table 5-3, page 5-7); this percentage of the 543 projected housing units needed equals 102 multifamily housing units needed by 2035 to meet the needs of the medium population projection of 13,137 people.

To determine acreage requirements for 2035, the projected number of units needed (102) was multiplied by the current Grandview zoning code minimum lot size requirement for multifamily units (0.1 ac), resulting in a projected acreage requirement of 9.3 ac for multifamily dwellings.

#### Dwelling Unit and Acreage Requirements for Manufactured Home and Other Housing

The existing proportion of manufactured and other housing was used to calculate the number of multifamily dwelling units that would be required during the 20-year planning period. 14.2% of Grandview's total housing stock is currently manufactured or other housing (see Table 5-3, page 5-7); this percentage of the 546 projected housing units needed equals 78 multifamily housing units needed by 2035 to meet the needs of the medium population projection of 5,716 people. To determine acreage requirements for 2035, the projected number of units needed (78) was multiplied by the average current single-family home lot size of (0.43 ac) resulting in a projected acreage requirement of 33.4 ac for multifamily dwellings.

#### A Coordinated Housing Strategy for Grandview

As is the case with most communities, Grandview's housing problems are a result of complex physical, social, and economic realities. Because of the complexity of the problems, a coordinated approach is necessary to address them. A coordinated housing strategy for Grandview should include Consideration and implementation of the housing goals, policies and objectives. Land use decisions, new municipal ordinances and the allocation of available resources should be made in consideration of the goals, policies and objectives contained in this comprehensive plan.

- 2) A target area or areas for housing rehabilitation should be identified and used to guide future activities aimed at improving the existing housing stock.
- 3) Implementation of needed improvements in the Capital Facilities and Transportation Elements could result in greater opportunity for growth in Grandview. The addition of more people in Grandview, particularly those active in the community work force will add to the viability of the community.
- 4) Revise the zoning ordinance to create a greater variety of residential zone options which include:
  - a) Larger lots
  - b) More off-street parking
  - c) Lower density
- 5) Develop an inventory of housing in Grandview that provides for a variety of neighborhoods that are attractive and will lead to an improved quality of life.
- 6) Improve neighborhoods by decreasing density by enforcing the Uniform Housing Code.
- 7) The City of Grandview will not seek additional non-taxable housing but will work with market rate developers to build affordable housing.
- 8) As there has been significant development in the lower income apartment housing category, the City of Grandview recognizes that it has a need to support housing that generates sufficient property tax revenue to pay for services. The City can no longer support new lower income/value residential developments.
- 9) The City of Grandview will re-evaluate the housing needs in seven to 10 years to see if additional non-taxable housing is needed.
- 10) Preserve current low- to moderate-income housing stock by developing housing rehabilitation programs that include public and private investment in owner-occupied housing rehabilitation projects.

## **Housing Goals and Policies**

### **GOAL 1: Provide safe and sanitary housing for all persons within the community.**

Policy 1.1: Support the development of a housing stock that meets the varied needs of the present community while attracting higher income residents.

Objective 1: Encourage the construction of new units to increase the local housing supply. New construction should provide for a moderate- to low-income and senior housing market demand as well as upscale residences. It should also provide for an appropriate mix of housing types and intensities (single-family, multifamily, group homes, adult family homes).

Objective 2: Encourage manufactured housing parks and subdivisions that are well designed and compatible with neighboring land uses.

Objective 3: Allow, on individual lots, manufactured housing that meets accepted standards for manufactured housing and is permanently affixed to a foundation.

Objective 4: Encourage and support the rehabilitation of older homes.

Objective 5: Encourage infilling in residential areas.

Objective 6: Encourage more medium and high-value residential construction.

Policy 1.2: Support the implementation of public housing programs in partnership with private developers that supplement the efforts of local developers in meeting the housing needs of the community.

Objective 1: Pursue programs to expand the housing options of low and moderate-income

groups and the elderly.

Objective 2: Coordinate public programs with the activities of local developers to provide for the optimal utilization of community resources.

Policy 1.3: Support housing availability to meet the needs of all income groups.

Objective 1: Make current housing information available to potential developers and encourage its use in the consideration of development alternatives.

Objective 2: Provide for the periodic updating of existing plans and development regulations (e.g., comprehensive plan and zoning ordinance) and ongoing analysis of housing problems.

Objective 3: Ensure that all new housing developments pay for the cost of providing utilities, streets, parks and public safety requirements.

Policy 1.4: Encourage higher dwelling unit values to at least cover the cost of general municipal services.

Objective 1: Encourage more neighborhood development in various price ranges with amenities within the development.

Objective 2: Improve enforcement of the Uniform Building Code, Uniform Housing Code, zoning ordinance and the nuisance code to remove junk vehicles, enforce parking regulations, reduce overcrowded homes, and find ways to remove blighted conditions.

### **GOAL 2: Residential areas that are safe, sanitary and attractive places to live will be established and maintained in Grandview.**

Policy 2.1: The City of Grandview will ensure and facilitate the provision of municipal services appropriate to the density of residential development.

Policy 2.2: The initial cost of providing municipal services to serve new residential developments will be borne by the developer.

Policy 2.3: The City of Grandview will work cooperatively with other public agencies, private institutions, and organizations to foster housing rehabilitation in suitable areas.

### **Utilities Element**

This Utilities Element has been developed in accordance with Section 36.70A.070 of the GMA to address utility services in the City of Grandview and its Urban Growth Area (UGA). It represents the community's policy plan for growth during the next 20 years. The Utilities Element describes how the goals in the other plan elements will be implemented through utility policies and regulations.

The Utilities Element has also been developed in accordance with the Countywide Planning Policies, and has been integrated with all other planning elements to ensure consistency throughout the Comprehensive Plan.

### **GOAL 1: To ensure that energy, gas, communication facilities, and communication services are provided in a cost-effective and efficient manner.**

Policy 1.3: Promote whenever feasible the co-location of new public and private utility distribution facilities in shared trenches and physical locations, and coordinate construction timing to minimize construction-related disruptions and reduce the cost of utility delivery.

Policy 1.5: New development shall be allowed only when and where utilities are adequate, and only when and where such development can be adequately served by essential public utilities, or provided by the developer, without significantly degrading level of service elsewhere.

Policy 1.6: Promote the joint use of transportation rights-of-way and utility corridors wherever possible.

Policy 1.7: To facilitate coordination of public and private trenching activities, notify affected utilities of construction, as well as maintenance and upgrades to existing roads, in a timely and effective manner.

Policy 1.8: Consider utility permits concurrent with proposals requesting service. Where possible, approve utility permits when the project to be served is approved.

### **GOAL 3: Develop an efficient utility system that supports the community vision (both public and private).**

Policy 3.1: Develop adequate rights-of-way and infrastructure improvements for future development through the planning process, including, but not limited to, public and private utilities.

## **GRANDVIEW MUNICIPAL CODE**

### **TITLE 2 ADMINISTRATION AND PERSONNEL**

#### **GMC Chapter 2.5 OFFICE OF THE HEARING EXAMINER**

##### **GMC 2.50.080 Duties**

A. Applications. With respect to applications of matters submitted before him, the hearing examiner shall receive and examine available information, conduct public hearings, prepare a record thereof, and enter findings of fact and conclusions based upon these facts, which conclusions shall represent the final action on the application, unless appealed as hereinafter specified:

1. Conditional use permits pursuant to Chapter 17.86 GMC; and
2. Variances pursuant to GMC 16.08.020.

B. Appeals. With respect to appeals submitted before him, the 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, which conclusions shall represent the final action on the appeal, for the following appeals:

1. Appeals from development plan and zoning permit review decisions;
2. Appeals from administrative interpretation decisions;
3. Appeals from administrative design review decisions;
4. Appeals from short subdivision decisions;
5. Appeals from stop work orders or notices of violation issued by a city official in the administration or enforcement of the provisions of the Grandview Municipal Code;
6. Appeals of SEPA determinations;
7. All other hearings and appeals provided for in the Grandview Municipal Code whether designated as an appeal to the city council or hearings before any other commission or board. In the event there is a conflict between this section and any other code section regarding hearings or appeals, this chapter shall apply and the hearing examiner is hereby designated to hear all hearings and appeals provided for in this code.

C. Recommendations. The 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 the following:

1. Annexations;
2. Rezones;
3. Preliminary plats;
4. Planned unit developments; and
5. All other hearings and appeals provided for in the Grandview Municipal Code whether designated as an appeal to the city council or hearings before any other commission or board. In the event there is a conflict between this section and any other code section regarding hearings or appeals, this chapter shall apply and the hearing examiner is hereby designated to hear all hearings and appeals provided for in this code.

D. Public Hearings. The hearing examiner shall conduct public hearings when required under the provisions of the State Environmental Policy Act; conduct open record public hearings or closed-record appeals in accordance with the provisions of GMC Title 14, Administration of

Development Regulations; and conduct such other hearings as the city council may from time to time deem appropriate.

E. References. All references in the city code and elsewhere to the board of adjustment and the board of appeals shall be construed as referring to the hearing examiner. The provisions of this chapter shall supersede any inconsistent or conflicting provisions elsewhere in this code as to the powers and duties of the planning commission.

F. Recommendation or Decision.

1. The hearing examiner's recommendation or decision may be to grant or deny the application, or the hearing examiner may recommend or require of the applicant such conditions, modifications and restrictions as the hearing examiner finds necessary to make the application compatible with its environment, with applicable state laws, and to carry out the objectives and goals of the comprehensive plan, the zoning code, the subdivision code, and other codes and ordinances of the city. Conditions, modifications and restrictions that may be imposed are, but are not limited to, additional setbacks, screenings in the form of landscaping and fencing, covenants, easements and dedications of additional road rights-of-way. Performance bonds or other financial assurances may be required to ensure compliance with conditions, modifications and restrictions.
2. In regard to applications for rezones, the hearing examiner's findings and conclusions shall be submitted to the city council, which shall have the final authority to act on such applications. The hearing by the hearing examiner shall constitute an open record pre-decision hearing before the final decision is made by the city council.

#### **GMC 2.50.090 Applications.**

Applications for all matters to be heard by the hearing examiner shall be presented to the affected city department and to the city clerk. When it is found an application meets the applicable requirements, the application shall be accepted. The city clerk shall be responsible for assigning a date for the public hearing for each application. The date set for a public hearing shall not be more than 60 calendar days after the applicant has complied with all requirements and furnished all necessary data to the city clerk. Hearings on project permit applications are subject to the notice and hearing requirements set forth in GMC Title 14, Administration of Development Regulations.

#### **GMC 2.50.100 Fees.**

All applications made or appeals filed under this chapter shall be accompanied by a fee of \$150.00.

#### **GMC 2.50.110 Report by city department.**

For permit applications, the city clerk shall coordinate and assemble the comments and recommendations of city departments and governmental agencies having an interest in the application and shall prepare a report that includes the information described in GMC Title 14, Administration of Development Regulations. For all other matters, the appropriate city department shall prepare a report summarizing the factors involved and the department findings and supportive recommendations. At least seven calendar days prior to the scheduled hearing, the report shall be filed with the hearing examiner and copies shall be mailed to the applicant and shall be made available for use by any interested party for the cost of reproduction.



**GMC 2.50.120 Open record public hearing.**

- A. Before rendering a decision or recommendation on any application, the hearing examiner shall hold at least one open record public hearing thereon.
- B. For permit applications, notice of the time and place of the public hearing shall be given as provided in GMC Title 14, Administration of Development Regulations. For all other applications, notice of the time and place of the public hearing shall be given as provided in the ordinance governing the application. If none is specifically set forth, such notice shall be given at least 10 working days prior to such hearing.
- C. The hearing examiner shall have the power to prescribe rules and regulations for the conduct of hearings under this chapter and also to administer oaths and preserve order.

**GMC 2.50.130 Decision and recommendation.**

- A. When the hearing examiner renders a decision or recommendation, the hearing examiner shall make and enter written findings from the record and conclusions therefrom which support such decision. The decision shall be rendered within 10 working days following conclusion of all testimony and hearings, unless a longer period is mutually agreed to on the record by the applicant and the hearing examiner. The copy of such decision, including findings and conclusions, shall be transmitted by first-class mail to the applicant and other parties of record in the case requesting the same. There shall be kept in the planning department a signed affidavit which shall attest that each mailing was sent in compliance with this provision.
- B. In the case of applications requiring city council approval, the hearing examiner shall file a decision with the city council at the expiration of the period provided for reconsideration or, if reconsideration is accepted, within 10 working days after the decision on reconsideration.

**GMC 2.50.140 Reconsideration.**

A party of record believing that a decision or recommendation of the hearing examiner is based on erroneous procedures, errors of law or fact, or the discovery of new evidence which could not be reasonably available at the prior hearing, may make a written request for reconsideration by the hearing examiner within five working days of the date the decision or recommendation is rendered. This request shall set forth the specific errors or new information relied upon by such appellant, and the hearing examiner may, after review of the record, take further action as he or she deems proper. If a request for reconsideration is accepted, a decision is not final until after a decision on reconsideration is issued.

**GMC 2.50.150 Appeal of decision.**

- A. Any party who feels aggrieved by the hearing examiner's decision may submit an appeal within 21 calendar days from the date the final decision of the hearing examiner is rendered to the Yakima County superior court.
- B. No appeal may be made from a recommendation of the hearing examiner.

**GMC 2.50.160 City council action.**

- A. Any application requiring action by the city council shall be taken by the adoption of a motion, resolution or ordinance by the city council. When taking any such final action, the city council shall make and enter findings of fact from the record and conclusions therefrom which support its action. The city council may adopt all or portions of the findings and conclusions from the hearing examiner's recommendation.

B. In the case of an ordinance for rezone of property, the ordinance shall not be placed on the city council's agenda until all conditions, restrictions or modifications that may have been stipulated by the city council have been accomplished or provisions for compliance made to the satisfaction of the legal department.

C. The action of the city council, approving, modifying, or rejecting a recommendation of the hearing examiner, shall be final and conclusive. Appellants have 21 calendar days from the date of city council action to file an appeal with the superior court.

**GMC 2.50.170 City administrative staff is to be considered a person or party.**

The city's administrative staff shall be considered a "person" and/or "party" and shall have the same rights as any other person or party to make requests for reconsideration to the hearing examiner or to appeal decisions of the hearing examiner to superior court.

**TITLE 14 ADMINISTRATION OF DEVELOPMENT REGULATIONS**

**Chapter 14.09 REVIEW AND APPROVAL PROCESS**

**GMC 14.09.030 Planning commission proceedings.**

A. Actions. Upon receiving a staff report and recommendation from the staff or notice of any other matter requiring the planning commission's attention, the commission shall perform the following actions as appropriate:

1. Make a decision on a staff recommendation.
2. Hold hearings and make decisions on conditional use permits.
3. Review and provide recommendations based on the appropriate chapters of the Grandview Municipal Code.
  - a. Staff Report. A staff report will be prepared on the proposed development or action summarizing the comments and recommendations of the city departments, affected agencies and special districts, evaluating the development's consistency with the city's development code, adopted plans and regulations. The staff report shall include findings, conclusions and a proposed recommendation(s) for disposition of the development application.
  - b. Hearing. The planning commission or hearing examiner (if determined under this chapter) shall conduct an open record public hearing on the development proposal or proposal(s) for the purpose of taking testimony, hearing evidence, considering the facts pertinent to the proposal, and evaluating the proposal for consistency with the city's development code, adopted plans and regulations. Notice of the hearing shall be in accordance with GMC 14.07.030.
  - c. Required Findings. The planning commission or hearing examiner shall not recommend approval of a proposed development unless it first makes the following findings and conclusions:
    - i. The development is consistent with the comprehensive plan and meets the requirements and intent of the Grandview Municipal Code.
    - ii. The development makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply, and sanitary wastes.

- iii. The development adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18.
- iv. The development is beneficial to the public health, safety and welfare and is in the public interest.
- v. 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 improvement 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.
- vi. 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.

4. Recommendation. Following the open record hearing, the planning commission or hearing examiner shall prepare a report setting forth its findings, conclusions and recommendations and shall transmit this report to the city council within 14 days following the open record hearing.

B. Decisions. The planning commission or hearing examiner shall make its decision by motion, and provide written findings and conclusions.

1. A planning commission or hearing examiner decision on a conditional use permit following a public hearing shall include one of the following actions:

- a. Approve as recommended;
- b. Approve with conditions;
- c. Modify; 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;
- d. Deny (reapplication or resubmittal is permitted);
- e. Deny with prejudice (reapplication or resubmittal is not allowed for one year);
- f. Remand for further proceedings and/or evidentiary hearing in accordance with GMC 14.09.070.

2. A planning commission or hearing examiner decision following an open record appeal hearing shall include one of the following actions:

- a. Grant the appeal in whole or in part;
- b. Deny the appeal in whole or in part;
- c. Remand for further proceedings. (Ord. 1703 § 7, 2005; Ord. 1450 § 1, 1996).

**GMC 14.09.040 City council proceedings.**

A. Actions. Upon receiving a recommendation from the planning commission, hearing examiner or notice of any other matter requiring the council's attention, the council shall perform the following actions as appropriate:

1. Make a decision on a planning commission or hearing examiner recommendation.
2. Hold hearings and make decisions based on the appropriate chapters of the Grandview Municipal Code on the following:
  - a. Appeal of administrative interpretations;
  - b. Appeal of administrative decisions;
  - c. Other matters not prohibited by law.

B. Decisions. The city council shall make its decision by motion, resolution, or ordinance as appropriate.

1. A council decision on a planning commission or hearing examiner recommendation or following a public hearing shall include one of the following actions:
  - a. Approve as recommended;
  - b. Approve with conditions;
  - c. Modify; 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;
  - d. Deny (reapplication or resubmittal is permitted);
  - e. Deny with prejudice (reapplication or resubmittal is not allowed for one year);
  - f. Remand for further proceedings and/or evidentiary hearing in accordance with GMC 14.09.070.
2. A council decision following a closed record appeal hearing shall include one of the following actions:
  - a. Grant the appeal in whole or in part;
  - b. Deny the appeal in whole or in part;
  - c. Remand for further proceedings.
3. The following decisions are legislative, and are not subject to the procedures in this chapter, unless otherwise specified:
  - a. Zoning code text and zoning district amendments;
  - b. Adoption of development regulations and amendments;
  - c. Area-wide rezones to implement new city policies;
  - d. Adoption of the comprehensive plan and any plan amendments; and
  - e. Annexations.

C. Council Enactments Not Restricted. Nothing in this chapter or the permit processing procedures shall limit the authority of the city council to make changes to the city's comprehensive plan, as part of an annual revision process, or to make changes to the city's development regulations (RCW 36.70B.020(4)). (Ord. 1703 § 8, 2005; Ord. 1450 § 1, 1996).

**GMC 14.09.050 Procedure for public hearings.**

A. Ex Parte Communications. No member of a hearing body may communicate, directly or indirectly, regarding any issue in a proceeding before him or her, other than to participate in communications necessary to procedural aspects of maintaining an orderly process, unless he or

she provides notice and opportunity for all parties to participate; except as provided in this section:

1. The hearing body may receive advice from legal counsel;
2. The hearing body may communicate with staff members (except where the proceeding relates to a code enforcement investigation or prosecution).

If, before serving as the hearing body in a quasi-judicial proceeding, any member of the hearing body receives an ex parte communication of a type that could not properly be received while serving, the member of the hearing body, promptly after starting to serve, shall disclose the communication as described as follows:

1. All written communications received;
2. All written responses to the communications;
3. The substance of all oral communications received, and all responses made;
4. Identify each person from whom the member received any ex parte communication.

The hearing body shall advise all parties that these matters have been placed on the record. Upon request made within 10 days after notice of the ex parte communication, any party desiring to rebut the communication shall be allowed to place a rebuttal statement on the record.

**B. Disqualification.**

1. A member of the hearing body who is disqualified shall be counted for purposes of forming a quorum. Any member who is disqualified may do so only by making full disclosure to the audience, abstaining from voting on the proposal, vacating the seat on the hearing body and physically leaving the hearing.
2. If all members of the hearing body are disqualified, all members present after stating their reasons for disqualification shall be requalified and shall proceed to resolve the issues.
3. Except for council legislative decisions as shown in GMC 14.03.030(A), a member absent during the presentation of evidence in a hearing may not participate in the deliberations or decision unless the member has reviewed the evidence received.

***SECTION 14.08.050(C) PUBLIC HEARING PROCEDURE OMITTED FROM STAFF REPORT***

**GMC 14.09.060 Procedures for closed record appeals.**

Closed record appeals shall be conducted in accordance with the hearing body's rules of procedure and shall serve to provide argument and guidance for the body's decision. Closed record appeals shall be conducted generally as provided for closed record public hearings. Except as provided in GMC 14.09.070, no new evidence or testimony shall be given or received. The parties to the appeal may submit timely written statements or arguments.

**GMC 14.09.070 Remand.**

In the event the city council determines that the public hearing record or record on appeal is insufficient or otherwise flawed, the council may remand the matter back to the hearing body to correct the deficiencies. The council shall specify the items or issues to be considered and the time frame for completing the additional work. The council may hold a public hearing on a closed record appeal only for the limited purposes identified as follows: The council may receive evidence in addition to that contained in the agency record for judicial review, only if it relates to the validity of the agency action at the time it was taken and is needed to decide disputed issues

regarding: (a) improper constitution as a decision-making body or grounds for disqualification of those taking the agency action; (b) unlawfulness of procedure or of decision-making process; or (c) material facts in rule making, brief adjudications, or other proceedings not required to be determined on the agency record. (RCW 34.05.562(1))

**GMC 14.09.080 Final decision.**

A. Time. The final decision on a development proposal shall be made within 120 days from the date of the letter of completeness. Exceptions to this include:

1. Amendments to the comprehensive plan or development code;
2. Any time required to correct plans, perform studies or provide additional information; provided, that within 14 days of receiving the requested additional information, the administrator shall determine whether the information is adequate to resume the project review;
3. Substantial project revisions made or requested by an applicant, in which case the 120 days will be calculated from the time that the city determines the revised application to be complete;
4. All time required for the preparation and review of an environmental impact statement;
5. Projects involving the siting of an essential public facility;
6. An extension of time mutually agreed upon by the city and the applicant;
7. All time required to obtain a variance;
8. Any remand to the hearing body;
9. All time required for the administrative appeal of a determination of significance.

Procedural flows for decisions are as shown, but not limited to those, on Table 14.09.080, "Procedures".

B. Effective Date. The final decision of the council or hearing body shall be effective on the date stated in the decision, motion, resolution, or ordinance; provided, that the date from which appeal periods shall be calculated shall be the date the council or hearing body takes action on the motion, resolution, or ordinance.

**TITLE 16 SUBDIVISIONS**

**GMC 16.04.010 Short title.**

The ordinance codified in this title shall be known as the "Grandview Subdivision Ordinance."

**GMC 16.04.020 Scope.**

The provisions of this title shall apply to all division of land within the corporate limits of the city. Hereafter, all division, subdivision and resubdivision of land into lots, tracts, parcels, sites or divisions for any purpose shall be in full compliance with the provisions and specifications of this title unless the provisions of Chapter 16.30 GMC. Binding site plans, apply in which case the provisions of Chapter 16.30 GMC shall control said division of such lands.

**GMC 16.04.030 Limitations.**

The following limitations shall apply to this subdivision ordinance:

A. The city council shall not approve a short plat or final plat or binding site plan for any subdivision, short subdivision, lot, tract, parcel or site which lies in whole or in part in an irrigation district organized pursuant to Chapter 87.03 RCW unless there has been provided an



irrigation water right-of-way for each parcel of land in such district and such rights-of-way shall be evidenced by the respective plats submitted for final approval.

B. The sale of land is prohibited unless it is a duly platted parcel of land, or is a lot of record at the time of passage of the ordinance codified in this title.

**GMC 16.04.040 Exemptions.**

The provisions of this title shall not apply to:

- A. Cemeteries and other burial plots while used for that purpose;
- B. Divisions made by testamentary provisions, or the laws of descent;
- C. A division made for the purpose of adjusting boundary lines which does not create any additional lots, tract, parcel, site or division which contains sufficient area and dimension to meet minimum requirements for width and area for a building site;
- D. Any division of land not containing a dedication in which the smallest lot created by the division exceeds five acres in area;
- E. Divisions of land due to condemnation or sale under threat thereof, by an agency or division of government vested with the power of condemnation;
- F. Divisions of land for lease which has received approval as a manufactured home park;
- G. Divisions of land in commercial or industrial zones, which comply with binding site plan requirements pursuant to RCW 58.17.040.

**GMC 16.04.050 Definitions.**

The words or phrases defined in this section shall have the indicated meanings:

- A. "Administrator" means the city public works director or his designated representative.
- B. "Alley" means a public right-of-way used as a secondary means of access to abutting property.
- C. "As-built drawings or plans" means revised construction plans in accordance with all approved field changes reflecting the improvements on the site as they actually exist.
- D. "Block" means a group of lots, tracts or parcels within well-defined and fixed boundaries.
- E. "Building setback line" means a line parallel to the front property line in front of which no structure shall be erected. The location of such line shall comply with the regulations of the zoning ordinance for the city as it now exists or is hereafter amended.
- F. "Comprehensive plan" means that plan adopted by the planning commission and the city council, indicating the general locations recommended for major arterials, parks, streets, public buildings, other public improvements, and zoning districts.
- G. "Controlling corner" means all angle points of the perimeter of a subdivision or separate division of a subdivision.
- H. "Dedication" means the deliberate appropriation of land by an owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public use to which the property has been devoted.
- I. "Easement" means a grant by the property owner for use by the public, a corporation or person(s) of a parcel of land or portion thereof for specific purposes.
- J. "Environmental impact statement" means a written statement prepared in accordance with state regulations (Chapter 43.21C RCW, Chapter 197-10 WAC), which contains a determination of environmental significance of the proposed subdivision.

K. "Improvements" means street grading or graveling, permanent street and corner monuments, street pavement, curbs and sidewalks, pedestrian ways, water mains, storm and sanitary sewers, and irrigation water services.

L. "Lot" means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include tracts or parcels, and may be further defined:

1. "Corner lot" means a lot which abuts on two or more intersecting streets.
2. "Interior lot" means a lot which has frontage on one street only.
3. "Through lot" means an interior lot having frontage on two streets.
4. "Irregular lot" means a lot generally with differing dimensions for the frontage, rear or mid widths oftentimes with the narrow width on the frontage and the wider width to the rear of the lot, such as lots located within the arc or a curve on a cul-de-sac.

M. "Metes and bounds" means a description of real property which starts at a known point and describes the bearings and distances of the line forming the boundaries of the property and completed when the description returns to the point of beginning.

N. "Open space" means a parcel of land, excluding building sites, parking area access routes, which is designated and maintained as an area for leisure, recreation and other activities normally carried on outdoors, including greenbelt and recreation areas.

O. "Pavement width" means the actual paved surface measured between faces of curbs or from edge to edge of road surfaces.

P. "Plat" means a map or representation of a subdivision showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys or other division and dedication, and may be further defined:

1. "Preliminary plat" means a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots and blocks, which shall furnish a basis for the approval or disapproval of the general layout of a subdivision. A preliminary plat shall be prepared by or under the supervision of a registered professional engineer.
2. "Final plat" means the final drawing of the subdivision and dedications prepared for filing for record with the county auditor and containing all elements and requirements set forth in this title.
3. "Short plat" means the map of representation of a short subdivision.

Q. "Plat certificate" means a title report by a title insurance company certifying the ownership, deed restrictions, covenants, etc., of the land being subdivided.

R. "Right-of-way" means a strip of land dedicated to and/or maintained by the city for street and utility purposes and on a portion of which a street is built.

S. "Short subdivision" means the division or redivision of land into nine or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership.

T. "Subdivider" means any person, firm or corporation who subdivides or develops any land deemed to be a subdivision as herein defined.

U. "Subdivision" means the division or redivision of land into five or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership, except as provided for short subdivisions.

V. "Street" means a public right-of-way improved and maintained for vehicular use. Streets are classified as follows:

1. "Arterial street" means a street designated as an arterial by the city street plan.
2. "Local street" means a street designated as a local street by the city street plan.

3. "Cul-de-sac" means a street intersecting another street at one end and permanently terminated by a vehicular turnaround at the other end.

W. "Utility" means an agency that provides necessary services to the public and includes those agencies which distribute services such as telephone, gas, electric power, television cable, water and sewer, and irrigation water.

X. "Binding site plan" means a drawing to scale specified by local ordinance which:

1. Identifies and shows the areas and locations of all streets, roads, improvements, utilities, open space, and any other matter specified by local regulations;
2. Contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the local government body having authority to approve the site plan; and
3. Contains provisions making any development be in conformity with the site plan.

## **CHAPTER 16.12 PRELIMINARY PLATS**

### **GMC 16.12.010 Compliance required.**

The division of land or the re-subdivision of short subdivisions into 10 or more lots shall comply with regulations governing subdivisions and must follow preliminary and final platting procedures unless the provisions of Chapter 16.30 GMC apply.

### **GMC 16.12.020 Processing of applications.**

Unless an applicant for preliminary plat approval requests otherwise, a preliminary plat shall be processed simultaneously with applications for rezones, variances, planned unit developments, site plan approvals, and similar quasi-judicial or administrative actions to the extent that procedural requirements applicable to these actions permit simultaneous processing. (Ord. 1105 § 3(B), 1984).

### **GMC 16.12.030 Development contract.**

Prior to approval by the city council of any preliminary plat, the applicant shall enter into a development contract with the city. Said contract shall be written to cover one of the following alternatives available to the applicant:

A. The applicant may elect to complete all required improvements prior to final approval of the project. If this is done, an agreement setting forth the construction and inspection requirements of the city shall be entered into prior to installation of improvements. Upon satisfactory completion of the applicant's obligation under the contract, the city shall approve the final plat in accordance with applicable statutes and standards.

B. The applicant may elect to complete required improvements after approval of the final plat. In this event, the agreement shall set forth the construction and inspection requirements of the city, and that the developer shall provide a surety bond or other secure method, acceptable to the city, providing for and securing to the city the actual construction of required improvements within a specified period of time. Any bond or other method shall specify the improvements covered and the schedule for completion.

### **GMC 16.12.040 Conditional sales prior to recording.**

An agreement to sell or lease a lot, tract or parcel of land shall not be in violation of RCW 58.17.200 or 58.18.300, which provide for injunctive relief against such sales as long as:

- A. Preliminary plat approval has been obtained; and
- B. If such sale, lease or transfer is expressly conditional upon the recording of the final plat; and
- C. All payments on account of such an offer or agreement are deposited in an escrow or other regulated trust account and no disbursements are permitted until the final plat is recorded.

**GMC 16.12.050 Application and fees.**

Each application for a subdivision shall include the following:

- A. An application form completed and signed by the subdivider on a form supplied by the city;
- B. A fee of \$500.00 plus \$25.00 per lot payable to the city at the time of filing the application shall be charged. Any cost to the city of any required preliminary engineering review or study shall be paid to the city prior to preliminary plat approval by the city. Any cost to the city for final review and inspection fees incurred by the public works department shall be paid to the city prior to recording the final plat. All fees are nonrefundable. The fees set forth herein shall be subject to change by resolution of the city council;
- C. Ten copies of the preliminary plat;
- D. A complete environmental checklist pursuant to the provisions of the State Environmental Policy Act

**GMC 16.12.060 Plat contents and specifications.**

The following shall be required of the plat map:

- A. The preliminary plat shall be drawn on high-grade paper, sheet size not less than 18 inches by 24 inches, to a scale not to exceed one inch equals 100 feet, unless a larger scale has been specifically approved by the administrator;
- B. Name of the plat;
- C. Name, address and phone number of the subdivider and the engineer;
- D. Date, north arrow, and scale;
- E. An accurate and complete legal description of the area being platted;
- F. The entire lot or parcel constituting the applicant's land and showing the proposed plat in relation to adjacent property;
- G. Zoning on and adjacent to the proposed subdivision;
- H. Boundary lines of the proposed plat and of adjacent tracts of unsubdivided and subdivided land shall be indicated for a distance of 300 feet;
- I. Lot lines, lot numbers, and block numbers;
- J. Location, size and physical description of improvements to existing roads, streets, rights-of-way, utilities and easements adjacent to, or across, the land;
- K. Size, location and purpose of any streets, rights-of-way, utilities or easements proposed to serve the lots within the subdivision; elevation of surfacing, culverts, and gutters with approximate grade and gradients, and street names;
- L. Size and location of water, sewer, drainage, irrigation and utility easements, including all private utilities, and the grade and elevation of the sewer main proposed to serve the lots created by the subdivision, and profile drawings for street, water, sewer and storm drainage;
- M. Subsurface conditions if required by the administrator;
- N. Parcels of land intended or required to serve the lots within the proposed subdivision for streets or other public purposes and the conditions attached thereto shall be indicated;
- O. Ground elevations with contour lines at maximum of five-foot intervals. Elevation datum shall be U.S. Coast and Geodetic.

**GMC 16.12.070 Public hearing – Notice.**

Upon receiving an application, the planning commission at their next regular meeting shall set a date for a public hearing on the application before the planning commission. Notice of the hearing shall be given in the following manner:

- A. Notice shall be published not less than 10 days prior to the hearing in a newspaper of general circulation within the county and a newspaper of general circulation in the area where the real property which is proposed to be subdivided is located.
- B. Notice of the hearing shall be given to adjacent landowners by mail or any other reasonable method deemed necessary. Adjacent landowners are the owners of real property, as shown by the records of the county assessor, located within 300 feet of any portion of the boundary of the proposed subdivision. If the owner of the proposed subdivision owns other adjacent real property, notice shall be given to owners of real property located within 300 feet of real property owned by the owner of the proposed subdivision.
- C. All hearings shall be public.
- D. All hearing notices shall include a description of the location of the subdivision. The description may be in the form of either a vicinity location sketch or a written description other than a legal description.

**GMC 16.12.080 Application process.**

Upon receipt of a preliminary plat application, the application process in Chapter 14.05 GMC will be followed.

**GMC 16.12.090 Review by planning commission or hearing examiner.**

A. The planning commission or hearing examiner shall review the proposed subdivision during a public hearing to determine conformance with the following standards:

- 1. The provisions of the zoning ordinance for the city;
- 2. The general purposes of the comprehensive plan;
- 3. The provisions of this title;
- 4. The comprehensive water and sewer plans;
- 5. The ordinances governing streets, rights-of-way and curbs and gutters;
- 6. Any other standards necessary to serve the public good.

B. No later than 14 days following the public hearing, the planning commission or hearing examiner shall submit a written report and recommendations to the city council. Every decision or recommendation made by the planning commission or hearing examiner shall be in writing and shall include findings of fact and conclusions to support their decision or recommendation.

**GMC 16.12.100 Review by city council.**

Upon receipt of the recommendation on any preliminary plat, the city council shall at its next public meeting set the date for the public meeting where it shall consider the recommendations of the planning commission or hearing examiner and may adopt or reject the recommendations of the planning commission or hearing examiner based on the record established at the public hearing. If, after considering the matter at a public meeting, the city council deems a change in the planning commission's or hearing examiner's recommendation approving or disapproving any preliminary plat is necessary, the city council shall adopt its own recommendations and approve or disapprove the preliminary plat.

**GMC 16.12.110 Approval or disapproval by city council.**

If the city council finds that the proposed plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare and for such open spaces, drainage ways (storm water retention and detention), streets, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider 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 the public use and interest will be served by the platting of such subdivision and dedication, then it shall be approved. The proposed plat may be disapproved because of flood, inundation or swamp conditions. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under RCW 82.02.050 through 82.02.090 shall be allowed that constitutes an unconstitutional taking of private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners. Every decision or recommendation made by the city council shall include findings of fact and conclusions to support their decision or recommendation and shall be incorporated within the council minutes.

**GMC 16.12.120 Time limitation.**

Preliminary plats of any proposed subdivision and dedication shall be approved, disapproved or returned to the applicant for modification or correction within 90 days from date of filing thereof unless the applicant consents to an extension of such time period; provided, that if an environmental impact statement is required as provided in RCW 32.21.303.C, the 90-day period shall not include the time spent preparing and circulating the environmental impact statement by the city.

**GMC 16.12.130 Effect of approval.**

A. Approval of the preliminary plat by the city council shall constitute authorization for the subdivider to proceed with developing the subdivision facilities in accordance with the standards and procedures established herein, and including any conditions imposed by the city council. If the subdivider intends to develop only a portion of the subdivision covered within the preliminary plat, he shall notify the council within 10 days of approval of the preliminary plat.  
B. The subdivider shall have 18 months or a period of time specified in the development contract from the date of approval by the city council to complete all improvements within the area of the preliminary plat or such smaller portion as provided for in GMC 16.12.030.

**GMC 16.12.140 Reconsideration of decision by city council.**

Any person feeling that the decision of the city council is based on errors of law or fact may make a written request for review by the Yakima County superior court in accordance with GMC 14.11.030 and Chapter 36.70C RCW.



## **TITLE 17 ZONING**

### **Chapter 17.30 R-1 LOW DENSITY RESIDENTIAL DISTRICT**

#### **GMC 17.30.010 Purpose.**

The R-1 low density residential district is established to provide a low-density residential environment. Lands within this district generally should contain single-family conventional dwellings with smaller lots and useful yard spaces. Established for residential areas which would be compatible for both site-built and factory-assembled homes and to prohibit the development of incompatible uses that are detrimental to the residential environment. The intent of this district is to provide neighborhoods for site-built and factory-assembled homes on platted lots. Certain public facilities and institutions may also be permitted provided their nature and location are not detrimental to the intended residential environment.

#### **GMC 17.30.020 Permitted Uses.**

The following uses shall be permitted in the R-1 district:

- A. Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in GMC 17.30.050; and
- B. Churches and similar places of worship; and
- C. Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising.

#### **GMC 17.30.030 Permitted accessory uses.**

The following uses shall be permitted as accessory to a permitted use in the R-1 district:

- A. Detached residential garages, as defined in GMC 17.12.200, provided they do not exceed 20 feet in height and 1,000 square feet in area;
- B. Home occupations, as defined in GMC 17.12.220;
- C. Storage buildings not exceeding 200 square feet of gross floor area and 12 feet in height; provided no container storage, as defined in GMC 17.12.430, shall be permitted;
- D. In-home family day care providers, as defined in GMC 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC;
- E. Group homes as defined in GMC 17.12.215;
- F. Adult family homes as defined in GMC 17.12.032.

#### **GMC 17.30.040 Conditional Uses.**

In addition to the unclassified uses listed in Chapter 17.86 GMC, the following uses may be permitted by special permit as provided in Chapter 17.86 GMC:

- A. Public libraries, and municipal office buildings;
- B. Public and private schools, public parks and playgrounds;
- C. Fire department station houses; and
- D. Private nursery schools, preschool, child mini-day care and day care centers.

**GMC 17.30.050 Development standards**

- A. Minimum lot area: 7,500 square feet;
- B. Density: one dwelling unit per lot;
- C. Maximum lot coverage: 40 percent;
- D. Minimum yard setbacks:
  - 1. Front: 20 feet.
  - 2. Side: five feet.
  - 3. Side along flanking street of corner lot: 20 feet.
  - 4. Rear:
    - a. Principal building: equal 10 feet.
    - b. Accessory structures: five feet. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet;
- E. Maximum building height:
  - 1. Principal building: 30 feet.
  - 2. Accessory buildings: 12 feet;
- F. Fences and hedges: see Chapter 17.75 GMC;
- G. Parking: see Chapter 17.78 GMC;
- H. Landscaping: see Chapter 17.75 GMC;
- I. Residential design standards: see GMC 17.70.100.

**GMC 17.30.060 Area regulations – Construction and siting standards.**

- A. Roof Slope. Roof slope shall be not less than a five-foot rise for each 12 feet of horizontal run.
- B. Roofing Materials. Roofing materials shall be compatible in appearance with surrounding homes.
- C. Siding Materials. Siding materials shall be wood or other material compatible with surrounding homes that has siding materials commonly used on conventional site-built International Building Code single-family residences.
- D. Front Entrance. The front entrance of each single-family dwelling shall be located facing the street that it is numbered on. However, in case of narrow corner lots the front entrance could be on the side street if needed.
- E. All manufactured homes shall comply with the following standards:
  - 1. Age Restriction. All manufactured homes shall have to be a “new manufactured home” and shall not be more than five years old as determined by the manufacturer’s date.
  - 2. Pit Set. Manufactured homes shall be “pit set” with the first floor elevation no more than 12 inches above finished grade. The pit shall be of sufficient depth to accommodate 18 inches’ clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code. Skirting or side walls shall be installed around the perimeter and the tongue and axles shall be removed.
  - 3. Transportation Equipment. All wheels, tongues and other transportation equipment must be removed when the manufactured home is placed upon a lot.
  - 4. Facade. All manufactured homes shall have skirting and exterior siding that will match those of a typical site-built residence.

5. HUD Code. All manufactured homes must conform to the U.S. Department of Housing and Urban Development (HUD) 1976 Federal Manufactured Home Construction and Safety Standards Act.

F. Replacement of a nonconforming mobile home/manufactured home on an individual lot shall be with a new manufactured home or by a stick-built home meeting current lot setback requirements.

G. Residential dwellings located within the 100-year floodplain shall conform to the Grandview flood ordinance and shoreline master program. (Ord. 2011-29 § 5 (Att. B)).

**ORDINANCE NO. 2021-15**

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,  
AMENDING THE 2021 ANNUAL BUDGET**

**WHEREAS**, the original 2021 estimated beginning fund balances and revenues do not reflect available budget sources; and

**WHEREAS**, there are necessary and desired changes in uses and expenditure levels in the funds; and

**WHEREAS**, there are sufficient sources within the funds to meet the anticipated expenditures.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GRANDVIEW, WASHINGTON DO ORDAIN AS FOLLOWS:**

**Section 1.** That the 2021 annual budget be amended to reflect the changes presented in Exhibit A.

**Section 2.** That the City Administrator is authorized and directed to adjust estimated revenues, expenditures and fund balances reflecting the determined changes.

**Section 3.** This Ordinance shall be in full force and effect five (5) day after its passage and publication as required by law.

**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**

**PUBLICATION: 10/27/2021**

**EFFECTIVE: 11/1/2021**

## Exhibit A

	Beginning Balance	Estimated Revenues	Appropriated Expenditures	Ending Balance	Budget Total
<b>Current Expense Fund</b>					
Original 2021 Budget	1,350,130	7,322,390	6,981,240	1,691,280	8,672,520
Amendment Amount		35,000	43,000	(8,000)	35,000
<b>Amended Total</b>	<b>1,350,130</b>	<b>7,357,390</b>	<b>7,024,240</b>	<b>1,683,280</b>	<b>8,707,520</b>
<b>Street Fund</b>					
Original 2021 Budget	375,950	992,600	1,187,940	180,610	1,368,550
Amendment Amount			6,500	(6,500)	-
<b>Amended Total</b>	<b>375,950</b>	<b>992,600</b>	<b>1,194,440</b>	<b>174,110</b>	<b>1,368,550</b>

**RESOLUTION NO. 2021-44**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
AUTHORIZING THE MAYOR TO SIGN AN INTERLOCAL AGREEMENT  
BETWEEN YAKIMA COUNTY AND THE CITY OF GRANDVIEW FOR  
MUNICIPAL COURT SERVICES**

**WHEREAS**, the Grandview City Council decided to contract out the Grandview Municipal Court Services to the Yakima County District Court as of February 1, 2007; and

**WHEREAS**, the current Interlocal Agreement will expire on December 31, 2021; and

**WHEREAS**, the City of Grandview wishes to continue said Interlocal Agreement with a renewal date of January 1, 2022 to December 31, 2025,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, WASHINGTON, as follows:**

The Mayor is hereby authorized to enter into an Interlocal Agreement between Yakima County and the City of Grandview for Municipal Court Services in the form as 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**



## **INTERLOCAL AGREEMENT BETWEEN YAKIMA COUNTY AND THE CITY OF GRANDVIEW FOR MUNICIPAL COURT SERVICES**

THE INTERLOCAL AGREEMENT (the "Agreement"), made and entered into the 31<sup>st</sup> day of December 2021, by and between the City of Grandview, a municipal corporation of the State of Washington and Yakima County, a Washington County organized under the laws of the State of Washington, collectively Grandview and Yakima County are referred to as the "Parties."

WHEREAS, Grandview is an optional code City and is authorized under Washington Law (Ch. 3.50 RCW) to operate a Municipal Court, and

WHEREAS, RCW 39.34.180 provides that cities are responsible for the prosecution, adjudication, sentencing, and incarceration of misdemeanor and gross misdemeanor offenses committed by adults in their respective jurisdictions, and that the City must carry out these responsibilities through the use of their own court, staff, and facilities or by entering into contracts or interlocal agreements under this chapter to provide these services, and

WHEREAS, RCW 3.50.815, provides that cities may meet their responsibilities imposed pursuant to RCW 39.34.180 through an interlocal agreement with a hosting jurisdiction providing court services, and

WHEREAS, RCW 3.50.020, provides that a hosting jurisdiction shall have exclusive original criminal and other jurisdiction for all matters filed by a contracting city under the contracting city's ordinances, and

WHEREAS, Grandview desires to contract with Yakima County to provide extraterritorial municipal court services and facilities for such services, and

WHEREAS, the Parties desire to enter into this Agreement providing municipal court services and facilities by Yakima County as the hosting jurisdiction to Grandview as the contracting city, and

WHEREAS, the Parties have considered the anticipated costs of services and anticipated and potential revenues to fund the services, including fines and fees, criminal justice funding and state authorized sales tax funding levied for criminal justice purposes;

NOW, THEREFORE, in consideration of the terms and provisions hereof, and in the exercise of authority granted by the Interlocal Cooperation Act, Chapter 39.34 RCW, it is mutually agreed by and between Yakima County and Grandview as follows:

**1. PURPOSE OF AGREEMENT.** The purpose of this Agreement is to provide for the processing of Grandview criminal complaints and citations and civil and traffic infractions under the exclusive original jurisdiction of the Yakima County District Court, to set the cost for court services to be paid by Grandview and to enumerate the court services to be provided by Yakima County as the hosting jurisdiction. It is the intent of the Parties that Yakima County act as the hosting jurisdiction to Grandview as the contracting city in order that Grandview may comply with its obligations pursuant to RCW 39.34.180 to adjudicate



and prosecute criminal offenses and civil and traffic infractions arising from violations of the Grandview Municipal Code within the jurisdictional boundaries of the city of Grandview. It is further the intent of the Parties that, for the term of this Agreement, Yakima County District Court shall have exclusive original jurisdiction over all criminal offenses and traffic infractions arising from violations of the Grandview Municipal Code as provided for pursuant to RCW 3.50.020. In entering into this Interlocal Agreement for municipal court services, the Parties have considered, pursuant to RCW 39.34.180, the anticipated costs of services, anticipated and potential revenues to fund the services, including fines and fees, filing fee recoupment, criminal justice funding and state sales tax funding.

**2. ASSUMPTION OF JURISDICTION.** The Parties understand that pursuant to RCW 3.50.815 a city may, in lieu of establishing a municipal court pursuant to Chapter 3.50 RCW, enter into an interlocal municipal court services agreement with a county that has a District Court. The Parties further understand that the hosting jurisdiction will be conferred exclusive jurisdiction over all criminal offenses and traffic infractions arising from violations of Grandview municipal ordinances and that Yakima County, as the hosting jurisdiction, will operate as the Grandview Municipal Court during the term of this Agreement. The City of Grandview shall by ordinance designate Yakima County District Court as having assumed exclusive original jurisdiction over violations of the Grandview Municipal Code pursuant to this Agreement effective upon the Commencement Date. A case filed in Grandview Municipal Court shall continue to be a Grandview Municipal Court, notwithstanding its filing in the Yakima County District Court.

**3. COMMENCEMENT DATE.** This Agreement shall commence on January 1, 2022 and be in effect from January 1, 2022 through midnight on December 31, 2025.

**4. MUNICIPAL COURT SERVICES.** Commencing on the Commencement Date, Yakima County shall provide timely and efficient court services in the Grandview Municipal Court for all municipal cases.

a. Municipal Court Services. The following court services shall be provided by Yakima County under this Agreement:

1. Court Rules. All court proceedings undertaken pursuant to this Agreement shall be conducted in conformity with the Rules of General Application, the Criminal Rules for Courts of Limited Jurisdiction, and the Infraction Rules for Courts of Limited Jurisdiction and the local rules of the Yakima County District Court.

2. Court Staff. Yakima County shall provide court staff necessary to timely and efficiently process all criminal and infraction cases filed by Grandview. Yakima County shall provide a level of service the same as that provided for Yakima County cases and that which is necessary for the efficient processing of all municipal cases.

3. Supplies and Forms. Yakima County shall provide all court forms and paperwork necessary for the processing of Grandview Municipal Court cases.

4. Language Interpretation. Yakima County shall provide and pay for all language interpretation services for Grandview Municipal Court defendants.



5. Jury. Yakima County shall provide and pay for jury administration services for Grandview Municipal Court.

6. Collection for Nonpayment. Yakima County will, through the same collection process used for Yakima County District Court cases, collect all fines and fees for Grandview Municipal Court cases.

7. Property. The cost of all real and personal property used in the performance of the County's duties under the terms of this Agreement shall be the sole responsibility of the County.

8. Court Scheduling. The scheduling of court proceedings for Grandview Municipal Court is controlled by Yakima County District Court and the Presiding Judge. However, Yakima County agrees to schedule the City of Grandview criminal and contested matters separate from similar matters instituted by the State of Washington.

9. Judicial Accessibility After Work Hours. The Yakima County District Court shall supply the Grandview Police Department with telephone numbers of the Judges in order to facilitate non-business hour contact for probable cause determinations, issuance of telephonic no contact orders and applications for telephonic search warrants.

10. File Management and Retention: Yakima County District Court shall manage and retain court case files for Grandview Municipal Court for all cases filed after District Court began operating Grandview Municipal Court. Files shall be managed and retained in accordance with procedures established by the Judicial Information System, Washington State Archives and District Court policies.

b. City of Grandview Responsibilities:

1. Prosecution. Grandview shall be responsible for providing and paying for all prosecution services for all cases filed on its behalf.

2. Public Defender. Grandview shall be responsible for providing and paying for all public defense services, including appointment of attorneys for appellate purposes if applicable and expert witness costs, for all cases filed in Grandview Municipal Court.

3. Expenses related to Competency Evaluations. Grandview shall be responsible for all costs related to competency evaluations. This includes but is not limited to, costs of experts to perform examinations.

4. Municipal Court Judges and Presiding Judge. Grandview shall, by enacting a resolution, appoint the Judges and Commissioner of the Yakima County District Court as Municipal Court Judges who will preside over Grandview Municipal Court cases. Moreover, Grandview shall name the Presiding Judge of the Yakima County District Court as the Presiding Judge of the Grandview Municipal Court pursuant to RCW 3.50.040. Costs contemplated by RCW 3.50.040 is included in the costs provided for in this Agreement.



5. Jail Transport. Grandview shall be responsible for providing and paying for costs related to the transport, including security of inmates during transport and while in attendance at court, of defendants to Grandview Municipal Court. Grandview is responsible for all jail costs, including medical, for all persons who are in custody as a result of a case that is filed in Grandview Municipal Court.

**5. COSTS AND REVENUE.**

a. No later than September 1, Yakima County District Court shall provide a proposed budget including the cost for the operation of Grandview Municipal Court. The City shall pay to the County a sum equal to the percentage of said budget calculated based upon a 4-year running average of the total District Court cases divided by the average number of City of Grandview cases. As an example, if the 4-year average of the District Court cases including the cases filed by the City is 10,000 and the City's portion of the 4-year average is 1,000, then the City shall pay to the County for the following year a sum equal to 10% of the total District Court budget. For the year 2022, the City shall pay to the County the sum of \$194,033 for the operation of the Grandview Municipal Court. The calculation is as follows:

Year			Yakima District Filings	GV Municipal Filings
2018			28,388	1,237
2019			27,193	1,656
2020			18,993	1,076
2021			18,362	798
Totals			92,936	4,767
Total District Court Filings		92,936		
Total Grandview Muni Filings		4,767		
Total Combined Filings		97,703		
Grandview Muni Percentage		5.13%		
2022 DC Budget		\$2,924,587		
2022 3/10ths DC Budget		\$858,217		
Total Budget		\$3,782,804		
Grandview Muni Cost for 2022		\$194,033		





b. Grandview shall pay the sum calculated in accordance with paragraph "a" above in 12 equal monthly installments payable by the 10<sup>th</sup> day of the month beginning January 2022.

c. In the event the Parties cannot agree on the amount of the District Court budget, or the ratio of the Grandview cases to the District Court total, then the Parties agree to arbitration pursuant to Chapter 7.04 RCW.

d. All fines and costs shall be collected and accounted for by Yakima County District Court staff in accordance with Chapter 3.62 of the RCW and any other applicable laws and paid to the City along with an accounting thereof monthly.

#### **6. MODIFICATION AND TERMINATION.**

a. The Parties may modify this Agreement by mutual consent at any time. However, any modification to this Agreement shall not be effective unless it is in writing and signed by the appropriate parties with binding authority.

b. Either Party may terminate this Agreement as described in this paragraph. In the event Grandview wishes to terminate this Agreement they may do so in writing to the Presiding Judge of Yakima County District Court no less than one year prior to the expiration of this Agreement. In the event District Court wishes to terminate this Agreement they may do so in writing to Grandview no less than one year prior to the expiration of this Agreement. In the event the Parties cannot agree upon issues related to modification or renewal of this Agreement, the Parties shall submit any such issue(s) to arbitration under RCW 7.04.

c. In the event of termination of this Agreement any and all funds owed to Yakima County at said termination date shall be paid by Grandview and all fines and costs collected by Yakima County shall be paid to Grandview.

d. In the event of the termination of this Agreement all cases filed in Grandview Municipal Court shall be returned to Grandview.

#### **7. APPLICABLE LAW, JURISDICTION AND VENUE, INDEMNIFICATION.**

a. This Agreement, and any rights and obligations hereunder, shall be construed and interpreted in accordance with the laws of the State of Washington.

b. Any dispute or proceeding arising out of this Agreement which is not subject to arbitration hereunder shall be submitted to the Superior Court of the State of Washington for Benton County.

c. Any dispute or proceeding arising out of arbitration hereunder which may be submitted to a court of competent jurisdiction for determination shall be submitted to the Superior Court of the State of Washington for Benton County.

d. Each party shall indemnify and hold harmless the other, its officers, agents, judges elected officials, appointed officials and employees from all liability, loss of damage, including costs of defense



they may suffer as a result of claims, demands, actions, damages, costs of judgments which result from each party's own intentional or negligent acts relating to services provided pursuant to this Agreement.

e. In the event that both the County and the City are negligent in a matter arising out of the activities of the parties pursuant to this Agreement, each part shall be liable for its contributory share of negligence for any resulting suits, actions, claims, liability, damages, judgments, costs and expenses including costs and reasonable attorney's fees.

Dated this 26th day of October, 2021.

City of Grandview

\_\_\_\_\_  
Gloria Mendoza  
Mayor

Attest

\_\_\_\_\_  
City Clerk

Yakima County District Court

Alfred D. Schweppe  
Alfred G. Schweppe  
Presiding Judge

Approved:

Stefanie Weigand  
Yakima County Deputy Prosecuting