



**GRANDVIEW HEARING EXAMINER
PUBLIC HEARING PACKET
OCTOBER 21, 2021
2:00 P.M.**

Applicant(s): Guillermo Olivera

Property Owner(s): Custodio & Maria Olivera

Proposed Project: Eldorado Estates Residential Subdivision–Preliminary Plat 92 Lots

Current Zoning: R-1 Low Density Residential

Current Use: Residential & Agriculture

Location of Project: 621 Wilson Hwy, Grandview, Washington

Parcel No(s): 230914-42005

- Public Hearing Procedure (Pages 1-2)
- Preliminary Plat Application (Pages 3-11)
- SEPA Environmental Checklist (Pages 12-35)
- Determination of Non-Significance (Pages 36)
- Notice of Development Application, Environmental Determination & Notice of Public Hearing (Pages 37-40)
- Affidavit of Mailing & Posting (Pages 41-49)
- Certificate of Posting Property (Pages 50-54)
- Affidavit of Publication – Public Hearing Notice (Page 55-56)
- Public Comments (Pages 57-76)
- Staff Report (Pages 77-129)

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

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

Join Zoom

<https://us06web.zoom.us/j/81386811150?pwd=RVd3L1kvTkdxZXpRQzBJWGE2Y21ldz09>

Meeting ID: 813 8681 1150

Passcode: 966745

To join by phone:

1-253-215-8782

Meeting ID: 813 8681 1150

Passcode: 966745

CITY OF GRANDVIEW PUBLIC HEARING PROCEDURE

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

Hearing Examiner:

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

Applicant(s): Guillermo Olivera

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

THE PUBLIC HEARING IS NOW OPEN.

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

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

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

SUBDIVISION APPLICATION
(Includes Short Subdivisions and Binding Site Plans)

PLAT NAME: Eldorado Estates

APPLICANT(S): Guillermo Olivera

Mailing Address: 11012 West Court Street Pasco, WA 99301

Status (owner/purchaser/developer/etc.): Developer 509-845-1972

PROPERTY OWNER(S):

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

Name: Custadio & Maria Olivera

Mailing Address: 621 Wilson Hwy Grandview, WA 98930

Phone: _____

ENGINEER/SURVEYOR INFORMATION:

Name of Licensed Civil Engineer: Erick Fitzpatrick

Mailing Address: 5804 Road 90 Suite H Pasco, WA 99301

Phone: 509.380.5883

Name Surveyor: John W Becker

Mailing Address: 5804 Road 90 Suite H Pasco, WA 99301

Phone: 509.380.5883

PROPERTY:

Address: 621 Wilson Hwy Grandview, WA 98930

Zoning: R-1 Size(Acres): 24.90 Acres.

Existing Utilities Available: Site boundary (Water, sewer, Power, Gas, Cam)

PROPOSED USE OF PROPERTY:

Number of Lots: 92

Typical Lot Size: 8,728 ft²

Price Range: _____

Protective Covenants: _____

Public Areas: None Proposed

Amount of Land for Public Dedication: 6.47 Acres

Utilities: Water, Sewer, Power, Gas, Com.

Street Improvements: Widening of Wilson Hwy & Construction of additional Roads.

CONDOMINIUM DEVELOPMENT

☐ Yes

☒ No

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

RELEASE/HOLD HARMLESS AGREEMENT

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

PERMISSION TO ENTER SUBJECT PROPERTY

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

DEVELOPMENT RIGHTS

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

APPLICANT CERTIFICATE OF TRUTH

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

PRESENCE AT PUBLIC HEARINGS

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

[Signature]
Signature of Applicant(s)

Aug 23 2001
Date

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

I, Costaño Olivera
(Owner's Name(s))

do hereby authorized Guillermo Olivera
(Applicant(s) Name(s))

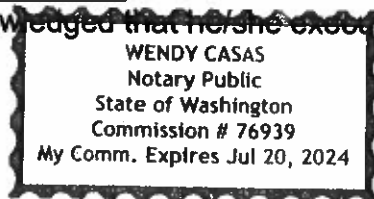
to act on my behalf as my agent in regard to the above application.

Owner(s) Signature: Costaño Olivera

Date Signed: Aug. 23, 2001

STATE OF WASHINGTON
COUNTY OF YAKIMA

On this 23 day of August, 2001,
personally appeared before me, who is personally known to me, whose identity I proved on the basis of satisfactory evidence, or whose identity I proved on the oath/affirmation of a credible witness, to be the signer of the above instrument, and he/she acknowledged that he/she executed it.



Wendy Casas
Notary Public
Residing at Grandview WA
My commission expires July 20, 2024

Date Received: 8/27/21 By: AC

Receipt No.: 127648


Fee Amount: \$ 3300.00 Additional Fees: \$ _____

APPLICATION ACCEPTED AS COMPLETE/APPROVED:

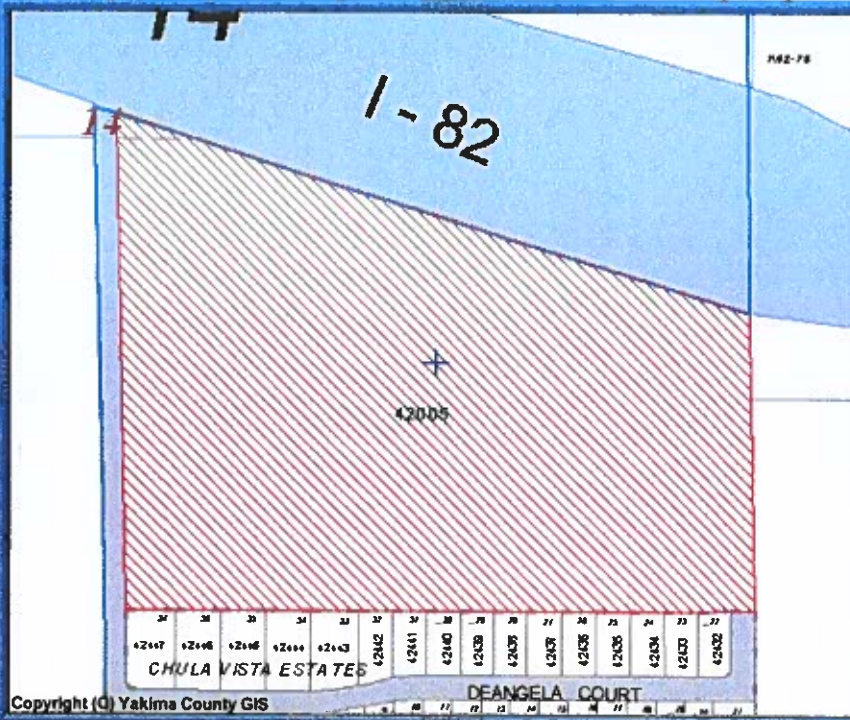
[Signature] Date: 9/15/21

Yakima County GIS - Washington
Land Information Portal

Yakima County Assessor
 Yakima County GIS
 Yakima County


First American Title
 www.firstam.com
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Search By: Parcel Number

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

Search

MapScale: 1 Inch = 300 ft.

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

MapSize: Small (800x600)

Maps brought to you by:


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

Easting(N) : Northing(N)
 Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

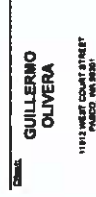
One Inch = 300 Feet
 Feet 200 400

Map

PROPERTY PHOTOS: 1 2 3 4 5					PROPERTY INFORMATION AS OF 9/6/2021 11:08:06 PM					PRINTING				
					Parcel Address:		621 WILSON HWY, GRANDVIEW, WA 98930					Printer-Friendly Page		
					Parcel Owner(s):		CUSTODIO & MARIA OLIVERA							
					Parcel Number:		23091442005			Parcel Size:		24.34 Acre(s)		
					Property Use:		11 Single Unit							
					TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA):		440			Tax Year:		2021							
Improvement Value:		\$0			Land Value:		\$143700							
Current Use Value:		\$0			Current Use Improvement:		\$0							
					New Construction:		\$0			Print Detailed MAP				
					Total Assessed Value:		\$143700							
RESIDENTIAL INFORMATION												SECTION MAPS		
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/b/lin)	Carport	Section Map 1in=400ft				
AVERAGE	1915	2.00	1092	560	0/850	3	1/0/0	0/0/0						
SALE INFORMATION												Qtr SECTION MAPS		
Excise	Sale Date	Sale Price	Grantor					Portion						
371589	3/16/2005	\$208950	HAMES, HARLAN & BETTY					N		NW-Qtr 1"=200ft				
433082	10/15/2013	\$179782	BOGART, WARREN G					N		NE-Qtr 1"=200ft				
437641	10/7/2014	\$100000	OLIVERA, GUILLERMO					N		SW-Qtr 1"=200ft				
E004271	3/17/2014	\$149500	US BANK NA SUCCESSOR TRUSTEE TO BANK OF AMERICA NA					N		SE-Qtr 1"=200ft				
DISCLAIMER														
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.														

OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
Download Map			
LOCATION INFORMATION			
+ Latitude: 46° 15' 51.961"	+ Longitude: -119° 54' 08.633"	Range: 23	Township: 09 Section: 14
Narrative Description: Section 14 Township 09 Range 23: TH PT OF N3/4 NW1/4 SE1/4 LY S'LY OF SR-82 R/W EX W 20 FT CO RD R/W EX D.O. NO.9 ALSO TH PT OF SW1/4 NE1/4 LY S'LY OF SR-82 R/W			
DISCLAIMER			

**A PORTION OF THE NE 1/4 AND THE SE 1/4 OF SEC.14, TWN. 9 N., RGE. 23 E. W.M.
CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON.**



2025.06.10
22:10:08.19
HONG KONG & SHANGHAI
PRELIMINARY PLAT
08/10/2021



Shed No.	Reclaimed Int. KDM	Gravel Int. KDM	Overland Int. Cup
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COOL



OWNER/APPLICANT
GALLERMO OLIVERA
11017 WEST COURT #THREE
PASCO, WA 99361
PH 509 482 8609
CONTACT GALLERMO OLIVERA
CIVIL ENGINEER

LAND USE TABLE	
WATER AREA	34,189 AC
TOTAL LOT	12
WATER LOT AREA	7,339 SF
WATER LOT AREA	14,778 SF
AVERAGE LOT AREA	9,128 SF
TOTAL WOOD AREA	6,43 AC
ZONE	R-1
LAND USE	RESIDENTIAL MEDIUM DENSITY

SHEET INDEX	
Sheet Number	Sheet Title
C001	COVER
C002	LOT LAYOUT
C003	ROAD DETAILS
C004	GRADING PLAN

PARCEL NO.
PARCEL 228914-42800

BASIS OF BEARING
N40°10'00"E
WEDGEMOUNT STATE PLANE SOUTH PROJECTION, BASED
ON GPS OBSERVATIONS USING NAD83 AND GEOID 2013A.
UNITS OF MEASUREMENT ARE US SURVEY FEET.

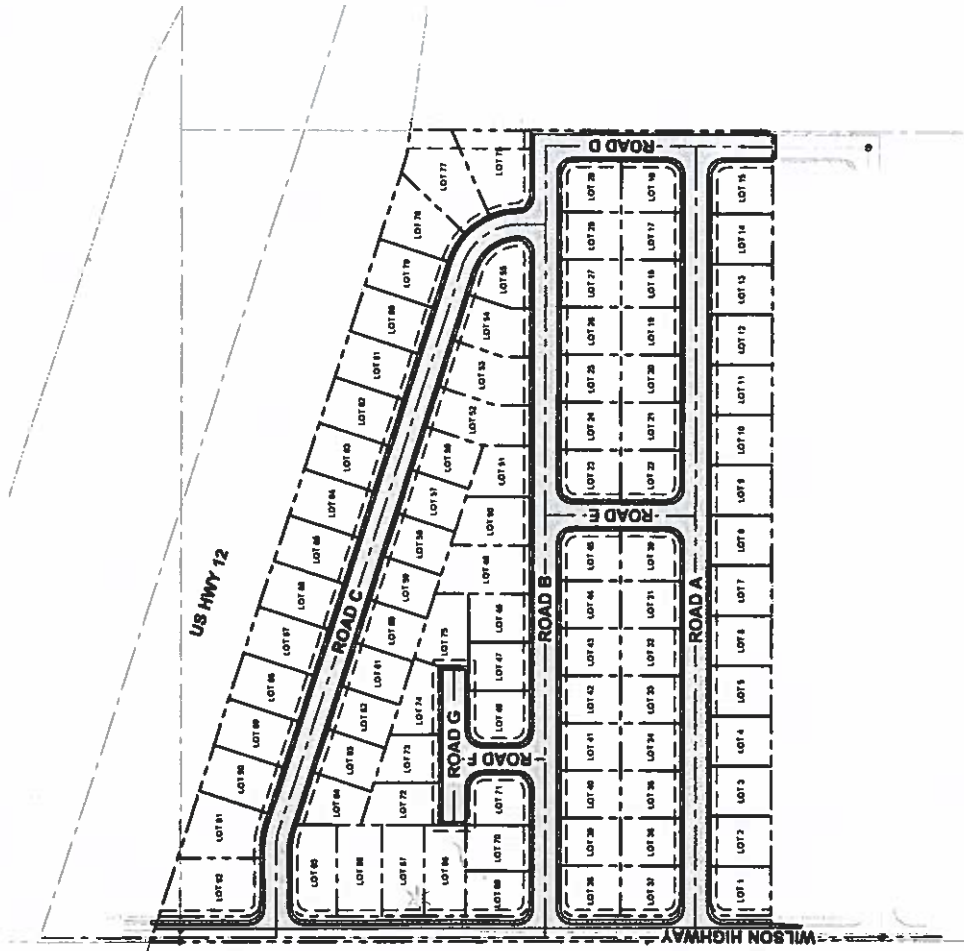
VERTICAL DATUM
 HAVING 1800 VERTICAL DATUM ON ORTHOMETRICALLY
 CORRECTED CUPS OBSERVATIONS USING MARIN AND
 CAPTAIN'S 361125.

LEGAL DESCRIPTION

PARCELS A, THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 23, E.W.M., EXCEPTING THEREFROM THAT PORTION CONDEMNATED FOR STATE HIGHWAY PURPOSES UNDER SUPERIOR COURT CASE NO. 77-2-81188-5.

PARCELS 8
THAT PORTION OF THE SOUTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14,
TOWNSHIP 5 NORTH, RANGE 23 E.W.M., LYING
SOUTHWEST 1/4 OF THAT RIGHT-OF-WAY LINE CHAIN
MEASURED WITH AND 174 FEET SOUTHERLY, THE LINE
MEASURED AT RIGHT ANGLES FROM THE LE LINE
SURVEY OF WHITE HORN ROAD, PARCELS 12 AND 13, CONVERSELY
VICINITY PIERREHURST ROAD TO ALBERT ROAD,
EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD ALONG THE
WEST LINE.

ESTATED IN YAZONA COUNTY, STATE OF ARIZONA



**Know what's below.
Call before you dig.**

DATE August 18, 2021 ALBUQUERQUE, NEW MEXICO

AHLB
TACOMA • SEATTLE • SPokane • TRACIE
5401 Reed Rd., Suite H Tacoma, WA 98507
509.388.0881 or 253.933.2572 www.ahlb.com

ELDRADO ESTATES
Central Office

11012 WEST COURT STREET
PASCO, WA 99301

22100009-9

10

PRELIMINARY PLAT

01202 41 000



06/10/2021

LOT LAYOUT

C002

2 of 5



Know what's below.
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DATE: August 18, 2021 PM 10:45:02. URL: https://www.fbi.gov/wanted/mugshot/2021/22/08/000110_C7HCA002H1500-30-07-000

AHBL
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5804 Tacoma Rd., Suite 101 Tacoma, WA 98501
206.835.1552 • FAX 206.835.1557
www.ahbl.com

ELDORADO ESTATES
Dallas, Texas



**Know what's below.
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DATE August 18, 2004 **FILE TIME** 16:04 **MESSAGE NUMBER** 33971321 **SESSION ID** CBAC-0029-1000-SHA1-OT-00A

LIVABLE COMMUNITIES

9

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ELDORADO ESTATES
 CHARMEL JONES

**GUILLERMO
OLIVERA**

1012 WEST COUNTRY STREET
PASCO, WA 99301

221000010

Small-Scale Studies

PRELIMINARY PLAT

09.11.2021

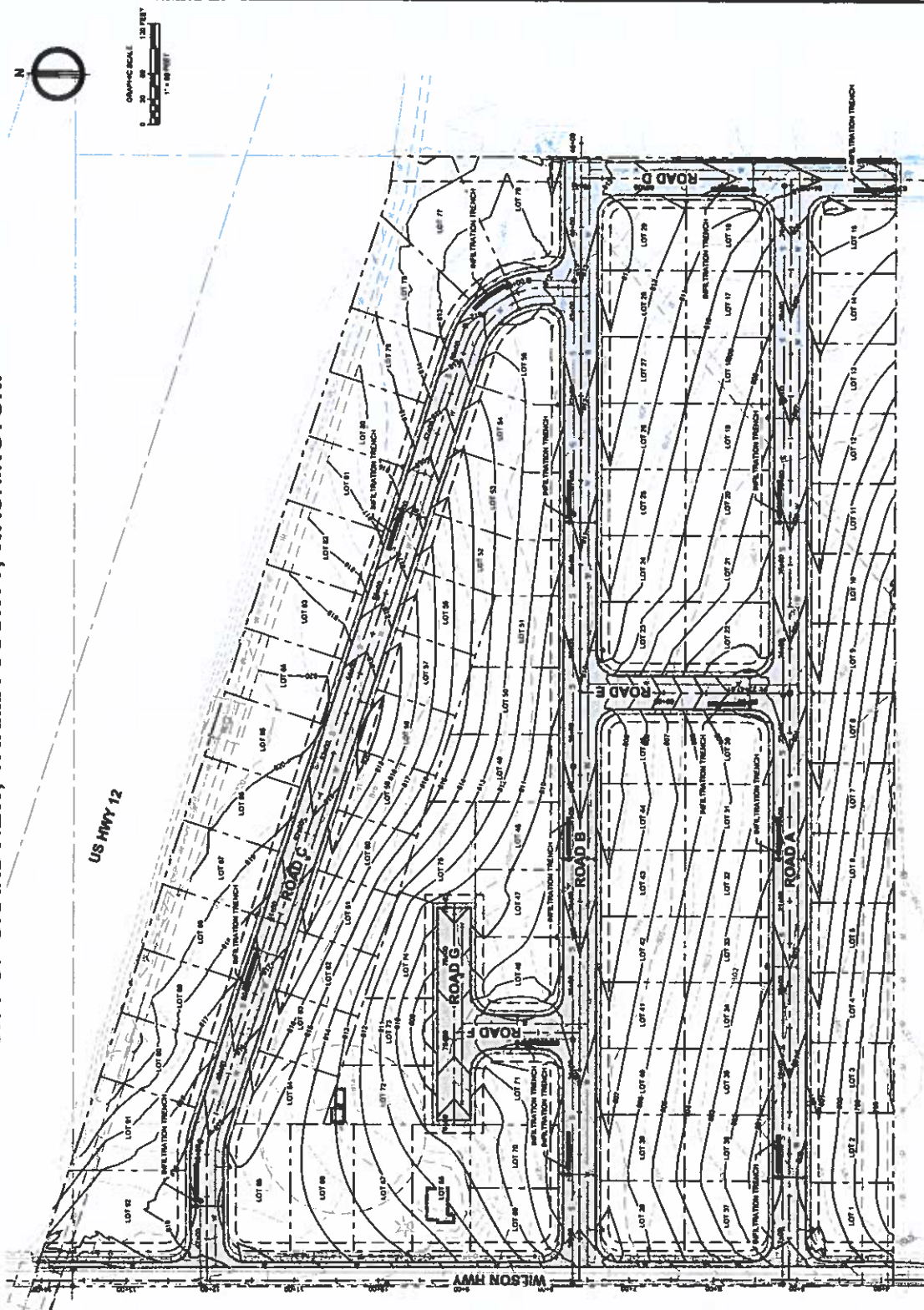


GRADING PLAN

[illegible]

C004

一、
 二、
 三、
 四、



**Know what's below.
Call before you dig.**

147E August 14, 2021 PULBANK, N.W. 2021 PULBANK, N.W. CHICAGO, ILL. CHICAGO, ILL.

ELDORADO ESTATES

A PORTION OF THE NE 1/4 AND THE SE 1/4 OF SEC.14, TWN. 9 N., RGE. 23 E. W.M.
CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON.



GUILLERMO OLIVERA
1013 WEST COURT STREET
PASCO, WA 99001

2715002.10
JUL 14, 2021

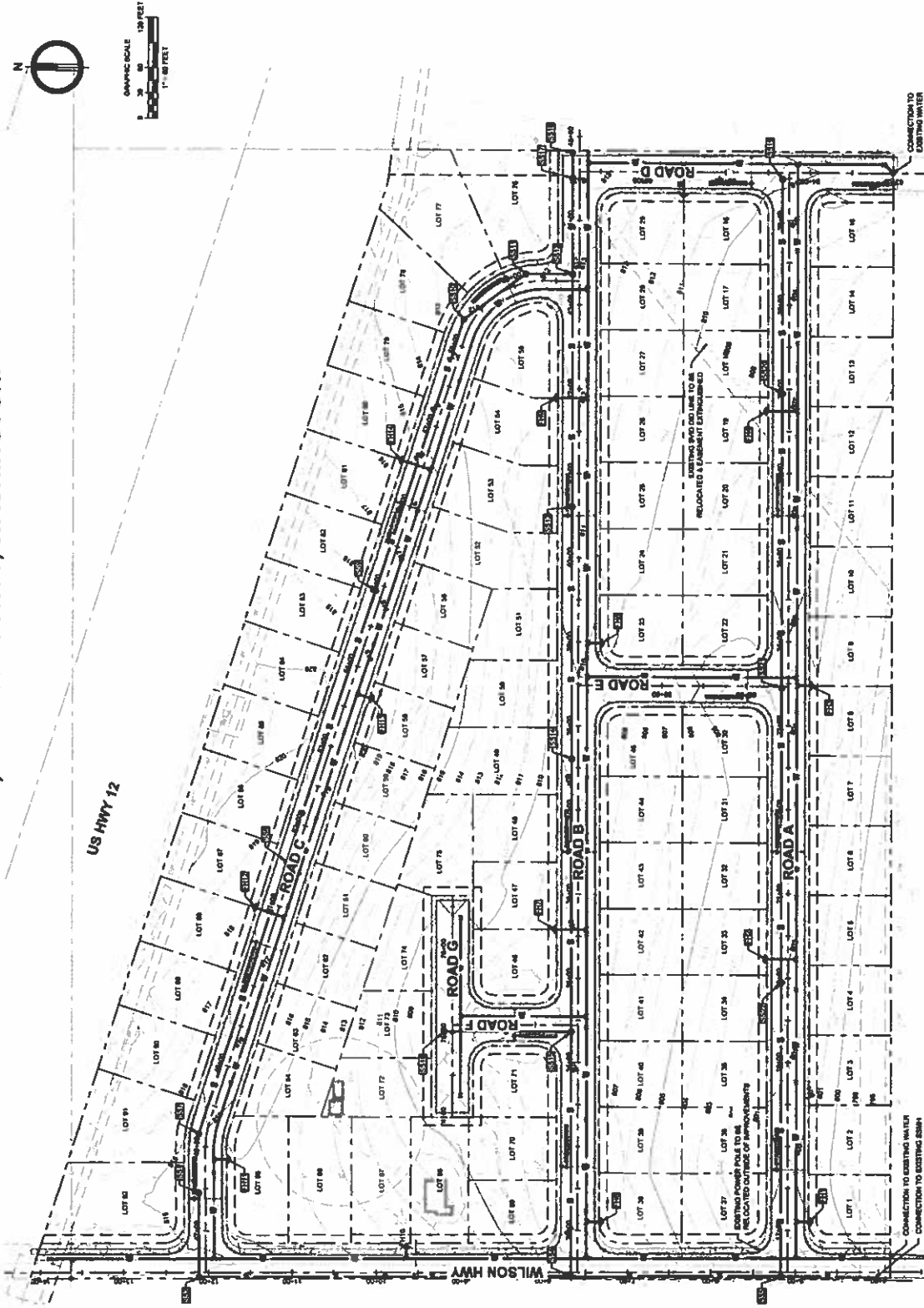
PRELIMINARY PLAT

06 11 2021



UTILITY PLAN

C005
1 of 1 Sheets



Know what's below.
Call before you dig.

DATE: August 18, 2021 FILE NAME: final_080821_027000014_C005-0021-0000-S-UTL1.dwg

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable:

Eldorado Estates

2. Name of applicant:

Mr. Guillermo Olivera

3. Address and phone number of applicant and contact person:

11013 West Court, Pasco, WA 99301. c/o Guillermo Olivera. Phone: (509) 492-8500

4. Date checklist prepared:

08.18.2021

5. Agency requesting checklist:

City of Grandview

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

Spring 2022

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

None are known at this time.

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

A geotechnical investigation report will be conducted on the project area in question.

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

None are known.

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

SEPA Review, Rights-of-Way Permits, Preliminary Plat Approval.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This proposal is for platting of 92 single family lots within an R-1 zone on currently vacant land in the City of Grandview. Additional project items will include roadway construction, stormwater management and utility extensions to serve the project.

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

The project site is identified as APN 230914-42005 and within a portion of the northeast ¼ and the southeast ¼ of Section 14, Township 9 North, Range 23 East Willamette Meridian in City of Grandview, Yakima County, Washington.

B. Environmental Elements

1. Earth

- a. General description of the site:

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

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

The steepest slopes across the project site are within approximately the western boundary of the property limits and average 10% slopes or less.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Per the NRCS the site is covered in Warden fine sandy loam.

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

There are no indications.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

It is estimated that less than 100,000 c.y. of soil will be moved for this project for roadway and plat construction.

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

Limited soil erosion could occur during the construction phase; however a Construction Stormwater Pollution Prevention Plan (SWPPP) instituted by the contractor will contain erosion and sedimentation control features preventing runoff from leaving the site to avoid adverse effects to critical water resources.

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

Approximately 40-50% of the site will be covered in impervious surfacing (building rooftops, concrete parking, roadway) at the time of full buildout.

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

A Construction SWPPP implemented by the contractor meeting the Washington State Department of Ecology's 2019 Stormwater Management Manual for Eastern Washington (SWMMEW).

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

General exhaust from construction vehicles is expected during the construction phase. Construction equipment will be turned off when not in use. Post development emissions will be primarily from vehicle exhaust making trips to and from the development.

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

No off-site sources of emissions or odor are expected to affect this proposal.

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

Vehicle emissions are regulated by a combination of Federal, State and local regulations. All construction equipment and vehicles will maintain compliance. Applicant will water site and/or streets as necessary to reduce dust. Any construction equipment not in use will be shut off during the construction phase.

3. Water

- a. Surface Water:

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

No surface waters are adjacent to the proposed project site.

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

No.

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

No amount of fill or dredge materials will be disturbed within surface waters adjacent to the site.

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

No.

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

Per FEMA Firm Maps, the site does not lie within the 100-year floodplain.

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

No.

b. Ground Water:

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

The project will extend service of the existing City of Grandview Municipal Water System for domestic and irrigation purposes.

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

The project will extend service of the existing City of Grandview Municipal Sewer System for domestic purposes.

c. Water runoff (including stormwater):

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

Development will include construction that will generate on-site stormwater runoff, primarily from new impervious surfaces created from the development. Stormwater runoff will be collected from impervious surfaces such as building, sidewalks, pavement, and gravel. It will be discharged following treatment guidelines meeting the Stormwater Management Manual for Eastern Washington and City of Grandview standards.

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

There is a potential for waste materials to be discharged from the proposal site due to typical residential activities and rooftops as source points for pollution. To mitigate this potential runoff generated from the site will comply with the SWMMEW and City of Grandview standards.

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

Drainage patterns within the vicinity of the proposal site will remain unchanged.

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

A stormwater management system will be designed per the SWMMEW and City of Grandview standards.

4. Plants

- a. Check the types of vegetation found on the site:

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

___shrubs

___grass

☒ pasture

___crop or grain

___ Orchards, vineyards or other permanent crops.

___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___ water plants: water lily, eelgrass, milfoil, other

___ other types of vegetation

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

Existing pasture grass covering the parcel will be removed.

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

No known threatened or endangered species are located on the proposal site.

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

The development will include residential landscaping typical of a residential district.

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

None are known.

5. Animals

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

Examples include:

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

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

fish: bass, salmon, trout, herring, shellfish, other _____

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

None are known.

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

Yes the entire Columbia Basin/Yakima Valley is part of a migration route.

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

No mitigation is proposed.

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

None are known.

6. Energy and Natural Resources

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

Existing electrical/natural gas utilities where available will be utilized to meet the energy needs of the proposal.

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

The proposal will not affect the potential uses of solar energy by adjacent properties.

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

The proposal will be designed to meet all applicable state and local energy codes.

7. Environmental Health

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

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

None are known.

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

None are known.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

The construction of the development will require the servicing of construction equipment on site.

4. Describe special emergency services that might be required.

None are known.

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

The contractor will follow all state and local guidelines to prevent environmental impacts during the construction phase.

b. Noise

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

The predominant noise in the area is from traffic along Wilson Highway & Interstate 82. The noise generated from the roadway is not anticipated to have an impact on the proposal development.

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

Short-term noise will be generated during the construction phase of the development.

Long-term noise will be consistent of that in a residential area.

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

Noise control as outlined in Nuisances (Chapter 8.24) of the City of Grandview Municipal Code will be followed.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently vacant. Current land uses on nearby sites will remain unaffected.

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

Approximately 25 acres of the proposal site is known to have been used as working farmland. The entire 25 acres of project site will be given over for residential development.

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

The proposal will not affect or be affected by surrounding farm/forest work.

- c. Describe any structures on the site.

The site currently has an unoccupied residence that will be removed prior to plat construction.

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

Yes, the existing residential structure unfit for habitation will be demolished.

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

R-1 Low Density Residential.

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

Residential Single.

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

NA.

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

From the 2016 City of Grandview Critical Area Maps the site is within a "Moderate" aquifer recharge area.

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

An estimated 312 people will reside at the completed project. (2015-2019 Grandview Census Data 3.39 persons per household)

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

None.

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

None are proposed.

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

None are proposed.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None are proposed.

9. Housing

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

92 Residential Units.

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

One existing vacant structure unfit for habitation will be eliminated.

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

All development will be in conformance with the City of Grandview Municipal Code.

10. Aesthetics

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

Building height maximums and materials will be dictated by Section 17.30.050– Development Standards & Chapter 15.04 of the City of Grandview Municipal Code.

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

The construction of the proposal will alter the site's appearance; however the change in views from outside the property will be limited.

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

Building designs and construction will be in conformance with Chapter 15.04 of the City of Grandview Municipal Code.

11. Light and Glare

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

Exterior building lighting will be generated by the completed project and occur during evening hours.

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

All residential lighting will conform to Chapter 12.16-Outdoor Lighting within the City of Grandview Municipal Code to minimize this potential.

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

None.

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

All residential lighting will conform to Chapter 12.16-Outdoor Lighting within the City of Grandview Municipal Code to minimize this potential.

12. Recreation

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

Westside Park is located approximately 0.70 miles southwest of the project site.

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

No.

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

None are proposed.

13. Historic and cultural preservation

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

None are known other than the existing residence. County records indicate the structure dates to 1915.

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

None are known to have existed on the site.

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

The WISAARD map database was utilized to research the proposal site.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If required, an inadvertent discovery protocol will be established for the project construction.

14. Transportation

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

The site will be served by Wilson Highway & DeAngela Court.

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

The site is not served by public transit.

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

Per Section 17.78.170-Required Off-Street Parking in the City of Grandview Municipal Code, 2 spaces will be provided per residential unit. The total number of off street parking spaces for this project will be 184.

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

The project will create several new Rights-of-Way and will improve frontage along the projects western border with Wilson Highway.

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

No.

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

Per the ITE 10th Edition, the project would produce:

70 Trips at the peak Weekday AM hour

92 Trips at the peak Weekday PM hour

86 Trips at the peak Saturday hour

79 Trips at the peak Sunday hour

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

None are proposed.

15. Public Services

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

No.

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

None are proposed.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water:	City of Grandview Municipal Water System
Sewer:	City of Grandview Municipal Sewer System
Irrigation:	City of Grandview Municipal Water System
Storm:	Roadside infiltration trenches constructed on site
Power:	Pacific Power extended to & through site
Fire:	City of Grandview Municipal Water System
Telecomm:	Extended to & through site

C. Signature

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

Signature: Guillermo Olvera
Name of signee _____
Position and Agency/Organization Vice President
Date Submitted: _____

City of Grandview

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

Development Traffic Impact Data Checklist

Development Name Eldorado Estates
Development Address 681 Wilson Hwy
Grandview, WA 98930


Developer Name Guillermo Olivera
Developer Address 11012 West Court Street
Pasco, WA 99301

- 1 Type of residential development
☒ Single Family ☐ Multi-Family ☐ Duplex ☐ Other _____
 Number of Units: 92
- 2 Average vehicle trips per unit:
☒ Single Family 10 trips per day ☐ Mobile Home Park 5 trips per day
☐ Duplex 8 trips per day ☐ Retirement Community 4 trips per day
☐ Multi-family 6 trips per day ☐ Other _____
- 3 Total vehicle trips per day for the development: 920
- 4 Trip distribution to existing public streets from proposed development.
920 daily trips to Wilson Hwy
 _____ daily trips to _____
 _____ daily trips to _____
- 5 Peak hour trips to public streets from development:
92 Peak hour trips to Wilson Hwy
 _____ Peak hour trips to _____
 _____ Peak hour trips to _____
- 6 Existing traffic count (ADT) for public streets accessed by proposed development.
2,616
- 7 Existing level of service (LOS) capacity for existing public streets accessed by development.
☒ Two lane street, LOS C - 8,000 ADT
 _____ Two lane, plus left turn lane, LOS C - 12,000 ADT
 _____ Four lane, LOS C - 20,000 ADT
 _____ Other _____
 Concurrency Test: Available capacity (subtract #6 from #7) 5,384
 Projected number of trips (#3) 920
 Remaining capacity 4,464
 (If -0- or negative, adverse impact; if 1 or more, no adverse impact)
- 8 Three-year accident history of existing public streets accessed by development (In vicinity of development)
☒ None ☐ See Attached
- 9 Traffic/street improvements proposed to mitigate this development:
☐ None at this time ☒ See Attached

Completed By Kaleb Mumpstead Date 08/18/2021

Yakima County GIS - Washington
Land Information Portal

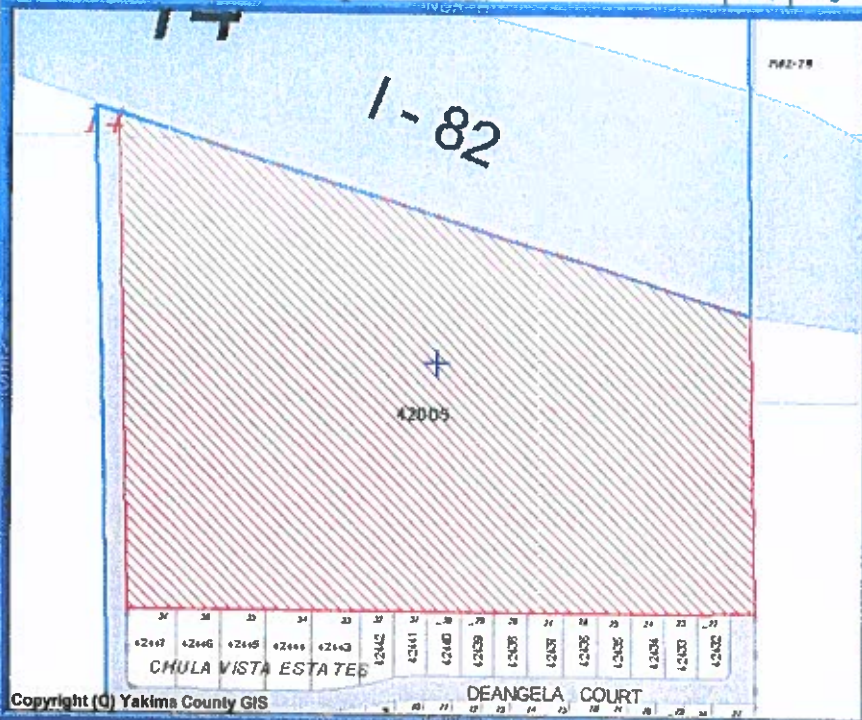
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 Yakima County GIS
 Yakima County


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Parcel #:

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

Search

MapScale: 1 inch = 300 ft.

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

MapSize: Small (800x600)

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Easting(N) : Northing(N)

Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 300 Feet

Feet 200 400

PROPERTY PHOTOS: 1 2 3 4 5					PROPERTY INFORMATION AS OF 9/6/2021 11:08:06 PM					PRINTING				
					Parcel Address:		621 WILSON HWY, GRANDVIEW, WA 98930					Printer-Friendly Page		
					Parcel Owner(s):		CUSTODIO & MARIA OLIVERA							
					Parcel Number:		23091442005			Parcel Size:		24.34 Acre(s)		
					Property Use:		11 Single Unit							
TAX AND ASSESSMENT INFORMATION												Detailed Report		
Tax Code Area (TCA):		440			Tax Year:		2021							
Improvement Value:		\$0			Land Value:		\$143700							
Current Use Value:		\$0			Current Use Improvement:		\$0							
New Construction:		\$0			Total Assessed Value:		\$143700			Print Detailed MAP				
RESIDENTIAL INFORMATION														
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/Vatt/bltn)	Carport			SECTION MAPS		
AVERAGE	1915	2.00	1092	560	0/850	3	1/0/0	0/0/0						
SALE INFORMATION												Qtr SECTION MAPS		
Excise	Sale Date	Sale Price	Grantor					Portion		NW Qtr 1"=200ft NE Qtr 1"=200ft SW Qtr 1"=200ft SE Qtr 1"=200ft				
371589	3/16/2005	\$208950	HAMES, HARLAN & BETTY					N						
433082	10/15/2013	\$179762	BOGART, WARREN G					N						
437641	10/7/2014	\$100000	OLIVERA, GUILLERMO					N						
E004271	3/17/2014	\$149500	US BANK NA SUCCESSOR TRUSTEE TO BANK OF AMERICA NA					N						
DISCLAIMER														
While the information is intended to be accurate, any manifest errors are un intentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.														

OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D Download Map
LOCATION INFORMATION			
+ Latitude: 46° 15' 51.961"	+ Longitude: -119° 54' 08.633"	Range: 23	Township: 09 Section: 14
Narrative Description: Section 14 Township 09 Range 23: TH PT OF N3/4 NW1/4 SE1/4 LY S'LY OF SR-82 RW EX W 20 FT CO RD RW EX D.D. NO.9 ALSO TH PT OF SW1/4 NE1/4 LY S'LY OF SR-82 RW			
DISCLAIMER			

**A PORTION OF THE NE 1/4 AND THE SE 1/4 OF SEC.14, TWN. 9 N., RGE. 23 E. W.M.
CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON.**



GRAPHIC SCALE

0 100 200 FEET

VICINITY MAP 

UTILITIES

OWNER/APPLICANT

WATER	CITY OF GRANDVIEW
SEWER	CITY OF GRANDVIEW
REGULATION	CITY OF GRANDVIEW
POWER	PACIFIC POWER
COAL	QUARTERCENTURY
GAZ	PACIFIC POWER
REFUSE	CITY OF GRANDVIEW

COLUMBINO OLIVERA
1015 WEST COURT STREET
PASCO, WA 99301
PH 800-432-8808
CONTACT: COLUMBINO OLIVERA

COMM	QUARTERMASTER
GAS	PACIFIC POWER
REFUEL	CITY OF GRANVIEW

REFERENCES AND FURTHER READING

WHITE AREA	24.30 AC
TOTAL LOT#	#0
MINI LOT AREA	7.630 SF
MAXI LOT AREA	14,783 SF
AVERAGE LOT AREA	8,776 SF
TOTAL ROW AREA	1.67 AC
ZONE	R-1
APPLICABLE MAPS &	

SHEET INDEX

Sheet Number	Sheet Title
001	COVER
002	LO LAYOUT
003	ROAD DETAILS
004	DRAINING PLAN
005	UTILITY PLAN

BASIS OF BEARING

AND 1980/11
HAWK-ROCKETS STATE PLANE SOUTH PROJECTION, BASED
ON GPS OBSERVATIONS USING WMM AND GEOID 71/74
POINTS OF MEASUREMENT ARE 10 SURVEY FEET.

VERTICAL DATUM

AND 1986 VERTICAL DATA ON ORTHOMETRICALLY
CORRECTED GPS OBSERVATIONS USING WATTS 80C

LEGAL DESCRIPTION

SECTION 14, TOWNSHIP 33 NORTH, RANGE 23, E.W. 1A,
BE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE
NORTH 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2
OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 14, TOWNSHIP 33 NORTH, RANGE 23, E.W. 1A,
CAPTAIN THEODORE TAYLOR, FORTY-ONE CONSIDERED
BY THE STATE DEPARTMENT AS A MEMBER OF THE
FIFTH CIRCUIT COURT NO. 77-97596.

[illegible]

COVER

Company, Inc.	Company, Inc.	Company, Inc.
CM	CM	CM

COOL

ELDORADO ESTATES

A PORTION OF THE NE 1/4 AND THE SE 1/4 OF SEC.14, TWN. 9 N., RGE. 23 E. W.M.
CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON.



ELDORADO ESTATES

OWNER
GUILLERMO
OLIVERA

11012 WEST QUART STREET
PASADENA, WA 99081

218000.10
PRELIMINARY PLAT

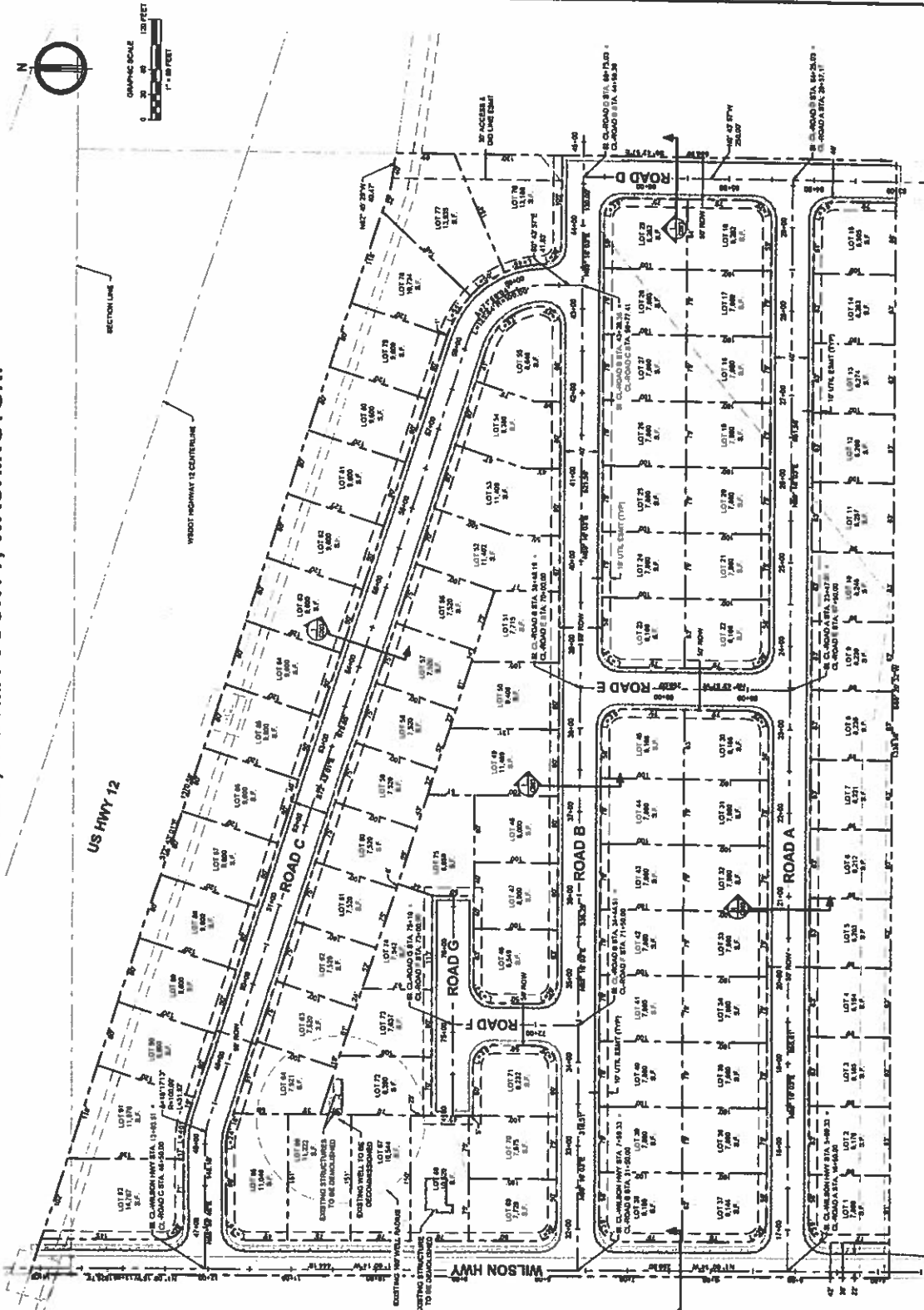
04.13.2011



LOT LAYOUT

Drawn By: [blank]
Checked By: [blank]
Date: [blank]

C002
2 of 1 Sheets

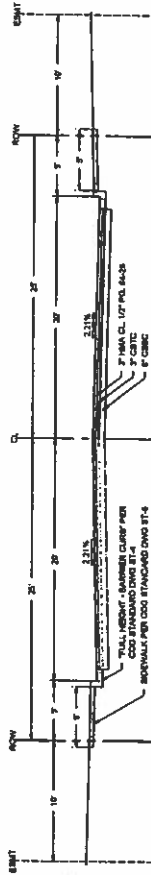


Call before you dig.

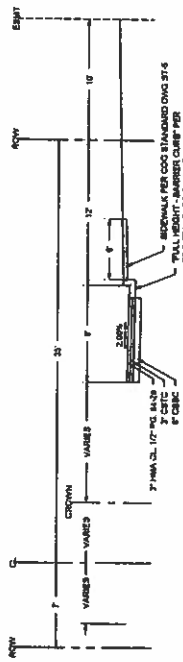
218000.10-LOT LAYOUT

ELDORADO ESTATES

A PORTION OF THE NE 1/4 AND THE SE 1/4 OF SEC.14, TWN. 9 N., RGE. 23 E. W.M.
CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON.



1 LOCAL ACCESS ROADWAY SECTION
NOT TO SCALE



2 ARTERIAL ROADWAY SECTION
NOT TO SCALE



ELDORADO ESTATES

GUILHERMO OLIVERA

11013 WEST COURT STREET
PACIFIC, WA 98041

2110065.19

YACOMA, SEATTLE & SPOKANE

PRELIMINARY PLAT

08.11.2021



ROAD DETAILS

Standard Jct. Open Jct. Closed Jct.
ICM ROM EWP

Standard Jct.

C003

2 of 5 Sheets



Now what's below.
Call before you dig.

DATE: August 19, 2021 FILENAME: final_20210819_0001120500011_C:\PROJECTS\2021-08-19-01.dwg

**A PORTION OF THE NE 1/4 AND THE SE 1/4 OF SEC.14, TWN. 9 N., RGE. 23 E. W.M.
CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON**



**GUILLELMO
OLIVERA**

012 AUG 23 2202T STANLEY
PASC 01A 22001

25° 03' 39.0" N

2008 Set 4 Final

www.elsevier.com/locate/jmb



GRADING PLAN

Product	Quantity	Unit Price	Total Price
Product A	100	1.50	150.00
Product B	200	2.00	400.00
Product C	300	2.50	750.00
Product D	400	3.00	1200.00
Product E	500	3.50	1750.00
Product F	600	4.00	2400.00
Product G	700	4.50	3150.00
Product H	800	5.00	4000.00
Product I	900	5.50	4950.00
Product J	1000	6.00	6000.00
Product K	1100	6.50	7150.00
Product L	1200	7.00	8400.00
Product M	1300	7.50	9750.00
Product N	1400	8.00	11200.00
Product O	1500	8.50	12750.00
Product P	1600	9.00	14400.00
Product Q	1700	9.50	16150.00
Product R	1800	10.00	18000.00
Product S	1900	10.50	19950.00
Product T	2000	11.00	22000.00
Product U	2100	11.50	24150.00
Product V	2200	12.00	26400.00
Product W	2300	12.50	28750.00
Product X	2400	13.00	31200.00
Product Y	2500	13.50	33750.00
Product Z	2600	14.00	36400.00
Product AA	2700	14.50	39150.00
Product AB	2800	15.00	42000.00
Product AC	2900	15.50	44950.00
Product AD	3000	16.00	48000.00
Product AE	3100	16.50	51150.00
Product AF	3200	17.00	54400.00
Product AG	3300	17.50	57750.00
Product AH	3400	18.00	61200.00
Product AI	3500	18.50	64750.00
Product AJ	3600	19.00	68400.00
Product AK	3700	19.50	72150.00
Product AL	3800	20.00	76000.00
Product AM	3900	20.50	79950.00
Product AN	4000	21.00	84000.00
Product AO	4100	21.50	88150.00
Product AP	4200	22.00	92400.00
Product AQ	4300	22.50	96750.00
Product AR	4400	23.00	101200.00
Product AS	4500	23.50	105750.00
Product AT	4600	24.00	110400.00
Product AU	4700	24.50	115150.00
Product AV	4800	25.00	120000.00
Product AW	4900	25.50	124950.00
Product AX	5000	26.00	130000.00
Product AY	5100	26.50	135150.00
Product AZ	5200	27.00	140400.00
Product BA	5300	27.50	145750.00
Product BB	5400	28.00	151200.00
Product BC	5500	28.50	156750.00
Product BD	5600	29.00	162400.00
Product BE	5700	29.50	168150.00
Product BF	5800	30.00	174000.00
Product BG	5900	30.50	179950.00
Product BH	6000	31.00	186000.00
Product BI	6100	31.50	192150.00
Product BJ	6200	32.00	198400.00
Product BK	6300	32.50	204750.00
Product BL	6400	33.00	211200.00
Product BM	6500	33.50	217750.00
Product BN	6600	34.00	224400.00
Product BO	6700	34.50	231150.00
Product BP	6800	35.00	238000.00
Product BQ	6900	35.50	244950.00
Product BR	7000	36.00	252000.00
Product BS	7100	36.50	259150.00
Product BT	7200	37.00	266400.00
Product BU	7300	37.50	273750.00
Product BV	7400	38.00	281200.00
Product BW	7500	38.50	288750.00
Product BX	7600	39.00	296400.00
Product BY	7700	39.50	304150.00
Product BZ	7800	40.00	312000.00
Product CA	7900	40.50	319950.00
Product CB	8000	41.00	328000.00
Product CC	8100	41.50	336150.00

1998

C004

13



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As a result, the model is able to capture the underlying structure of the data, and the results are more reliable and accurate than those obtained from traditional methods.

ELDORADO ESTATES

A PORTION OF THE NE 1/4 AND THE SE 1/4 OF SEC.14, TWN. 9 N., RGE. 23 E. W.M.
CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON.



ELDORADO ESTATES

GUILLERMO OLIVERA

1101 WEST COURT STREET
PACIFIC, WA 98041

211006.19

11/11/2021

PRELIMINARY PLAT

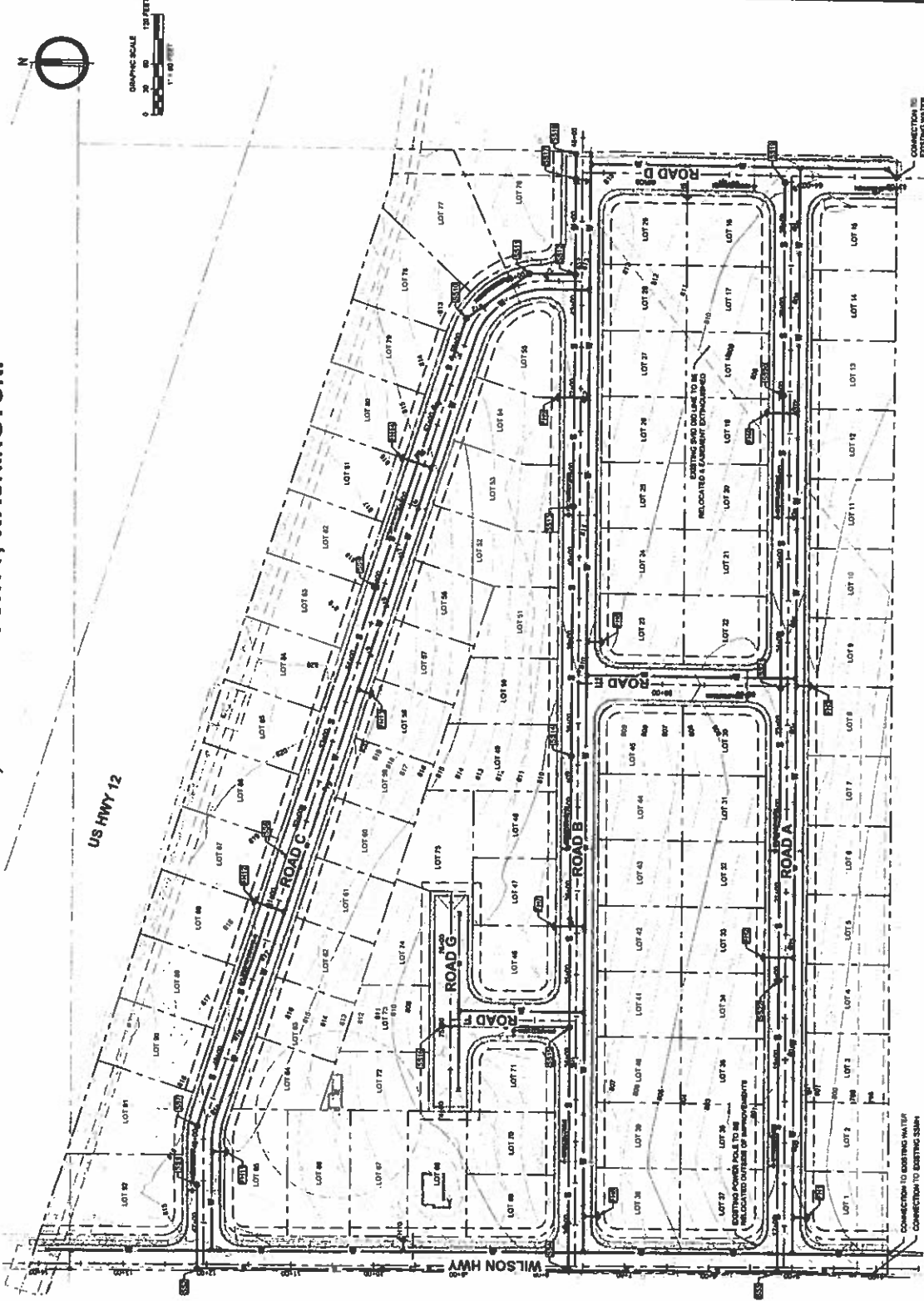
06.13.2021



UTILITY PLAN

Designed by: Guillermo Olivera
Checked by: Guillermo Olivera
Date: 11/11/2021

C005
1 of 1 Sheets



Call before you dig.

DATE: August 18, 2021 FILED: 11/11/2021



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

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

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

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

Applicant(s): Guillermo Olivera

Property Owner(s): Custodio & Maria Olivera

Proposed Project: Eldorado Estates Residential Subdivision – Preliminary Plat 92 Lots

Current Zoning: R-1 Low Density Residential

Current Use: Residential & Agriculture

Location of Project: 621 Wilson Hwy, Grandview, Washington

Parcel No(s): 230914-42005

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

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

Responsible official: Cus Arteaga

Position/title: City Administrator/Public Works Director

Phone: (509) 882-9200

Address: 207 West Second Street, Grandview, WA 98930

Email: carteaga@grandview.wa.us

Date: October 8, 2021

Signature: _____



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

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

Applicant(s): Guillermo Olivera
Property Owner(s): Custodio & Maria Olivera
Proposed Project: Eldorado Estates Residential Subdivision – Preliminary Plat 92 Lots
Current Zoning: R-1 Low Density Residential
Current Use: Residential & Agriculture
Location of Project: 621 Wilson Hwy, Grandview, Washington
Parcel No(s): 230914-42005
Application Date: August 23, 2021
Application Received: August 27, 2021
Application Acceptance: September 15, 2021
Decision-Making Authority: City of Grandview

Project Description: Applicants request preliminary plat approval for a residential subdivision consisting of 92 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 **Thursday, October 7, 2021.**

Comment Period and Where to View Documents

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than **Thursday, October 7, 2021**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **Thursday, October 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 **Thursday, October 21, 2021 at 2:00 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 Meeting

<https://us06web.zoom.us/j/81386811150?pwd=RVd3L1kvTkdxZXpRQzBJWGE2Y21ldz09>

Meeting ID: 813 8681 1150

Passcode: 966745

To join by phone:

1-253-215-8782

Meeting ID: 813 8681 1150

Passcode: 966745

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 – September 22, 2021

Property Posted: September 22, 2021

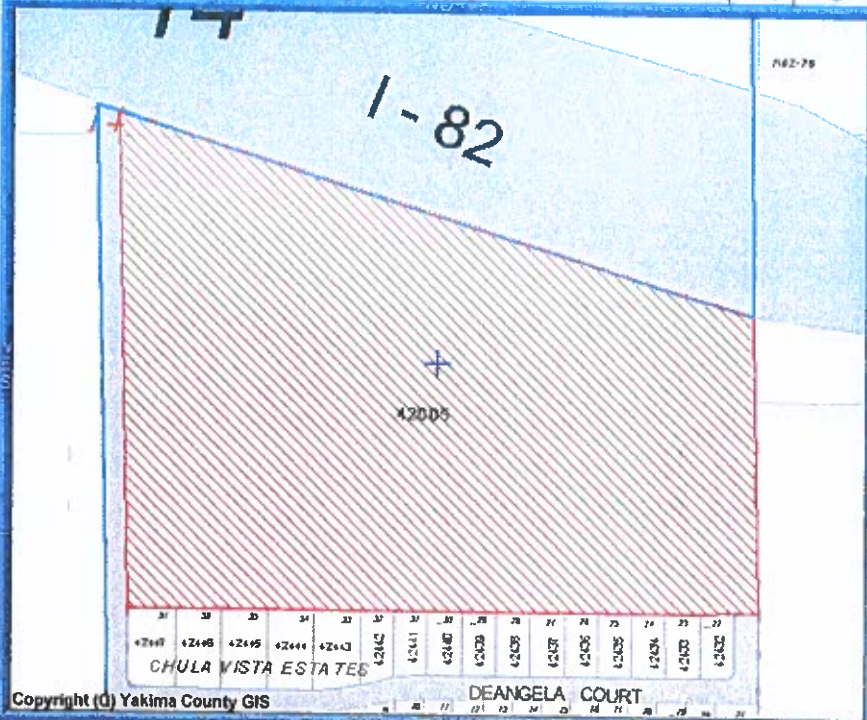
Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): September 20, 2021

Yakima County GIS - Washington
Land Information Portal

Yakima County Assessor
 Yakima County GIS
 Yakima County


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 www.firstam.com
 509.248.7550

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Easting(N) : Northing(N)
Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 300 Feet
Feet 200 400

Search By: Parcel Number

Parcel #:

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

Search


MapScale: 1 inch = 300 ft.

Overlays: Aerial Photography

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee

 Title Insurance & Escrow Service
www.vtgc.com
 (509) 248-4442

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

PROPERTY PHOTOS: 1 2 3 4 5		PROPERTY INFORMATION AS OF 9/6/2021 11:08:06 PM				PRINTING	
	Parcel Address:		621 WILSON HWY, GRANDVIEW, WA 98930		Printer-Friendly Page		
	Parcel Owner(s):		CUSTODIO & MARIA OLIVERA				
	Parcel Number:		23091442005	Parcel Size:	24.34 Acre(s)	Detailed Report	
	Property Use:		11 Single Unit				
TAX AND ASSESSMENT INFORMATION							
Tax Code Area (TCA):		440	Tax Year:		2021	Print Detailed MAP	
Improvement Value:		\$0	Land Value:		\$143700		
Current Use Value:		\$0	Current Use Improvement:		\$0		
New Construction:		\$0	Total Assessed Value:		\$143700		
RESIDENTIAL INFORMATION							
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)
AVERAGE	1915	2.00	1092	560	0/850	3	1/0/0
SALE INFORMATION							
Excise	Sale Date	Sale Price	Grantor		Portion		
371589	3/16/2005	\$208950	HAMES, HARLAN & BETTY		N		
433062	10/15/2013	\$179762	BOGART, WARREN G		N		
437841	10/7/2014	\$100000	OLIVERA, GUILLERMO		N		
E004271	3/17/2014	\$149500	US BANK NA SUCCESSOR TRUSTEE TO BANK OF AMERICA NA		N		
DISCLAIMER							
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us .							

OVERLAY INFORMATION			
Zoning:	Grandview		
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
LOCATION INFORMATION			
Latitude: 48° 15' 51.961"		Longitude: -119° 54' 08.633"	
Range: 23 Township: 09 Section: 14			
Narrative Description: Section 14 Township 09 Range 23: TH PT OF N3/4 NW1/4 SE1/4 LY S'LY OF SR-82 RW EX W 20 FT CO RD RW EX D.D. NO.9 ALSO TH PT OF SW1/4 NE1/4 LY S'LY OF SR-82 RW			
DISCLAIMER			

ELDORADO ESTATES

A PORTION OF THE NE 1/4 AND THE SE 1/4 OF SEC.14, TWN. 9 N., RGE. 23 E. W.M.
CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON.



GUILLERMO
OLIVERA

1187 WEST COURT STREET
PASADENA, WA 98071

21 000000

PRELIMINARY PLAT

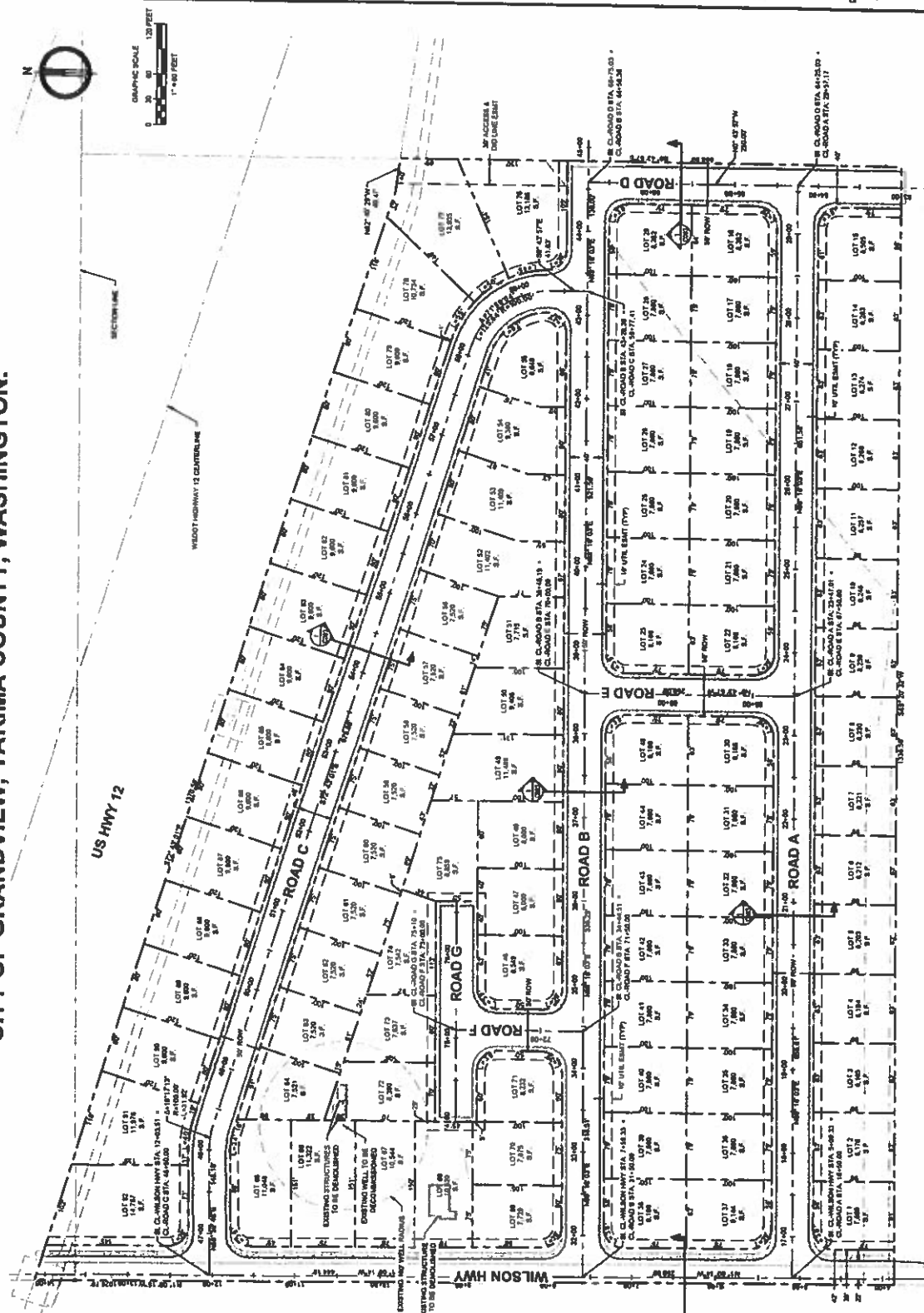
06.18.2021



LOT LAYOUT

Drawn by: [Signature]
Check by: [Signature]
Date: 06/18/2021

C002
7 of 1 Sheets



Keep what's below.
Call before you dig.

06/18/2021 10:00:00 AM - LOT 40



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

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 20th day of September, 2021, I posted at City Hall, Library, Police Department, City's website 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): Guillermo Olivera

Property Owner(s): Custodio & Maria Olivera

Proposed Project: Eldorado Estates Residential Subdivision—Preliminary Plat 92 Lots

Current Zoning: R-1 Low Density Residential

Current Use: Residential & Agriculture

Location of Project: 621 Wilson Hwy, Grandview, Washington

Parcel No(s): 230914-42005

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**

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

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Passcode: 966745

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CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk


Publication: Grandview Herald – September 22, 2021

Property Posted: September 22, 2021

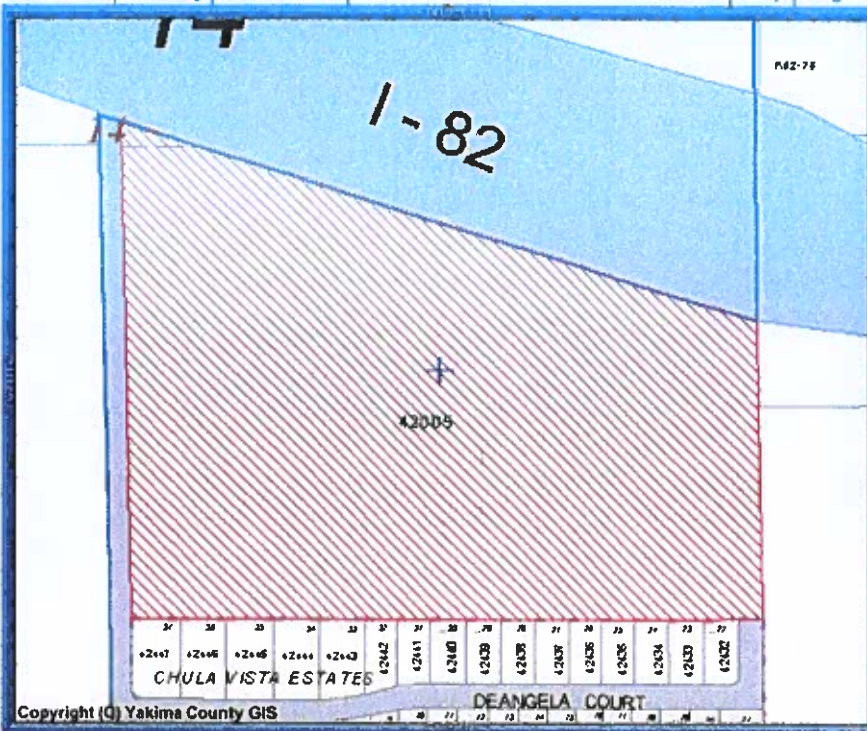
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Search By: Parcel Number ?

Parcel #:

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

Search


MapScale: 1 Inch = 300 ft.

Overlays: Aerial Photography ?

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600) ?

Maps brought to you by:


Valley Title Guarantee

 Title Insurance & Escrow Service
www.vtgc.com
 (509) 248-4442

Map ? **Report**

Easting(N) Northing(N) Longitude(W) Latitude(N)

Click Map to: **Get Information**

One Inch = 300 Feet
Feet 200 400

PROPERTY PHOTOS: 1 2 3 4 5				PROPERTY INFORMATION AS OF 9/6/2021 11:08:06 PM						PRINTING			
				Parcel Address:		621 WILSON HWY, GRANDVIEW, WA 98930						Printer-Friendly Page	
				Parcel Owner(s):		CUSTODIO & MARIA OLIVERA							
				Parcel Number:		23091442005		Parcel Size:		24.34 Acre(s)			
				Property Use:		11 Single Unit							
TAX AND ASSESSMENT INFORMATION												Detailed Report	
Tax Code Area (TCA):				440		Tax Year:		2021					
Improvement Value:				\$0		Land Value:		\$143700				Print Detailed MAP	
Current Use Value:				\$0		Current Use Improvement:		\$0					
New Construction:				\$0		Total Assessed Value:		\$143700					
RESIDENTIAL INFORMATION												SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	Carport	Section Map 1in=400ft			
AVERAGE	1915	2.00	1092	560	0/850	3	1/0/0	0/0/0					
SALE INFORMATION												Qtr SECTION MAPS	
Excise	Sale Date	Sale Price	Grantor				Portion				NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft		
371589	3/16/2005	\$208950	HAMES, HARLAN & BETTY				N						
433082	10/15/2013	\$179762	BOGART, WARREN G				N						
437641	10/7/2014	\$100000	OLIVERA, GUILLERMO				N						
E004271	3/17/2014	\$149500	US BANK NA SUCCESSOR TRUSTEE TO BANK OF AMERICA NA				N						
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OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
			Download Map
LOCATION INFORMATION			
+ Latitude: 46° 15' 51.961"		+ Longitude: -119° 54' 08.633"	
		Range 23 Township: 09 Section: 14	
Narrative Description: Section 14 Township 09 Range 23: TH PT OF N3/4 NW1/4 SE1/4 LY S'LY OF SR-82 RW EX W 20 FT CO RD RW EX D.D. NO.9 ALSO TH PT OF SW1/4 NE1/4 LY S'LY OF SR-82 RW			
DISCLAIMER			

ELDORADO ESTATES

A PORTION OF THE NE 1/4 AND THE SE 1/4 OF SEC.14, TWN. 9 N., RGE. 23 E. W.M.
CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON.



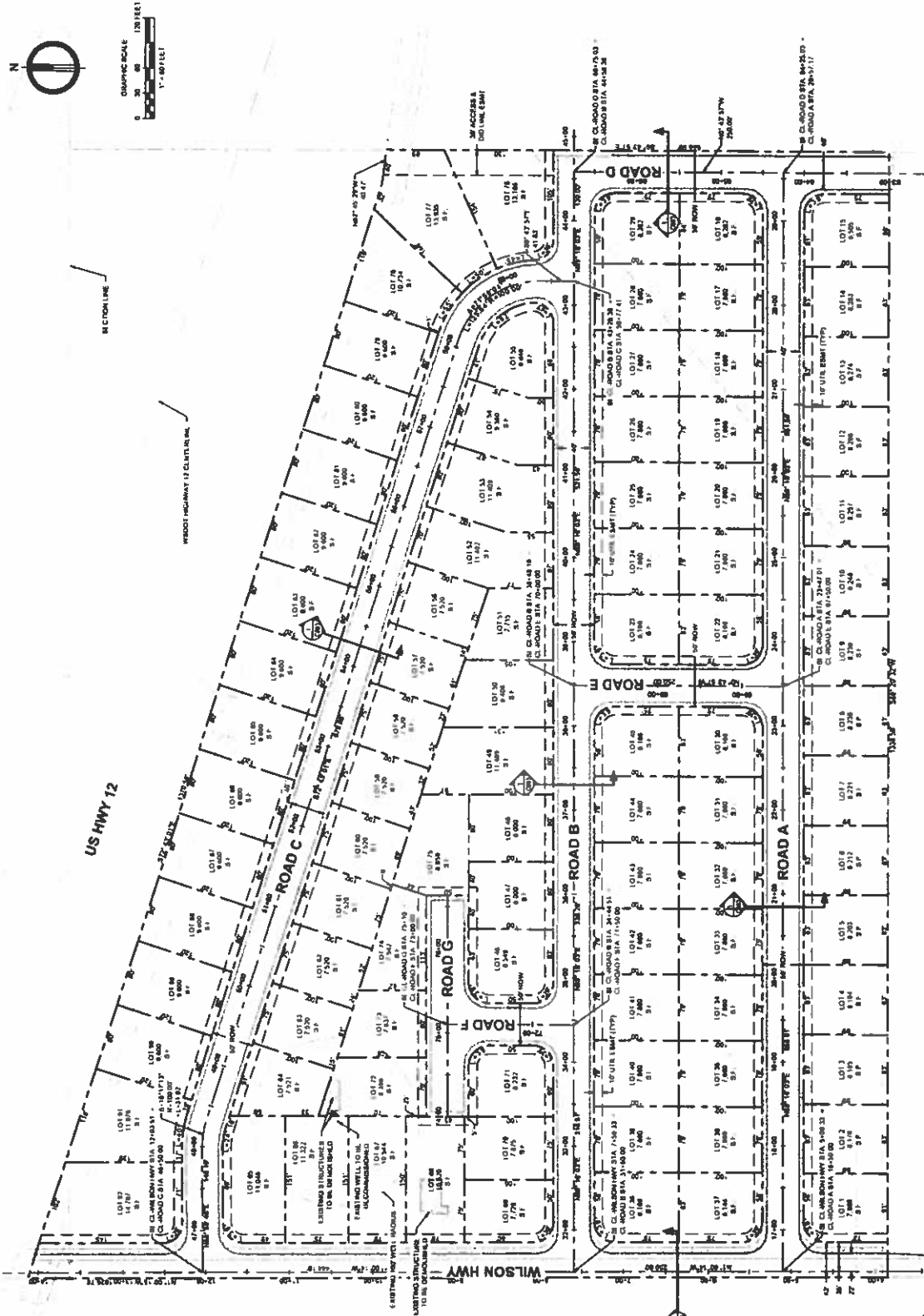
GUILLERMO OLIVERA
11913 WEST COURT STREET
PASCO WA 99301

2710000-10
TOWN, SEC. & QTR.
PRELIMINARY PLAT
08.13.2021



LOT LAYOUT

C002
2 of 1 Sheets



Know what's Below.
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DATE: August 18, 2021 BY: [Signature] TOWN, SEC. & QTR. DIVISION OF REAL ESTATE

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

230914-42447
David Torres
P.O. Box 583
Pasco, WA 99301

230914-42444/42443
Lucia Bueno
109 Deangela Drive Apt A
Grandview, WA 98930

230914-42440
Griselda Manzo
203 Deangela Drive
Grandview, WA 98930

230914-42437
Patricia Gomez
209 Deangela Drive
Grandview, WA 98930

230914-42434
Peter C Anderson
1300 W Third Street
Grandview, WA 98930

230914-42430
Yadira Catalan
220 Deangela Drive
Grandview, WA 98930

230914- 42427
Rodolfo Martinez
214 Deangela Drive
Grandview, WA 98930

230914-42424
Bryan J Ruiz
208 Deangela Drive
Grandview, WA 98930

230914-42421
Luis Martinez
202 Deangela Drive
Grandview, WA 98930

230914-31003
Pro Made Construction LLC
650 Wilson Highway
Grandview, WA 98930

230914-42446
Carmona Jones Properties
673 Wallace Way
Grandview, WA 98930

230914-42442
Jose M Vargas
115 Deangela Drive
Grandview, WA 98930

230914-42439
Trinidad Aguilar
205 Deangela Drive
Grandview, WA 98930

230914-42436
Jorge & Ermila Trujillo
211 Deangela Drive
Grandview, WA 98930

230914-42433/42432
Renato Gil Jr.
P.O. Box 1191
Duarte, CA 91009

230914-42429
Ramon Araiza
218 Deangela Drive
Grandview, WA 98930

230914-42426
Maria Gonzalez
212 Deangela Drive
Grandview, WA 98930

230914-42423
Javier Corona
206 Deangela Drive
Grandview, WA 98930

230914-42420
Irma Mendoza
200 Deangela Drive
Grandview, WA 98930

230914-42005
Custodio Olivera
11802 N Hinzerling Road
Prosser, WA 99350

230914-42445
Jason Tolman
160 Linderman Road
Mabton, WA 98935

230914-42441
Martha Delgadillo
201 Deangela Drive
Grandview, WA 98930

230914-42438
Veronica Sanchez
412 W Yakima Valley Highway #1
Sunnyside, WA 98944

230914-42435
Jose A Valencia
213 Deangela Drive
Grandview, WA 98930

230914-42431
Jorge Valencia
222 Deangela Drive
Grandview, WA 98930

23014-42428
Lucila Orozco
1005 Conestoga Way
Grandview, WA 98930

230914-42425
Alfonso & Lucila Alvarez
210 Deangela Drive
Grandview, WA 98930

230914-42422
Raul Sanchez
229 Division Street
Grandview, WA 98930

230914-42419
Roberto Zuniga
116 Deangela Drive
Grandview, WA 98930

230914-42418
Reyna Robledo
114 Deangela Drive
Grandview, WA 98930

230914-42415
Julita Bautista
108 Deangela Drive
Grandview, WA 98930

230914-42412
Maria Garcia
102 Deangela Drive
Grandview, WA 98930

Guillermo Olivera
11013 West Court Street
Pasco, WA 99301

230914-42417
Isabel Donan
112 Deangela Drive
Grandview, WA 98930

230914-42414
Jason & Bobbi Tolman
P.O. Box 64
Mabton, WA 98935

230914-42411
Manuel & Sara Herrera
100 Deangela Drive
Grandview, WA 98930

Erick Fitzpatrick
5804 Road 90, Suite H
Pasco, WA 99301

230914-42416
Ezequiel & Maria Jaime
110 Deangela Drive
Grandview, WA 98930

230914-42413
Raul Saucedo
4382 Griffin Road
Grandview, WA 98930

230914-41005/41002
Kang Moo Sung
500 S Euclid Street
Grandview, WA 98930

Anita Palacios

From: Anita Palacios
Sent: Thursday, September 16, 2021 10:34 AM
To: 'GRANDVIEW SCHOOL DISTRICT'; 'PORT OF GRANDVIEW'; 'ROZA IRRIGATION DISTRICT'; 'SUNNYSIDE VALLEY IRRIGATION DISTRICT'; 'WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov)'; 'WA STATE DEPT OF ECOLOGY'; 'WA STATE DEPT OF ECOLOGY'; 'WA STATE DEPT OF ECOLOGY - YAKIMA'; 'WA STATE DEPT OF FISH & WILDLIFE'; 'WA STATE DEPT OF HEALTH'; 'WA STATE DEPT OF HISTORICAL PRESERVATION'; 'WA STATE DEPT OF NATURAL RESOURCES'; 'WA STATE DEPT OF SOCIAL & HEALTH SERVICES'; 'WA STATE DEPT OF TRANSPORTATION'; 'WA STATE DEPT OF TRANSPORTATION'; 'YAKAMA NATION'; 'YAKIMA CO ENVIRONMENTAL HEALTH'; 'YAKIMA CO FIRE DISTRICT NO. 5'; 'YAKIMA CO PLANNING DEPT'; 'YAKIMA CO REG TRANSPORTATION ORG'; 'YAKIMA CO TRANSPORTATION SERVICES'; 'YAKIMA CO ZONING & SUBDIVISION'; 'YAKIMA HEALTH DISTRICT'; 'YAKIMA REGIONAL CLEAN AIR AUTHORITY'
Cc: Cus Arteaga
Subject: City of Grandview - SEPA DNS - Preliminary Plat - Eldorado Estates, 621 Wilson Hwy, Grandview, WA
Attachments: ELDORADO ESTATES PRE-PLAT NOTICE OF DEVELOPMENT APPLICATION & SEPA CHECKLIST.pdf

Attached is the Notice of Development Application and SEPA Checklist for Eldorado Estates Preliminary Plat located on 621 Wilson Hwy, 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
www.grandview.wa.us

Anita Palacios

From: NoReply@ecy.wa.gov
Sent: Thursday, September 16, 2021 2:18 PM
To: Anita Palacios
Subject: SEPA record published

CAUTION: External Email

The SEPA admin reviewed and published [SEPA record number 202105040, "Eldorado Estates Residential Subdivision"](#). It will now be available to the public.

From: Gwen Clear
Email: separegister@ecy.wa.gov
Phone number: (509) 571-5321



**CITY OF GRANDVIEW
CERTIFICATE OF POSTING PROPERTY**

I, Scott Smotherman 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 22nd day of September, 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): Guillermo Olivera

Property Owner(s): Custodio & Maria Olivera

Proposed Project: Eldorado Estates Residential Subdivision – Preliminary Plat 92 Lots

Current Zoning: R-1 Low Density Residential

Current Use: Residential & Agriculture

Location of Project: 621 Wilson Hwy, Grandview, Washington

Parcel No(s): 230914-42005

Dated this 22nd day of September, 2021.

GRANDVIEW PUBLIC WORKS DEPARTMENT

BY:

Scott Smotherman
Signature

Scott Smotherman
Printed Name



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Property Owner(s): Custodio & Maria Olivera
Proposed Project: Eldorado Estates Residential Subdivision – Preliminary Plat 92 Lots
Current Zoning: R-1 Low Density Residential
Current Use: Residential & Agriculture
Location of Project: 621 Wilson Hwy, Grandview, Washington
Parcel No(s): 230914-42005
Application Date: August 23, 2021
Application Received: August 27, 2021
Application Acceptance: September 15, 2021
Decision-Making Authority: City of Grandview

Project Description: Applicants request preliminary plat approval for a residential subdivision consisting of 92 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 **Thursday, October 7, 2021.**

Comment Period and Where to View Documents

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than **Thursday, October 7, 2021**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **Thursday, October 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 **Thursday, October 21, 2021 at 2:00 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 Meeting

<https://us06web.zoom.us/j/81386811150?pwd=RVd3L1kvTkdxZXpRQzBJWGE2Y21ldz09>

Meeting ID: 813 8681 1150

Passcode: 966745

To join by phone:

1-253-215-8782

Meeting ID: 813 8681 1150

Passcode: 966745

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 – September 22, 2021

Property Posted: September 22, 2021

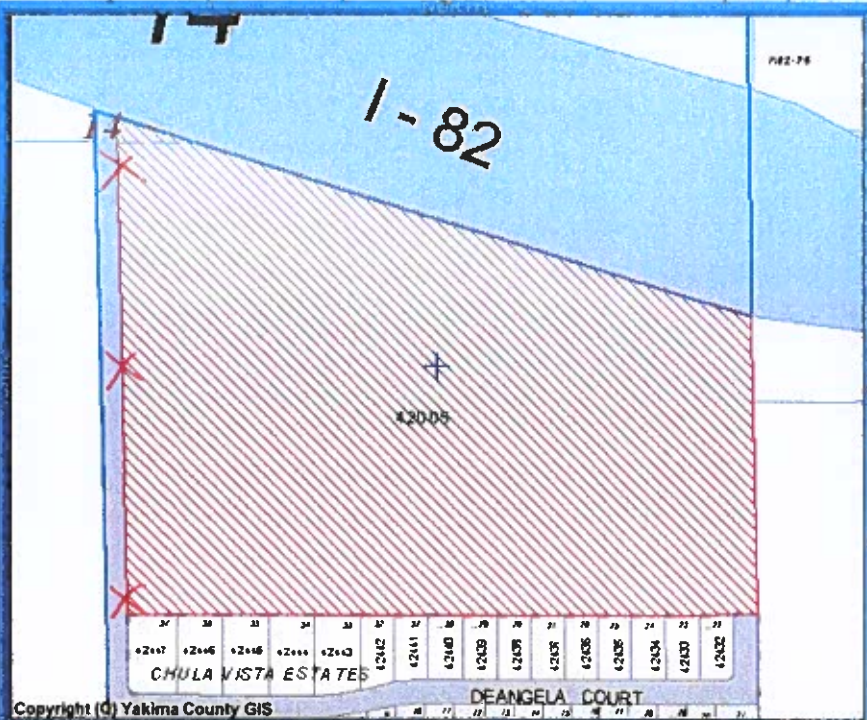
Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): September 20, 2021

Yakima County GIS - Washington
Land Information Portal

Yakima County Assessor
 Yakima County GIS
 Yakima County


First American Title
 www.firstam.com
 509.248.7550

Assessor | Planning | Real Estate |
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Search By: Parcel Number Parcel #

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

Search


MapScale: 1 inch = 300 ft.

Overlays: Aerial Photography v

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600) v

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 www.vtgc.com
 (509) 248-4442

Map ? **Report**

Easting(N) Northing(H)
 Longitude(W) Latitude(N)

Click Map to: [Get Information](#)

One Inch = 300 Feet
 Feet 200 400

PROPERTY PHOTOS: 1 2 3 4 5					PROPERTY INFORMATION AS OF 9/6/2021 11:08:06 PM					PRINTING			
					Parcel Address:		621 WILSON HWY, GRANDVIEW, WA 98930					Printer-Friendly Page	
					Parcel Owner(s):		CUSTODIO & MARIA OLIVERA						
					Parcel Number:		23091442005		Parcel Size:		24.34 Acres(s)		
					Property Use:		11 Single Unit					Detailed Report	
TAX AND ASSESSMENT INFORMATION													
Tax Code Area (TCA):		440		Tax Year:		2021							
Improvement Value:		\$0		Land Value:		\$143700		Print Detailed MAP					
Current Use Value:		\$0		Current Use Improvement:		\$0							
New Construction:		\$0		Total Assessed Value:		\$143700							
RESIDENTIAL INFORMATION												SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bilin)	Carport	Section Map 1in=400ft			
AVERAGE	1915	2.00	1092	560	0/850	3	1/0/0	0/0/0					
SALE INFORMATION												Qtr SECTION MAPS	
Excise	Sale Date	Sale Price	Grantor					Portion		NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft			
371589	3/16/2005	\$208950	HAMES, HARLAN & BETTY					N					
433082	10/15/2013	\$179782	BOGART, WARREN G					N					
437641	10/7/2014	\$100000	OLIVERA, GUILLERMO					N					
E004271	3/17/2014	\$149500	US BANK NA SUCCESSOR TRUSTEE TO BANK OF AMERICA NA					N					
DISCLAIMER													
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.													

OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
Download Map			
LOCATION INFORMATION			
+ Latitude: 46° 15' 51.961"	+ Longitude: -119° 54' 08.633"	Range: 23	Township: 09 Section: 14
Narrative Description: Section 14 Township 09 Range 23: TH PT OF N3/4 NW1/4 SE1/4 LY S'LY OF SR-82 R/W EX W 20 FT CO RD R/W EX D.D. NO.9 ALSO TH PT OF SW1/4 NE1/4 LY S'LY OF SR-82 R/W			
DISCLAIMER			



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 Notice of
Application - Eldorado Estates

was published on September 22, 2021

The amount of the fee charged for the foregoing publication is the sum of \$ 155.12 which amount has been paid in full.

Jacob Hatch

Subscribed and sworn to before me on

September 22, 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): Guillermo Olivera
Property Owner(s): Custodio & Maria Olivera
Proposed Project: Eldorado Estates Residential Subdivision - 92 Lot Preliminary Plat

Current Zoning: R-1 Low Density Residential

Current Use: Residential & Agriculture

Location of Project: 621 Wilson Hwy, Grandview, Washington

Parcel No(s): 230914-42005

Application Date: August 23, 2021

Application Received: August 27, 2021

Application Acceptance: September 15, 2021

Decision-Making Authority: City of Grandview

Project Description: Applicants request preliminary plat approval for a residential subdivision consisting of 92 lots.

Requested Approvals & Actions: Preliminary plat approval

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

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Join Zoom Meeting

<https://us06web.zoom.us/j/81386811150?pwd=RVd3L1kyTkQXZkxROzBJWGE2Y2lkdz09>

Meeting ID: 813 8681 1150

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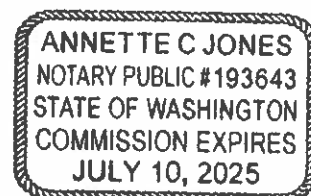
The public hearing will consider the application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided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

CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Published: The Grandview Herald

Publish Date: September 22, 2021



Notice

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Passcode: 966745

To join by phone:

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CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Published: The Grandview Herald

Publish Date: September 22, 2021

Anita Palacios

From: Anita Palacios
Sent: Tuesday, September 7, 2021 10:31 AM
To: Jeff Watson
Cc: Cus Arteaga
Subject: Eldorado Estates Preliminary Plat
Attachments: 2021-09-02 Eldorado Prelim Plat review.pdf

Attached are comments received from City Engineer on the proposed Eldorado Estates Preliminary Plat.

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
www.grandview.wa.us

From: Terry Alapeteri <talapeteri@hlacivil.com>
Sent: Thursday, September 2, 2021 8:44 AM
To: Cus Arteaga <carteaga@grandview.wa.us>
Subject: Eldorado

CAUTION: External Email

Cus,

See attached comments for the preliminary plat of Eldorado Estates. The original is being mailed. Let us know if you have any questions.



Terry D. Alapeteri, PE
HLA Engineering and Land Surveying, Inc.
2803 River Road Yakima, WA 98902
Office: 509-966-7000 | Cell: 509-388-7996
talapeteri@hlacivil.com | www.hlacivil.com



September 2, 2021

City of Grandview Public Works
207 West Second Street
Grandview, WA 98930

Attn: Cus Arteaga
Public Works Director

Re: Eldorado Estates Preliminary Plat
HLA Project No. 21007G

Dear Cus:

On August 30, we received five sheets of the preliminary plat of Eldorado Estates. Per your request, we have completed our review of the plans and provide the following comments.

Documents Reviewed:

1. Preliminary Plat Drawings (C001-C005, 5 Sheets) dated August 18, 2021.

Sheets C001-C005:

1. The proposed roadway section and geometric design, right-of-way, and lot size appear to meet City of Grandview Design and Construction Standards, and Municipal Code.
2. Proposed Road G is effectively a hammerhead fire turnaround. Per Grandview Design Standards, the City Public Works Director needs to approve the use of a hammerhead turnaround instead of a cul-de-sac.
3. The roadway section shown on sheet C003 indicates sidewalks on both sides of the roadway. However, the roadway section shows 0.5' of each sidewalk outside of right-of-way in the utility easement. The easement should be designated as Utility/Sidewalk.
4. All sheets show shoulder widening of Wilson Highway. However, we recommend 1/2-street improvements for the entire length of the plat along the roadway.

September 2, 2021
Page 2

5. We have reviewed the availability of City water and sewer and find there are no issues. The preliminary layout of water and sewer is acceptable.

We look forward to reviewing the final plat documents and design plans. If you have any questions, please call.

Very truly yours,

A handwritten signature in blue ink, reading "Terry D. Alapeteri".

Terry D. Alapeteri, PE

TDA/krb

Anita Palacios

From: Anita Palacios
Sent: Thursday, September 16, 2021 1:06 PM
To: Guille Olivera
Cc: Jeff Watson; Cus Arteaga
Subject: FW: City of Grandview - SEPA DNS - Preliminary Plat - Eldorado Estates, 621 Wilson Hwy, Grandview, WA
Attachments: City of Grandview - SEPA DNS - Preliminary Plat - Eldorado Estates, 621 Wilson Hwy, Grandview, WA.doc

Attached is a SEPA comment received from the Yakima Region Clean Air Authority regarding the SEPA review. As the provisions outlined in this letter will have to be complied with, I would suggest you contact YRCAA 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
www.grandview.wa.us

From: Hasan Tahat <hasan@yrcaa.org>
Sent: Thursday, September 16, 2021 12:53 PM
To: Anita Palacios <anitap@grandview.wa.us>
Subject: RE: City of Grandview - SEPA DNS - Preliminary Plat - Eldorado Estates, 621 Wilson Hwy, Grandview, WA

CAUTION: External Email

Dear Ms. Palacios:
Please find attached our comments for the SEPA DNS - Preliminary Plat - Eldorado Estates, 621 Wilson Hwy, Grandview, WA. Thank you.
Regards,

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

The information contained in this email may be confidential and/or legally privileged. It has been sent for the sole use of the intended recipient(s). Any unauthorized review, use, disclosure, dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. Please note: This E-mail is considered a public document and may be subject to the Public Records Disclosure Act (RCW 42.56)

From: Anita Palacios [<mailto:anitap@grandview.wa.us>]
Sent: Thursday, September 16, 2021 10:34 AM
To: GRANDVIEW SCHOOL DISTRICT; PORT OF GRANDVIEW; ROZA IRRIGATION DISTRICT; SUNNYSIDE VALLEY

IRRIGATION DISTRICT; WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov); WA STATE DEPT OF ECOLOGY; WA STATE DEPT OF ECOLOGY; WA STATE DEPT OF ECOLOGY - YAKIMA; WA STATE DEPT OF FISH & WILDLIFE; WA STATE DEPT OF HEALTH; WA STATE DEPT OF HISTORICAL PRESERVATION; WA STATE DEPT OF NATURAL RESOURCES; WA STATE DEPT OF SOCIAL & HEALTH SERVICES; WA STATE DEPT OF TRANSPORTATION; WA STATE DEPT OF TRANSPORTATION; YAKAMA NATION ; YAKIMA CO ENVIRONMENTAL HEALTH; YAKIMA CO FIRE DISTRICT NO. 5; YAKIMA CO PLANNING DEPT; YAKIMA CO REG TRANSPORTATION ORG; YAKIMA CO TRANSPORTATION SERVICES ; YAKIMA CO ZONING & SUBDIVISION; YAKIMA HEALTH DISTRICT; Hasan Tahat

Cc: Cus Arteaga

Subject: City of Grandview - SEPA DNS - Preliminary Plat - Eldorado Estates, 621 Wilson Hwy, Grandview, WA

Attached is the Notice of Development Application and SEPA Checklist for Eldorado Estates Preliminary Plat located on 621 Wilson Hwy, 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
www.grandview.wa.us



Yakima Regional Clean Air Agency
186 Iron Horse Court, Suite 101. Yakima WA 98901
Phone: (509) 834-2050 Fax: (509) 834-2060
yakimacleanair.org

September 16, 2021

Anita G. Palacios, MMC
City Clerk/Human Resources
City of Grandview
207 West Second Street.
Grandview, WA 98930

RE: City of Grandview - SEPA DNS - Preliminary Plat - Eldorado Estates, 621 Wilson Hwy, Grandview, WA

Dear Ms. Palacios:

Thank you for providing the Yakima Regional Clean Air Agency (YRCAA) the opportunity to review and comment on above SEPA project.

Following review YRCAA has the following comment(s):

1. A Notification of Demolition and Renovation (NODR) application must be filed with YRCAA and the appropriate fee should be paid;
2. Prior to demolishing the structures an asbestos survey must be done by a certified asbestos building inspector; and
3. Any asbestos found must be removed by a licensed asbestos abatement contractor prior to demolition; and
4. Contractors doing demolition, excavation, clearing, construction, or landscaping work must file a Dust Control Plan with YRCAA and get approval, prior to the start of any work;

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

Best regards,

Hasan M. Tahat, Ph.D.
Compliance, Engineering and Planning Division Supervisor
Yakima Regional Clean Air Agency

Anita Palacios

From: Pat Mason
Sent: Thursday, September 16, 2021 5:57 PM
To: Anita Palacios; Cus Arteaga; Kal Fuller (Kal.Fuller@grandviewpd.us); Cory Taylor; Jeff Watson
Cc: Lynn Deitrick
Subject: RE: Eldorado Estates Preliminary Plat Application

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Anita,

I have looked over the plans for the Eldorado Estates and see no issues in regards to meeting the Fire Code. They have sufficient hydrant coverage for the area and the dead end does not exceed 150' without a turn around.

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
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: Tuesday, September 7, 2021 5:28 PM
To: Cus Arteaga <carteaga@grandview.wa.us>; Kal Fuller (Kal.Fuller@grandviewpd.us) <kal.fuller@grandviewpd.us>; Cory Taylor <ctaylor@grandview.wa.us>; Pat Mason <pmason@grandview.wa.us>; Jeff Watson <jeff.watson@yvcog.org>
Cc: Lynn Deitrick <lynn.deitrick@yvcog.org>
Subject: RE: Eldorado Estates Preliminary Plat Application

Sorry forgot attachment.

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
www.grandview.wa.us

From: Anita Palacios

Sent: Tuesday, September 7, 2021 10:28 AM

To: Cus Arteaga <carteaga@grandview.wa.us>; Kal Fuller (<Kal.Fuller@grandviewpd.us> <kal.fuller@grandviewpd.us>; Cory Taylor <ctaylor@grandview.wa.us>; Pat Mason <pmason@grandview.wa.us>; Jeff Watson <jeff.watson@yvcog.org>

Cc: Lynn Deitrick <lynn.deitrick@yvcog.org>

Subject: Eldorado Estates Preliminary Plat Application

Gentlemen,

Attached is a Preliminary Plat and SEPA Checklist for a proposed subdivision known as "Eldorado Estates" located on Wilson Highway.

Please review and provide any input. I would like to receive any comments by Tuesday, September 14th.

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

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
www.grandview.wa.us

Anita Palacios

From: Anita Palacios
Sent: Friday, September 24, 2021 11:27 AM
To: 'Guille Olivera'
Cc: Jeff Watson; Cus Arteaga
Subject: City of Grandview - SEPA DNS - Preliminary Plat - Eldorado Estates, 621 Wilson Hwy, Grandview, WA
Attachments: SVID - SEPA Comment - Eldorado Estates.pdf

Attached is a SEPA comment received from the 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.

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
www.grandview.wa.us

September 20, 2021

City of Grandview
207 West Second Street
Grandview, WA 98930

Proposed Project: Eldorado Estates Residential Subdivision – Preliminary Plat 92 Lots
Applicant: Guillermo Olivera
Property Owners: Custodio & Maria Olivera
Location of Project: 621 Wilson Hwy, Grandview Washington
Parcel No.: 230914-42005

To whom it may concern,

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

There are SVID facilities within the project area that will impact the proposed project. Piped lateral 47.81, delivery structure 47.81 #4, DR 9 drainage pipelines, and DR 9 manholes are located as approximately shown on the Vicinity Map, and are situated within SVID easements of varying width. **To preserve the ability to operate and maintain our facilities, SVID plans to utilize our easements along the north and south parcel boundaries to construct roads for this purpose, therefore no construction of any kind will be allowed within these easements.**

In addition, the following restrictions apply to all other SVID easements within the project area.

- Buildings are not allowed within SVID easement.
- Trees are not allowed within SVID easement.
- Ponds, swales, septic tanks, drain fields, etc. are not allowed within SVID easement.
- To maintain adequate cover over SVID's piped facilities, re-grading or removal of soil within SVID easement will only be allowed with prior approval and an SVID Crossing Permit.
- Roadways, utilities, fencing, landscaping, etc. will only be allowed within SVID easement with prior approval and an SVID Crossing Permit.

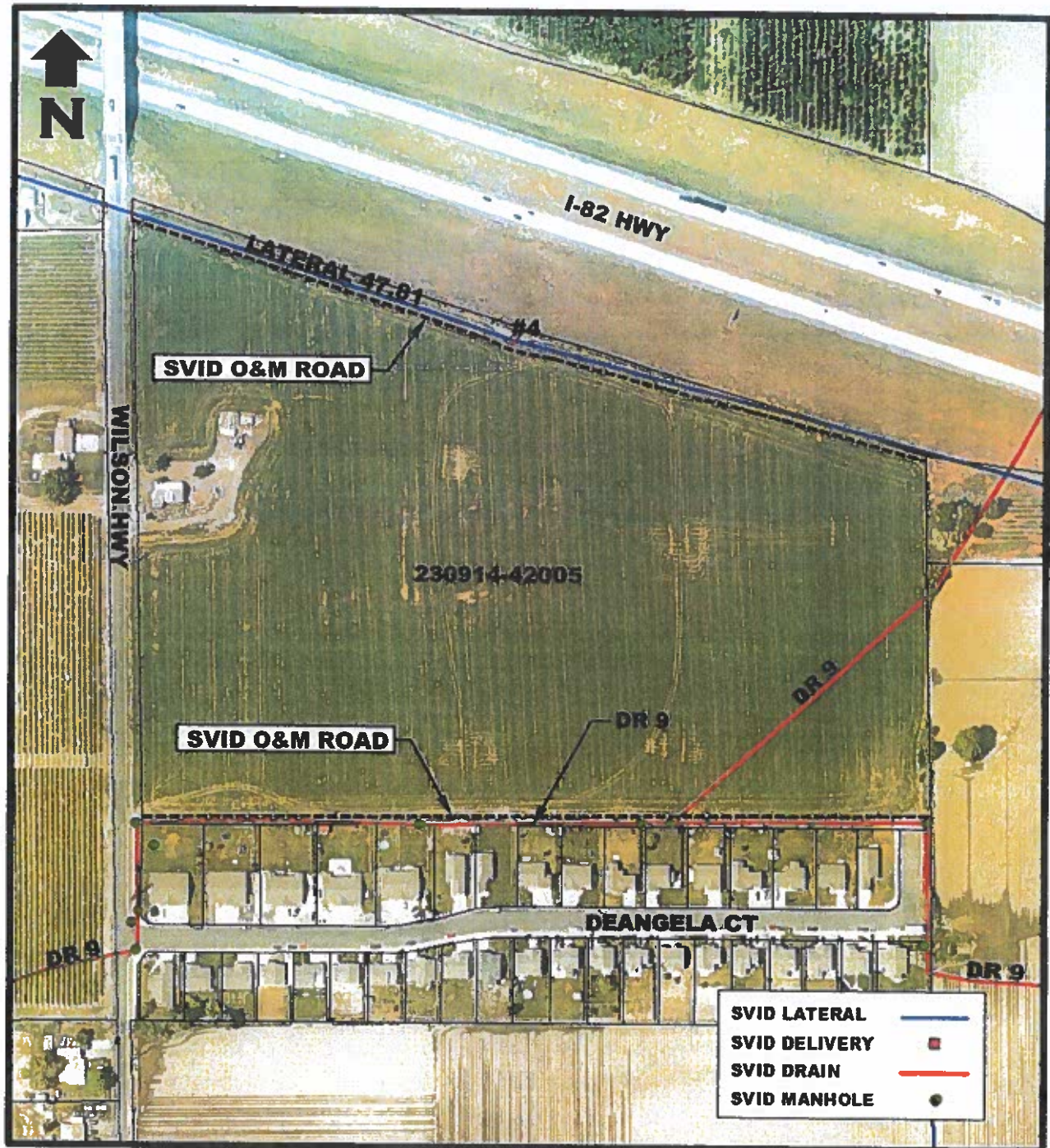
Thank you for the opportunity to comment. For easement width information and additional SVID Short Plat requirements, please contact Rigo Diosdado at (509) 837-6980 or diosdador@svid.org.

Sincerely,



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

VICINITY MAP



VICINITY MAP IS FOR VISUAL REFERENCE ONLY.
LOCATIONS OF SVID FACILITIES ARE APPROXIMATE.

Anita Palacios

From: Anita Palacios
Sent: Monday, September 27, 2021 10:49 AM
To: Guille Olivera
Cc: Cus Arteaga; Jeff Watson
Subject: SEPA Comment - Yakima Regional Clean Air Authority - Eldorado Estates Preliminary Plat
Attachments: Xerox Scan_09272021104052.pdf

Attached is a SEPA comment received from the Yakima Regional Clean Air Authority (YRCAA) regarding the SEPA review. As the provisions outlined in this letter will have to be complied with, I would suggest you contact YRCAA 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
www.grandview.wa.us



Yakima Regional Clean Air Agency
186 Iron Horse Court, Suite 101. Yakima WA 98901
Phone: (509) 834-2050 Fax: (509) 834-2060
yakimacleanair.org

September 16, 2021

Anita G. Palacios, MMC
City Clerk/Human Resources
City of Grandview
207 West Second Street.
Grandview, WA 98930

RECEIVED

SEP 27 2021

CITY OF GRANDVIEW

RE: City of Grandview - SEPA DNS - Preliminary Plat - Eldorado Estates, 621 Wilson Hwy, Grandview, WA

Dear Ms. Palacios:

Thank you for providing the Yakima Regional Clean Air Agency (YRCAA) the opportunity to review and comment on above SEPA project.

Following review YRCAA has the following comment(s):

1. A Notification of Demolition and Renovation (NODR) application must be filed with YRCAA and the appropriate fee should be paid;
2. Prior to demolishing the structures an asbestos survey must be done by a certified asbestos building inspector; and
3. Any asbestos found must be removed by a licensed asbestos abatement contractor prior to demolition; and
4. Contractors doing demolition, excavation, clearing, construction, or landscaping work must file a Dust Control Plan with YRCAA and get approval, prior to the start of any work;

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

Best regards,

Hasan M. Tahat, Ph.D.
Compliance, Engineering and Planning Division Supervisor
Yakima Regional Clean Air Agency

Anita Palacios

From: Anita Palacios
Sent: Tuesday, October 5, 2021 3:01 PM
To: Guille Olivera
Cc: Cus Arteaga; Jeff Watson
Subject: FW: [EXTERNAL] City of Grandview - SEPA DNS - Preliminary Plat - Eldorado Estates, 621 Wilson Hwy, Grandview, WA
Attachments: GView_Eldorado Estates Plat.pdf

Attached is a SEPA comment received from the Washington State Department of Transportation (WSDOT) regarding the SEPA review. As the provisions outlined in this letter will have to be complied with, I would suggest you contact WSDOT 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
www.grandview.wa.us

From: Prilucik, Jacob <Prilucj@wsdot.wa.gov>
Sent: Tuesday, October 5, 2021 2:51 PM
To: Anita Palacios <anitap@grandview.wa.us>
Subject: RE: [EXTERNAL] City of Grandview - SEPA DNS - Preliminary Plat - Eldorado Estates, 621 Wilson Hwy, Grandview, WA

CAUTION: External Email

Anita,
WSDOT's comment letter regarding the above-mentioned proposal is attached. Let me know if you have any questions, thanks.

Jacob Prilucik
Office: (509) 577-1635 - prilucj@wsdot.wa.gov
Cell: (509) 225-0637

From: Anita Palacios <anitap@grandview.wa.us>
Sent: Thursday, September 16, 2021 10:34 AM
To: GRANDVIEW SCHOOL DISTRICT <bshreeve@gsd200.org>; PORT OF GRANDVIEW <wineman@televar.com>; ROZA IRRIGATION DISTRICT <wsonnichsen@roza.org>; SUNNYSIDE VALLEY IRRIGATION DISTRICT <weberd@svid.org>; WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov) <reviewteam@commerce.wa.gov>; WA STATE DEPT OF ECOLOGY <separegister@ecy.wa.gov>; WA STATE DEPT OF ECOLOGY <lori.white@ecy.wa.gov>; WA STATE DEPT OF ECOLOGY - YAKIMA <gcle461@ecy.wa.gov>; WA STATE DEPT OF FISH & WILDLIFE <teamyakima@dfw.wa.gov>; WA

STATE DEPT OF HEALTH <hsqa.csc@doh.wa.gov>; WA STATE DEPT OF HISTORICAL PRESERVATION <sepa@dahp.gov>; WA STATE DEPT OF NATURAL RESOURCES <sepacenter@dnr.wa.gov>; WA STATE DEPT OF SOCIAL & HEALTH SERVICES <wardww@dshs.wa.gov>; Gonseth, Paul <GonsetP@wsdot.wa.gov>; WSDOT SC Planning Mailbox <SCPlanning@WSDOT.WA.GOV>; YAKAMA NATION <kate@yakama.com>; YAKIMA CO ENVIRONMENTAL HEALTH <John.wilson@co.yakima.wa.us>; YAKIMA CO FIRE DISTRICT NO. 5 <payroll@ycfd5.org>; YAKIMA CO PLANNING DEPT <thomas.carroll@co.yakima.wa.us>; YAKIMA CO REG TRANSPORTATION ORG <alan.adolf@co.yakima.wa.us>; YAKIMA CO TRANSPORTATION SERVICES <matt.pietrusiewicz@co.yakima.wa.us>; YAKIMA CO ZONING & SUBDIVISION <jason.earles@co.yakima.wa.us>; YAKIMA HEALTH DISTRICT <yhd.help@co.yakima.wa.us>; YAKIMA REGIONAL CLEAN AIR AUTHORITY <hasan@yrcaa.org>
Cc: Cus Arteaga <carteaga@grandview.wa.us>
Subject: [EXTERNAL] City of Grandview - SEPA DNS - Preliminary Plat - Eldorado Estates, 621 Wilson Hwy, Grandview, WA

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

Attached is the Notice of Development Application and SEPA Checklist for Eldorado Estates Preliminary Plat located on 621 Wilson Hwy, 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
www.grandview.wa.us



**Washington State
Department of Transportation**

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509 577-1600 / FAX: 509 577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

October 5, 2021

City of Grandview
207 West Second Street
Grandview, WA 98930

Attn: Anita G. Palacios, City Clerk

RE: Eldorado Estates Residential Subdivision – Preliminary Plat
I-82 milepost 73.7 Rt.

We have reviewed the proposed subdivision and have the following comments.

- The subject property is adjacent to Interstate 82 (I-82), a fully controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to the highway from the subject property. Direct access to I-82 is strictly prohibited.
- WSDOT has reserved a 20' perpetual easement (for transfer to Sunnyside Valley Irrigation District) along the southern right-of-way boundary of I-82. According to our records, this easement is still valid.
- Stormwater and surface runoff generated by this project must be retained and treated on site. Any discharge of water into WSDOT right-of-way will require an approved Utility Permit.
- I-82 is an existing facility, and this proposal will create a more noise-sensitive land use. The proponent and future residents should be aware this is an area with existing traffic noise. They should also expect traffic noise to continue to grow into the future. It is the developer's responsibility to dampen or deflect any traffic noise for this development.
- This residential subdivision adjacent to I-82 increases the likelihood of safety concerns with children and pets. The proponent is required to construct a minimum six-foot tall fence (no gates) on their property along I-82. The existing WSDOT right-of-way fence typically lies one foot inside our right-of-way and must not be altered or moved with prior WSDOT approval.
- Any proposed lighting must be directed down towards the site and away from I-82.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 225-0637.

Sincerely,

Paul Gonseth, P.E.
Region Planning Engineer

PG: jjp
cc: SR 82, File #2021_020

Anita Palacios

From: Senaida Lopez <tslopez2@gmail.com>
Sent: Thursday, October 7, 2021 12:40 PM
To: Anita Palacios
Subject: Public Comment Eldorado Estates Application

CAUTION: External Email

Dear Anita

Pursuant to the Eldorado Estates residential subdivision Application to construct 92 lots, we are providing public comment. While we realize there is a home shortage in Grandview and appreciate more future housing availability, we are concerned with the increased traffic this will impact Wilson Highway. As I am sure you know, Wilson Hwy. is already a main arterial to other county roads. How will the City of Grandview address the increased traffic to Wilson Hwy north of the overpass bridge to East Stover and Olmstead Roads?

With the installation of WalMart DC and addition of DeAngela Court years ago, we have seen a major increase in traffic on Wilson Hwy. Furthermore, the current speed limit of 50 miles per hour in front of our home causes concern with the agriculture farming equipment and semi-trucks in this area, and speeding and racing vehicles. The housing development addition will only add to the increase in traffic.

We would like to request that the City and/or County reduce the speed to 35 miles per hour on Willson Hwy. to East Stover and Olmstead Roads as well as East Stover Road to Woodall Road. Perhaps caution farming signs would also help mitigate the excessive speed. East Stover is also a high traffic road providing access to the distribution center and the interstate.

Thank you.

--

Tony and Senaida Lopez
1030 Wilson Highway
Grandview, WA 98930

MEMORANDUM

October 12, 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
Eldorado Estates
HLA Project No. 21007G

HLA reviewed the ability of the City of Grandview to provide water and sewer service to the proposed Eldorado Estates subdivision. 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.

Eldorado Estates

Number of proposed residential lots = 92

Sewer: Wastewater in the subdivision will gravity flow to the existing gravity sewer in Wilson Highway, 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 2,000 gpm and will complete a system loop through Deangela Court. The completed subdivision will increase average day demand by 21,100 gallons per day, and maximum day demand by 30,500 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: Tuesday, October 12, 2021 5:31 PM
To: 'Guille Olivera'
Cc: Jeff Watson; Cus Arteaga
Subject: FW: 202105040 Comments for Eldorado Estates subdivision
Attachments: 202105040 Olivera.pdf

Importance: High

Attached is a SEPA comment received from the Washington State Department of Ecology (WSDOE) regarding the SEPA review. As the provisions outlined in this letter will have to be complied with, I would suggest you contact WSDOE 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
www.grandview.wa.us

From: ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>
Sent: Tuesday, October 12, 2021 4:57 PM
To: Anita Palacios <anitap@grandview.wa.us>
Subject: 202105040 Comments for Eldorado Estates subdivision
Importance: High

CAUTION: External Email

Please see the attached comment letter for the Eldorado Estates 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



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

October 12, 2021

Anita Palacios
City of Grandview
207 W. 2nd Street
Grandview, WA 98930

Re: SEPA Register 202105040, Eldorado Estates Residential Subdivision

Dear Anita Palacios:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the Eldorado Estates Residential Subdivision, proposed by Guillermo Olivera. We have reviewed the documents and have the following comments.

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 email lloyd.stevensjr@ecy.wa.gov, with questions about this permit.

Sincerely,

Gwen Clear

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

STAFF REPORT

TO: City of Grandview Hearing Examiner

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

DATE: October 21, 2021

SUBJECT: Eldorado Estates Subdivision Preliminary Plat application

Site

The subject property is listed at 24.34 acres and is located east of Wilson Highway and south of Interstate 82 in Grandview. Yakima County parcel number 230914-32001.

Abbreviated Legal Description: Section 14 Township 09 Range 23 Quarter SW: That part of the East Half of the Northwest Quarter of the Southwest Quarter of Section 14, lying North of the right of way of Drainage District No. 9

The subject property is owned by Custodio and Maria Olivera and is zoned R-1 (Single Family Residential District) with a Comprehensive Plan future land use designation of Residential. The subject properties are served by Wilson Highway Road, and have all required utilities (sewer, water) available in sufficient quantities to support the proposed plat (see attached letter dated October 12, 2021 from HLA Engineering and Land Surveying).

Proposal

Custodio and Maria Olivera have submitted application for a preliminary plat requesting the approval of 92 single-family lot subdivision on 24.34 acres along Wilson Highway. The typical lot size is 8,730 sq ft; no condominiums or townhouses are proposed.

Public Notice

Public notice was provided in the following manner:

- Notice posted on property: September 22, 2021
- SEPA Notice of Application, Public Hearing, and Optional DNS process description: September 20, 2021. Determination of Non-Significance issued October 8, 2021
- Notification of properties by mail within 300' of subject property sent : September 20, 2021
- Notice of public hearing posted in official newspaper of the City (Grandview Herald): September 22, 2021

State Environmental Policy Act

The City of Grandview distributed a Notice of Application and Public Hearing utilization of the optional DNS process authorized by WAC 197-11-355. The comment period ended Thursday October 7, 2021. The following were received:

- A Letter dated October 12, 2021 from Gwen Clear of the Washington State Department of Ecology which conveyed the following comments:

- *"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".*
- A letter dated September 2, 2021 from Terry D. Alapeteri, PE of HLA Engineering which conveyed the following comments:
 - *"The proposed roadway section and geometric design, right-of-way, and lot size appear to meet City of Grandview Design and Construction Standards, and Municipal Code.*
 - *Proposed Road G is effectively a hammerhead fire turnaround. Per Grandview Design Standards, the City Public Works Director needs to approve the use of a hammerhead turnaround instead of a cul-de-sac.*
 - *The roadway section shown on sheet C003 indicates sidewalks on both sides of the roadway. However, the roadway section shows 0.5' of each sidewalk outside of right-of-way in the utility easement. The easement should be designated as Utility/Sidewalk.*
 - *All sheets show shoulder widening of Wilson Highway. However, we recommend 1/2-street improvements for the entire length of the plat along the roadway.*
 - *We have reviewed the availability of City water and sewer and find there are no issues. The preliminary layout of water and sewer is acceptable".*
- A letter dated September 20, 2021 from Ron Cowin of the Sunnyside Valley Irrigation District (SVID). The district provided a map (attached) which conveyed the following comments:
 - *"There are SVID facilities within the project area that will impact the proposed project. Piped lateral 47.81, delivery structure 47.81 #4, DR 9 drainage pipelines, and DR 9 manholes are located as approximately shown on the Vicinity Map and are situated within SVID easements of varying width. To preserve the ability to operate and maintain our facilities, SVID plans to utilize our easements along the north and south parcel boundaries to construct roads for this purpose, therefore no construction of any kind will be allowed within these easements.*

- *In addition, the following restrictions apply to all other SVID easements within the project area.*
 - *Buildings are not allowed within SVID easement.*
 - *Trees are not allowed within SVID easement.*
 - *Ponds, swales, septic tanks, drain fields, etc. are not allowed within SVID easement.*
 - *To maintain adequate cover over SVID's piped facilities, re-grading or removal of soil within SVID easement will only be allowed with prior approval and an SVID Crossing Permit.*
 - *Roadways, utilities, fencing, landscaping, etc. will only be allowed within SVID easement with prior approval and an SVID Crossing Permit."*
- A letter Dated October 5, 2021 from Paul Gonseth of the Washington State Department of Transportation which conveyed the following comments:
 - *"The subject property is adjacent to Interstate 82 (I-82), a fully controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to the highway from the subject property. Direct access to I-82 is strictly prohibited.*
 - *WSDOT has reserved a 20' perpetual easement (for transfer to Sunnyside Valley Irrigation District) along the southern right-of-way boundary of I-82. According to our records, this easement is still valid.*
 - *Stormwater and surface runoff generated by this project must be retained and treated on site. Any discharge of water into WSDOT right-of-way will require an approved Utility Permit.*
 - *I-82 is an existing facility, and this proposal will create a more noise-sensitive land use. The proponent and future residents should be aware this is an area with existing traffic noise. They should also expect traffic noise to continue to grow into the future. It is the developer's responsibility to dampen or deflect any traffic noise for this development.*
 - *This residential subdivision adjacent to I-82 increases the likelihood of safety concerns with children and pets. The proponent is required to construct a minimum six-foot tall fence (no gates) on their property along I-82. The existing WSDOT right-of-way fence typically lies one foot inside our right-of-way and must not be altered or moved with prior WSDOT approval.*
 - *Any proposed lighting must be directed down towards the site and away from I-82.*
- A letter dated September 16, 2021 from Hasan M. Tahat from the Yakima Regional Clean Air Agency which conveyed the following comments:
 - *A Notification of Demolition and Renovation (NODR) application must be filed with YRCAA and the appropriate fee should be paid;*
 - *Prior to demolishing the structures an asbestos survey must be done by a certified asbestos building inspector; and*
 - *Any asbestos found must be removed by a licensed asbestos abatement contractor prior to demolition; and*

- *Contractors doing demolition, excavation, clearing, construction, or landscaping work must file a Dust Control Plan with YRCAA and get approval, prior to the start of any work;"*
- A letter (email) dated October 7, 2021 from area resident Senaida Lopez conveying the following comments (abbreviated):
 - *"... we are concerned with the increased traffic this will impact Wilson Highway..."*
 - *"... How will the City of Grandview address the increased traffic to Wilson Hwy north of the overpass bridge to East Stover and Olmstead Roads?"*
 - *"With the installation of WalMart DC and addition of DeAngela Court years ago, we have seen a major increase in traffic on Wilson Hwy."*
 - *"... the current speed limit of 50 miles per hour in front of our home causes concern with the agriculture farming equipment and semi-trucks in this area, and speeding and racing vehicles. The housing development addition will only add to the increase in traffic."*
 - *We would like to request that the City and/or County reduce the speed to 35 miles per hour on Wilson Hwy. to East Stover and Olmstead Roads as well as East Stover Road to Woodall Road. Perhaps caution farming signs would also help mitigate the excessive speed. East Stover is also a high traffic road providing access to the distribution center and the interstate."*
- A letter (email) from Pat Mason the City Fire Chief conveying the following comments:
 - *"I have looked over the plans for the Eldorado Estates and see no issues in regards to meeting the Fire Code. They have sufficient hydrant coverage for the area and the dead end does not exceed 150' without a turn around."*

Current Zoning and Land Uses

The subject parcel is currently zoned R-1. The property is currently in unspecified agricultural production have a County Assessor current land use designation of Agricultural and contains no structures.

Characteristics of properties adjacent to the subject properties are:

<i>Location</i>	<i>Zoning</i>	<i>Land Use</i>
North	Freeway Right of Way	Dedicated Right of Way
South	R-1 City of Grandview	Residential
East	AG, City of Grandview	Agriculture
West	R-1, Yakima County	Agriculture

Existing surrounding land uses are transportation, agricultural, or residential and are in nature and compatible with the proposed use.

Federal Emergency Management Agency Flood Plain Designation

The Flood Plain maps for Grandview does not show this area as being within a 100-year flood plain or a floodway designation.

Grandview Critical Areas Designation

The critical area maps for Grandview does not show any critical areas on this site.

Comprehensive Plan Future Land Use Designation

The Comprehensive Plan Future Land Use Map (FLUM) designation of the site is Residential. The proposal is consistent with Comprehensive Plan Future Land Use Map, as required by the Growth Management Act.

Traffic Concurrency

The minimum acceptable LOS on city streets as set by the Grandview Comprehensive Plan Transportation Element is LOS D. Wilson Highway, a two lane street, directly serves the proposed subdivision. A Transportation Checklist was completed as part of the application SEPA process. The concurrency test and the requirements of GMC 14.10 (Transportation Concurrency Management) were applied. The LOS level D for a two lane street is 8,000 average daily trips (ADT); the existing count for Wilson Highway is 2,616 ADT; the available capacity pre-plat is 5,384; the projected number of trips for the plat is 920 ADT; **therefore an additional 4,464 ADT are available before the road drops to LOS level D.** The proposed development is will not result in traffic volumes on Wilson Highway falling below Level of Service (LOS) C.

APPLICABLE GRANDVIEW MUNICIPAL CODE

GMC 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 N/A

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... N/A

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... N/A

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.

GMC CHAPTER 14.01 INTRODUCTION

GMC 14.01.010 Intent.

The purpose of this title is to combine and consolidate the application, review and approval processes for land development in the city of Grandview in a manner that is clear, concise, and understandable. It is further intended to comply with state guidelines for combining and expediting development review and integrating environmental review and land use development plans. (Ord. 1450 § 1, 1996).

GMC 14.01.020 Applicability.

A. These rules apply to land use permits under GMC Titles 15 through 18 and to any related regulation implementing these provisions or any other ordinance or law.

B. Pursuant to RCW 36.70B.140(2) the following permits or approvals are, however, specifically excluded from the procedures set forth in this title:

1. Landmark designations;
2. Street vacations; or
3. Other approvals relating to the use of areas or facilities.

C. Pursuant to RCW 36.70B.140(2), building permits, boundary line adjustments, other construction permits, or similar administrative approvals which are categorically exempt from environmental review under SEPA (Chapter 43.21C RCW) and GMC Title 18, or permits/approvals for which environmental review has been completed in connection with other project permits, are excluded from the following procedures:

1. Determination of completeness;
2. Notice of application;
3. Except as provided in RCW 36.70B.140, optional consolidated project permit review processing;
4. Joint public hearings;
5. Single report stating all the decisions and recommendations made as of the date of the report that do not require an open record hearing;
6. Notice of decision;
7. Completion of project review within any applicable time periods (including the 120-day permit processing time). (Ord. 1450 § 1, 1996).

GMC 14.01.030 Rules of interpretation.

A. For the purposes of the development code, all words used in the code shall have their normal and customary meanings, unless specifically defined otherwise in this code.

B. Words used in the present tense include the future.

C. The plural includes the singular and vice-versa.

D. The words “will” and “shall” are mandatory.

E. The words “may” and “should” indicates that discretion is allowed.

F. The word “used” includes designed, intended, or arranged to be used.

G. The masculine gender includes the feminine and vice-versa.

H. Distances shall be measured horizontally unless otherwise specified.

I. The word “building” includes a portion of a building or a portion of the lot on which it stands.

GMC 14.01.040 Definitions.

The following definitions shall apply to GMC Titles 14 through 18; other and additional definitions may be found in individual titles.

A. “Closed record appeal” means an appeal to the city council, planning commission or other hearing authority based on the existing record generated following an open record hearing with no or limited new evidence or information allowed to be submitted and only appeal argument allowed.

B. “Open record hearing” means a public hearing, at which evidence and information is presented and testimony is taken that creates a record. An open record hearing held prior to the city’s decision on a project permit is known as an “open record pre-decision hearing.” An open

record hearing held on an appeal is known as an “open record appeal hearing,” if no open record pre-decision hearing has been held on the project permit.

C. “Project permit” or “project permit application” means any land use or environmental permit required from the city of Grandview for a project action, including but not limited to subdivisions, planned unit developments, conditional uses, shoreline substantial development permits, rezones authorized by the comprehensive plan, but excluding the adoption or amendment of a comprehensive plan, or development regulations except as otherwise specifically included.

D. “Comprehensive plan” means the city of Grandview comprehensive plan adopted June 19, 1995, and amendments.

E. “Comprehensive plan amendment” means an amendment or change to the text or maps of the comprehensive plan.

F. “Conditional use” means a use allowed in one or more zones as defined by the zoning code, but which, because of characteristics peculiar to such use, the size, technological processes or equipment, or because of the exact location with reference to surroundings, streets, and existing improvements or demands upon public facilities, requires a special permit in order to provide a particular degree of control to make such uses consistent and compatible with other existing or permissible uses in the same zone and mitigate adverse impacts of the use.

G. “Developer” means any person who proposes an action or seeks a permit regulated by GMC Titles 14 through 18.

H. “Development” means any land use permit or action regulated by GMC Titles 14 through 18 including but not limited to subdivisions, binding site plans, rezones, conditional use permits, or variances.

I. “Development code” means city of Grandview Municipal Code (GMC) Titles 14 through 18.

J. “Public meeting” means an informal meeting, hearing, workshop, or other public gathering of people to obtain comments from the public or other agencies on a proposed project permit prior to the local government’s decision. A public meeting does not include an open record hearing. The proceedings at a public meeting may be recorded and a report or recommendation may be included in the city’s project permit application file.

K. “Consistency” includes all terms used in GMC Titles 14 through 18 to refer to performance in accordance with Chapters 36.70A and 36.70B RCW including but not limited to compliance, conformity, and consistency.

L. “Hearing examiner” means a qualified, independent individual who contracts with the city to hear certain land use appeals as designated by the city council.

GMC CHAPTER 14.03 ADMINISTRATION

GMC 14.03.010 Roles and responsibilities.

A. The regulation of land development is a cooperative activity including different elected and appointed boards, city staff and/or independent hearing examiners contracted with by the city. The specific responsibilities of these bodies are set forth in the following sections.

B. A developer is expected to read and understand Grandview’s development code and be prepared to fulfill those requirements and obligations so stated in the code.

GMC 14.03.020 Responsible official/administrator.

A. Authority. The public works director or his designee is responsible for the administration of GMC Titles 14, 15, 16, and 17. The city administrator or his designee is responsible for the administration of GMC Title 18.

B. Administrative Interpretation. Upon request or as determined necessary, the city administrator or his designee shall interpret the meaning or application of the provisions of said titles and issue a written administrative interpretation within 30 days. Requests for interpretation shall be written and shall concisely identify the issue and desired interpretation. (RCW 36.70B.110(11))

C. Administrative Approvals. Administrative approvals are as set forth in GMC 14.09.010 and 14.09.020.

GMC 14.03.030 City council.

A. Legislative Decisions. The following decisions are legislative, and are not subject to the procedures in this chapter, unless otherwise specified:

1. Zoning code text and zoning district amendments;
2. Adoption of development regulations and amendments;
3. Area-wide rezones to implement new city policies;
4. Adoption of the comprehensive plan and any plan amendments;
5. Annexations.

B. Other Review and Action. In addition to the council's legislative responsibility, they shall review and act on the following subjects:

1. Recommendations of the planning commission;
2. Appeal of administrative interpretations;
3. Appeal of administrative approvals as set forth in GMC 14.09.010 and 14.09.020.

GMC 14.03.035 Hearing examiner.

The city council may contract with a qualified, independent hearing examiner to review appeals of a determination of significance (DS) or determination of non-significance (DNS) or mitigated determination of non-significance (MDNS) under GMC Title 18. Other land use decisions, appeals and variances may be heard by a hearing examiner as determined by the city council at the request of the planning commission or the city administrator. (Ord. 1703 § 4, 2005).

GMC 14.03.040 Planning commission.

A. Review and Recommend. Planning commission shall review and make recommendations on the following applications and subjects:

1. Amendments to the comprehensive plan;
2. Amendments to the building code, GMC Title 15;
3. Amendments to the subdivision code, GMC Title 16;
4. Amendments to the zoning code, GMC Title 17, or the official map;
5. Amendments to the environment code, GMC Title 18;
6. Applications for preliminary plats;
7. Other actions requested or remanded by the city council.

The review criteria for certain of the actions are contained within the specific title.

B. Review and Act. The planning commission shall review and act on:

1. Appeals of decisions on home occupation regulations;
2. Applications for conditional use permits;

3. Variances from the standards and dimensional regulations of the zoning code, GMC Title 17, based on specific criteria from RCW 35A.63.110(2).

GMC 14.03.050 Board of adjustment.

Repealed by Ord. 1703.

GMC 14.03.060 Building code board of appeals.

N/A

GMC CHAPTER 14.05 APPLICATION PROCESS

GMC 14.05.010 Application.

- A. The city shall consolidate development application and review in order to integrate the development permit and environmental review process, while avoiding duplication of the review processes.
- B. All applications for development permits, design review approvals, variances and other city approvals under the development code shall be submitted on forms provided by the city clerk. All applications shall be signed by or acknowledged by the property owner.
- C. Exclusions from the requirements of project permit application processing are contained in GMC 14.01.020. (RCW 36.70B.120)

GMC 14.05.020 Preapplication meetings.

- A. Informal. Applicants for development are encouraged to participate in an informal meeting prior to the formal preapplication meeting. The purpose of the meeting is to discuss, in general terms, the proposed development, required permits, required hearings and approval process.
- B. Formal. May be initiated by either staff or at the request of an applicant and would be used to identify the procedure, requirements, and the environmental information needed to process the application. The city would invite all affected jurisdictions, agencies and/or special districts as well as affected city departments to the preapplication meeting. (Ord. 1450 § 1, 1996).

GMC 14.05.030 Contents of applications.

- A. All applications for approval under GMC Titles 15 through 18 shall include the information specified in the applicable title and on the application checklist. The administrator may require such additional information as reasonably necessary to fully and properly evaluate the proposal.
- B. The applicant shall apply for all permits identified in the preapplication meeting or requested as a result of the technical review of the application.
- C. All applications shall be given a cursory review to see that the checklist items are included, information lines have been completed, and the application has been signed prior to receipting it in. If all of the information appears to be complete the application is date stamped and receipted in by the city clerk or designee. (Ord. 1450 § 1, 1996).

GMC 14.05.040 Technical review.

- A. Within five days of receipt of an application, the administrator shall transmit a copy of the application, or appropriate parts of the application, to the technical review committee (TRC) which may be composed of representatives of each affected city department, utility districts, fire district and any other entities or agencies with jurisdiction, including those responsible for determining compliance with state and federal requirements. The affected agencies and city

departments shall have 15 days to comment. The administrator may schedule a meeting of the technical review committee (TRC) within the 15 days set for response. If no comments are received, or there is no attendance at any meeting so scheduled within the specified time period, the administrator will presume there are no comments from the agency or city department.

B. The TRC shall review the development application for compliance with city plans and regulations, coordinate necessary permit reviews, and identify the development's environmental impacts. They will also identify exclusions from the requirements of the development permit application processing pursuant to RCW 36.70B.140, such as building permits, short plat adjustments, other construction permits, or similar administrative approvals which are categorically exempt from environmental review under SEPA (Chapter 43.21C RCW) and the GMC Title 18, or permits/approvals for which environmental review has been completed in connection with other project permits.

GMC 14.05.050 SEPA review.

A. Developments and planned actions subject to the provisions of the State Environmental Policy Act (SEPA) (Chapter 43.21C RCW) shall be reviewed in accordance with the policies and procedures contained in GMC Title 18.

B. SEPA review shall be conducted concurrently with development project review. The following are exempt from concurrent review:

1. Projects categorically exempt from SEPA (Chapter 43.21C RCW) and GMC Title 18.
2. Components of previously completed planned actions, to the extent permitted by law and consistent with the EIS for the planned action. (Ord. 1450 § 1, 1996).

GMC 14.05.060 Letter of completeness.

A. Within 28 days of receiving a date stamped application, and following the TRC the administrator shall provide the applicants with a written determination that the application is complete or incomplete.

B. A project application shall be determined complete only when it contains all of the following:

1. A fully completed, signed, and acknowledged development application and all applicable review fees;
2. A fully completed, signed, and acknowledged environmental checklist for projects subject to review under the State Environmental Policy Act;
3. The information specified for the desired project in the appropriate chapters of the Grandview Municipal Code;
4. Any supplemental information or special studies identified by the TRC or the administrator.

This determination of completeness shall be made when the application is sufficient for continued processing even though additional information may be required or project modifications may be undertaken subsequently. The city's determination of completeness shall not preclude the city from requesting additional information or studies either at the time of the notice of completeness or at some later time, if new information is required or where there are substantial changes in the proposed action. (RCW 36.70B.090(1))

C. For applications determined to be incomplete, the city shall identify, in writing, the specific requirements or information necessary to constitute a complete application and provide a time limit of 30 days or more at the administrator's discretion, for receipt of the information. Upon submittal of the additional information, the city shall, within 14 days, issue a letter of

completeness or identify what additional information is required again with a time limit imposed. If the additional information is not forthcoming within the time stated, the application shall lapse. If the application is not consistent with the applicable codes the application shall lapse with no additional staff review. The applicant may choose to file an amendment to the plan or code and await the necessary legislative action that would allow the proposed project. The application would be returned to the applicant and all or a portion of the filing fee would be refunded as determined by the administrator.

GMC CHAPTER 14.07 PUBLIC NOTICE REQUIREMENTS

GMC 14.07.010 Notice of development application.

A. A notice of application shall not be required for project permits that are categorically exempt under SEPA (Chapter 43.21C RCW), unless a public comment period or an open record pre-decision hearing is required such as but not limited to:

1. Application for building permits;
2. Application for lot line adjustments (short plat exemptions);
3. Application for administrative approvals.

B. Within 14 days of issuing a letter of completeness under Chapter 14.05 GMC, the city shall issue a notice of development application. The notice shall include but not be limited to the following:

1. Name of the applicant;
2. Date of application;
3. The date of the letter of completeness;
4. The location of the project;
5. A project description;
6. The requested approvals, actions, and/or required studies;
7. A public comment period not less than 14 nor more than 30 days;
8. Identification of existing environmental documents;
9. A city staff contact and telephone number;
10. The date, time, and place of a public hearing if one is scheduled;
11. A statement that the decision on the application will be made within 120 days of the date of the letter of completeness.

C. The notice of development application shall be posted on the subject property and published once in a newspaper of general circulation. This notice may be issued prior to or together with other required notices when possible, but is not a substitute for the other notices.

D. Except for a determination of significance, the city may not issue its threshold determination or issue a decision or recommendation on a project permit until the expiration of the public comment period on the notice of development application. (RCW 36.70B.110)

E. Notice actions are, but are not limited to those, as shown on Table 14.07.010.

GMC Table 14.07.010

Table 14.07.010
– Proposed Notices

ACTION	Determination of Completeness	Predetermination of Consistency	Threshold Determination	Categorically Exempt	Notice of Application	Exempt From Project Review Process
Building permit (See WAC 197-11-800)	no	no	no/yes	yes/no	no/yes	yes
Short Plat Exemption/ Lot Line Adjustment	no	no	no	yes	no	yes
Home Occupation	no	no	no	yes	no	yes
Conditional Use Permit	yes	yes	yes	no	yes	no
Short Plat	yes	yes	yes	no	yes	no
Pre-Plat	yes	yes	yes	no	yes	no
Final Plat	no	no	no	yes	no	yes
Shoreline Permit	yes	yes	yes	no	yes	no
Variance	yes	yes	no	yes	yes	no
*Comprehensive Plan Amendment	yes	yes	yes	no	yes	no
*Title 17/18 Amendment	yes	yes	yes	no	yes	no
*Change of Zone	yes	yes	yes	no	yes	no
*Change of Future Zone	yes	yes	yes	no	yes	no
*Annexations/Zoning	no	no	no	yes	yes	yes
Planned Development	yes	yes	yes	no	yes	no
*Development Agreement/ Design Standards Improvements (Street Signs)	yes yes	yes yes	yes yes	no no	yes yes	no no

GMC 14.07.020 Notice of administrative approvals.

N/A

GMC 14.07.030 Notice of public hearing.

Notice of a public hearing for all development applications and all open record appeals shall be provided for as follows:

A. Content of Notice. The public notice shall include:

1. The name and address of the applicant or the applicant's representative;
2. The description of the affected property, which may be in the form of either a vicinity location or written description, other than a legal description;
3. The date, time and place of the hearing;
4. A description of the subject property reasonably sufficient to inform the public of its location, including but not limited to the use of a map or postal address;
5. The nature of the proposed use or development;

6. A statement that all interested persons may appear and provide testimony;
7. The sections of the code that are pertinent to the hearing procedure
8. When and where written comments may be received;
9. When and where the application, staff report, or other information may be examined and will be provided at the city's cost;
10. The name and telephone number of the city representative.

B. Time of Notices. Except as otherwise required, public notification of meetings, hearings, and pending actions under GMC Titles 14 through 18 shall be made by:

1. Publication at least 10 days before the date of a public meeting, hearing, or pending action in the official newspaper if one has been designated or a newspaper of general circulation in the city; and
2. Mailing at least 10 days before the date of a public meeting, hearing, or pending action to all property owners as shown on the records of the county assessor of properties within at least 300 feet, not including street rights-of-way, of the boundaries of the property which is the subject of the meeting or pending action; and
3. Posting at least 10 days prior to the meeting, hearing, or pending action at City Hall and at least one notice on the subject property.

C. Joint Hearings.

N/A

GMC 14.07.040 Notice of appeal hearing.

In addition to the posting and publication requirements of GMC 14.07.030, notice of appeal hearings shall be as follows:

A. For administrative approvals, notice shall be mailed to adjacent property owners.

GMC 14.07.050 Notice of decision.

A written notice for all final decisions shall be sent to the applicant and all parties of record. For development applications requiring planning commission review and city council approval, the notice shall be the signed ordinance or resolution.

GMC 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.

N/A

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.

GMC 14.09.060 Procedures for closed record appeals.

N/A

GMC 14.09.070 Remand.

N/A

GMC 14.09.080 Final decision.

N/A

GMC CHAPTER 14.10 TRANSPORTATION CONCURRENCY MANAGEMENT

GMC Article I. General Provisions

GMC 14.10.010 Title and scope

This chapter shall be hereafter known as the “concurrency management ordinance” and in the context herein may be referred to as “this chapter.”

GMC 14.10.020 Purpose.

The purpose of this chapter is to provide provisions for determining that development within the city of Grandview does not cause the level of service for a transportation facility to decline below adopted city level of service standards and to ensure that adequate public facilities meeting acceptable levels of service are provided to support development impacts

GMC 14.10.030 Administration.

A. Administrative Official. The city of Grandview mayor, or a person designated by the mayor, shall be the administrative official of this chapter and shall have the authority to administrate, interpret, and enforce all provisions herein.

B. Fees. A review and processing fee of \$250.00 shall be required for any concurrency review required for any development permit application and must be paid in full to the city prior to the commencement of the review. Concurrency exempt applications shall not be subject to the additional concurrency review fee. (Ord. 1610 Ch. 1 § 3, 2001).

GMC 14.10.040 Amendments.

The Grandview city council shall have the sole authority to amend or repeal any or all parts of this chapter.

GMC 14.10.050 Exemptions.

The following shall be exempt from the provisions of this chapter:

- A. Development permits issued prior to the effective date of the ordinance codified in this chapter provided the permit or permits have not expired;
- B. Construction of public transportation facilities;
- C. De minimis development pursuant to GMC 14.10.070(E);
- D. Public parks and recreational facilities;
- E. Public libraries;
- F. Publicly funded educational facilities.

GMC 14.10.060 Severability.

If any part of this chapter is held invalid by a court of jurisdiction, such invalidation shall not affect the validity of the remainder of this chapter.

GMC 14.10.070 Definitions.

For the purpose of this chapter, the following definitions shall apply:

- A. "Certificate of concurrency" means the certificate issued by the city of Grandview upon finding that an application for a development permit will not result in the reduction of the level of service standards set forth within the city of Grandview comprehensive plan.
- B. "Comprehensive plan" means the city of Grandview comprehensive plan update.
- C. "Concurrency" means when adequate public facilities meeting the level of service standards are in place at the time a development permit is issued; or a permit is issued subject to the determination that necessary facilities will be in place when the impacts of the development occur; or that improvements or strategies are in place at the time of development; or that a financial commitment is in place to complete the improvements or strategies within six years of the time of the development.
- D. "Concurrency management system" means the determination by the city that development approvals, when issued, will not result in the reduction of the level of service standards established within the comprehensive plan.
- E. "De minimis development" means a proposed development of such low intensity as to have a minimal effect, if any, upon the level of service standards set forth in the city comprehensive plan. Single-family dwellings and any development generating less than 50 vehicular trips per day shall be deemed de minimis for the purpose of this chapter.
- F. "Development" means, for the purposes of this chapter, any activity which requires a subdivision or short subdivision approval, a building permit, or a binding site plan approval.

GMC 14.10.080 Conflict of terms.

In the event a conflict of terms exists between any part of this chapter and any part of any other city ordinance or code, the more restrictive terms shall apply.

Article II. Concurrency Review

GMC 14.10.090 Level of service standards.

For the purpose of this chapter, level of services (LOS) for transportation facilities shall be those standards set forth within the transportation element of the city of Grandview comprehensive plan and are hereby adopted by reference.

GMC 14.10.100 Project review.

A. Certificate of Concurrency.

- 1. A concurrency evaluation shall be completed by the administrative official at the time a development permit is applied for or during the course of permit review. The administrative official shall conclude the review by either determining the proposed project does not meet LOS standards, or is exempt from concurrency review, or meets LOS standards whereby a certificate of concurrency shall be issued and attached to the development permit application. A proposed project that does not meet LOS standards shall be prohibited unless mitigation methods, as described in GMC 14.10.110, are implemented to meet LOS standards.

2. The permit applicant shall provide the city with all information and applicable fees required by the administrative official to complete a concurrency evaluation on the proposed development. It shall be the responsibility of the applicant to provide studies, surveys, traffic counts, engineering reviews or any other items of information determined to be necessary for an accurate concurrency evaluation.

3. A certificate of concurrency shall be accorded the same terms and conditions as those for the underlying development permit. If a development permit time line is extended, the certificate shall also be extended for the same time duration. A certificate of concurrency shall be valid only for the development permits approved for the same parcel and is transferable to any new owners of the parcel in which it was issued.

4. A certificate of concurrency shall expire simultaneously with the expiration or city revocation of the development permit for which it applies. In the absence of a development permit expiration date, the certificate of concurrency shall expire one year from the time the development permit was issued.

5. An applicant may request a preliminary permit application meeting with the administrative official to discuss potential concurrency requirements prior to formally applying for a development permit or permits.

B. Traffic Impact Calculations.

1. Trip Generation. Traffic calculations shall be based on the trip generation averages described within the latest available edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual for the particular type and extent of the development being proposed.

2. Concurrency Test. The projected number of trips generated by a proposed development shall be subtracted from available capacity of the impacted transportation facility. If projected demand is less than available capacity, the project is not adverse to level of service standards and shall be issued a certificate of concurrency.

3. Area of Impact. At a minimum, the area of impact used to determine concurrency shall be the following distances beginning at the point of access of the development to the nearest point of the affected transportation facility:

a. Residential development:

- i. Ten dwelling units or less: one-quarter mile;
- ii. Eleven to 50 dwelling units: one-half mile;
- iii. Over 50 dwelling units: one mile.

b. Nonresidential development:

- i. Up to 100 vehicular trips: one-quarter mile;
- ii. One hundred to 500 vehicular trips: one-half mile;
- iii. More than 500 vehicular trips: one mile.

Article III. Mitigation

GMC 14.10.110 Mitigation methods – Options.

If mitigation is determined necessary to maintain level of service standards for an impacted transportation facility, the applicant may choose among the following actions:

A. Reduce the size of the project until LOS standards are met;

B. Enter into a legally binding development agreement with the city providing for the completed construction of all required improvements within six years of development approval;

- C. Be subject to a development approval conditioned that the required improvements be completed prior to the issuance of building permits, final plat or site plan approvals associated with the development;
- D. Await the city's completion of mitigating improvements if such improvements are underway or planned as part of the city's capital facilities plan or other schedule of improvements for public facilities;
- E. The applicant may propose transportation demand management strategies to reduce vehicle trips generated by the project development. The administrative official shall determine any corresponding trip volume reduction resulting from demand management strategies and use them for the purposes of determining concurrency compliance pursuant to this chapter and the comprehensive plan. (Ord. 1610 Ch. 3 § 1, 2001).

GMC 14.10.120 Mitigation criteria – Acceptable mitigation.

Acceptable impact mitigation requires a finding by the administrative official that:

- A. The mitigation contributes to transportation facility performance and level of service;
- B. The mitigation is consistent with the city of Grandview comprehensive plan;
- C. Any improvements to an intersection or roadway do not shift traffic to a residential area or other intersections where there is no mitigation being proposed;
- D. The mitigation does not interfere with any other city transportation objective pursuant to the comprehensive plan;
- E. Any adverse environmental impacts of the facility improvement may be reasonably minimized or eliminated;
- F. The improvements are consistent with accepted engineering standards.

Article IV. Monitoring/Effective Date

GMC 14.10.130 Annual report.

- A. An annual report shall be prepared as part of the concurrency management system and shall include the following information:
 - 1. A summary of development activity and type of activity;
 - 2. A summary of building permits which were issued for the preceding year;
 - 3. The quantity of development represented by the building permits;
 - 4. Development permits that were affected by the terms of this chapter;
 - 5. Development that was completed during the year.
- B. The annual report shall include an evaluation of any development affecting transportation facilities and indicate:
 - 1. The capacity available for each facility prior to the reporting period and the end of the reporting period;
 - 2. Any portions of the available capacity of a facility held for final development permits for any project;
 - 3. A comparison of actual existing capacity and levels of service to adopted levels of service pursuant to the comprehensive plan;
 - 4. A forecast for the capacity of each transportation facility based upon the most recent schedule of capital improvements pursuant to the comprehensive plan capital facilities element.

GMC CHAPTER 14.11 APPEALS

GMC 14.11.010 Appeal of administrative interpretations and approvals.

Administrative interpretations and administrative approvals may be appealed, by applicants or parties of record, to the city council.

GMC 14.11.020 Appeal to the city council.

A. Filing. Every appeal to the city council shall be filed with the city clerk within 14 days after the date of the decision of the matter being appealed and must include an appeal fee of \$150.00, except that the local government shall extend the appeal period for an additional seven days if state or local rules adopted pursuant to Chapter 43.21C RCW allow public comment on a determination of nonsignificance issued as part of the appealable project permit decision.

B. Contents. The notice of appeal shall contain a concise statement identifying:

1. The decision being appealed;
2. The name and address of the appellant and his interest(s) in the matter;
3. The specific reasons why the appellant believes the decision to be wrong. The appellant shall bear the burden of proving the decision was wrong;
4. The desired outcome or changes to the decision.

GMC 14.11.030 Judicial appeal.

A. Appeals from the final decision of the city council, planning commission, or board of appeals, hearing examiner, or other city board or body involving GMC Titles 14 through 18 and for which all other appeals specifically authorized have been timely exhausted, shall be made to Yakima County superior court within 21 days of the date the decision or action became final, unless another time period is established by state law or local ordinance.

B. Notice of the appeal and any other pleadings required to be filed with the court shall be served on the city clerk or mayor within the applicable time period. This requirement is jurisdictional.

C. The cost of transcribing and preparing all records ordered certified by the court or desired by the appellant for such appeal shall be borne by the appellant. The appellant shall post with the city clerk prior to the preparation of any records an advance fee deposit in the amount specified by the city clerk. Any overage will be promptly returned to the appellant.

GMC CHAPTER 14.13 ENFORCEMENT

N/A

GMC TITLE 16 SUBDIVISIONS

GMC CHAPTER 16.04 GENERAL PROVISIONS

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.

GMC CHAPTER 16.08 ADMINISTRATION AND ENFORCEMENT

GMC 16.08.010 Compliance with provisions required.

No lot, parcel or subdivision subject to provisions of this title shall be placed on the assessment rolls until an approved short plat or long plat has been filed with the county auditor.

GMC 16.08.020 Variances.

N/A

GMC 16.08.030 Enforcement.

Enforcement of this title shall be in accordance with Chapter 14.13 GMC.

GMC 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.

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 (Chapter 197-10 WAC, Chapter 43.21C RCW).

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.

GMC CHAPTER 16.16 FINAL PLAT

N/A

GMC CHAPTER 16.20 SHORT PLATS

N/A

GMC CHAPTER 16.24 DESIGN STANDARDS

16.24.010 General requirements.

A. Land which the city council or planning commission has found to be unsuitable due to flooding, bad drainage, or swamp conditions likely to be harmful to the safety, welfare and general health of future residents shall not be subdivided unless adequate means of control have been formulated by the subdivider and approved by the city engineer or other licensed engineer acting on behalf of the city.

B. In the event the land to be subdivided has a slope or slopes of more than 20 percent and/or has rock or unstable soil conditions, the subdivider shall furnish soils data to the city. If conditions warrant control measures to correct slides, erosion, or other similar problems, the subdivider shall be responsible for the design, installation and expense of any device or corrective measure subject to approval of the city council.

C. Except for subdivisions exempted under the provisions in GMC 16.04.040, permanent control monuments shall be established at each and every controlling corner on the boundaries of the parcel of land being subdivided and on each lot within the subdivision.

D. All subdivisions shall be required to be connected to an accepted city street.

GMC 16.24.020 Lots.

A. Each lot shall have direct access to and frontage upon dedicated public streets. Minimum frontage shall be 50 feet except for lots located within the arc of a curve or where unusual topography exists, a minimum frontage of 35 feet is allowed.

B. Insofar as practical, side lot lines shall be at right angles to street lines or radial to curved street lines. Side and rear lot lines shall be straight or composed of straight lines.

C. Lots having frontage on two streets shall be avoided whenever possible. However, double frontage lots are permitted only where determined by the city to be essential to provide separation of residential lots from principal and minor arterial streets, high-intensity land uses, or to overcome specific disadvantages of topography or parcel configuration.

GMC 16.24.030 Blocks.

- A. The lengths, widths, and shapes of blocks shall be determined with due consideration of:
1. The provisions of adequate building sites suitable to the special needs of the proposed subdivision;
 2. The need for convenient and safe access, circulation and control of street traffic;
 3. The limitations and opportunities of the topography.
- B. The maximum length of a block shall be 1,000 feet.

GMC 16.24.040 Streets.

All new street design and construction shall conform to the city's design and construction standards and specifications for public works improvements.

A. Right-of-Way. Right-of-way shall be dedicated for new or existing streets to or within a subdivision to accommodate the following right-of-way widths:

1. Arterial streets: 70 feet minimum;
2. Collector streets: 60 feet minimum; and
3. Local streets: 50 feet minimum.

B. Construction Guidelines.

1. Arterial streets: 44-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk both sides, illumination, and storm drainages required;
2. Collector streets: 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk both sides, illumination, and storm drainages required; and
3. Local access streets: 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk one side, illumination, and storm drainage required.

C. Curbs and Gutters. Cement concrete barrier curb and gutter shall be installed along all new streets. Curb and gutter shall be poured as a single unit in accordance with the city's design and construction standards and specifications for public works improvements.

D. Surfacing Between Curbs. The street area between the curbs shall be constructed with the following minimum compacted depth of surfacing materials:

- Three-inch hot mix asphalt class one-half inch PG 64-28;
- Three-inch crushed surfacing – top course (five-eighths-inch to zero);
- Six-inch crushed surfacing – base course (one and one-quarter inch to zero).

All materials installed and work performed pursuant to the requirements of the above paragraph shall be done in accordance with the city's design and construction standards and specifications for public works improvements.

E. Grades. All grades of streets and curbs shall be approved by the city engineer or other licensed engineer acting on behalf of the city before any improvement is commenced.

F. Cul-de-Sacs. Maximum length shall be 600 feet and right-of-way radius shall be 60 feet.

G. Offset Intersections. Offset intersections shall have a minimum of 100 feet between street centerlines.

H. Curves. The minimum centerline radii for horizontal curves shall be 100 feet and the minimum length for vertical curves shall be 50 feet.

I. Alleys. Alleys are not required but may be included in the subdivision at the developer's option. Alleys shall have a minimum right-of-way width of 20 feet. Utility easements may be provided in lieu of alleys.

J. Dead-End Roads. All dead-end roadways shall include cul-de-sacs. The city may allow use of an "L" or "hammerhead" turnaround upon approval by the public works director.

GMC 16.24.045 Street trees.

Planting in city rights-of-way shall be in conformity with Chapter 12.14 GMC.

GMC 16.24.050 Utility easements.

A. Utility easements shall be continuous and aligned from block to block within a subdivision and with adjoining subdivisions.

B. A 10-foot utility easement for underground power, telephone, irrigation water and cable television shall be provided across the front of each lot within a subdivision and short subdivision. Side lot line easements shall be required where deemed necessary to adequately provide lots with utility services or to provide for continuous easements.

C. Easements for new and/or future utility lines shall be a minimum of 16 feet wide, provided the width of the easements for buried utilities will be at least twice the depth of the planned excavation.

D. Drainage easements shall be provided where a subdivision is traversed by a watercourse, drainageway, or stream channel.

E. Easements for unusual facilities such as high voltage electric lines, irrigation canals, and high-capacity gas transmission lines shall be approved by the public works director.

GMC 16.24.060 Design and engineering plans required.

The developer shall submit to the public works director plan and profile drawings of the proposed streets, grading and water, sewer, storm drainage, planting in public rights-of-way, and irrigation water systems for construction purposes prepared in accordance with the city's design and construction standards and specifications for public works improvements. Following initial review by the city and any required corrections by the developer for compliance with the city's design and construction standards and specifications for public works improvements, the developer shall submit to the city the original plan tracings and specifications for final approval. The city's responsible officials shall approve such drawings and specifications before any groundwork is done. Construction shall be in accordance with drawings and specifications approved by the city.

GMC 16.24.070 Submission of as-built drawings.

N/A

GMC CHAPTER 16.28 IMPROVEMENTS

GMC 16.28.010 Streets.

Existing or proposed streets within or adjacent to a proposed subdivision shall be improved at the expense of the developer by the construction of curbs, gutters, sidewalks, illumination, storm drainage and pavement surface in conformance with the city's design and construction standards and specifications for public works improvements. Improvement of adjacent streets to the proposed subdivision may be postponed by the city council until such time as other portions of

this adjacent street are improved by the city or others. If such postponement of street improvements is permitted by the city council, an obligation or covenant running with the land shall be placed on the face of the subdivision plat which requires said lots in that subdivision to such adjacent street to participate in a future local improvement district for street improvements in compliance with Chapters 16.24 and 16.28 GMC as they exist at the time the local improvement district is formed. Postponement does not relieve the developer from his obligation to make the improvements at such time as is determined by the city council. The city council may require the developer to deposit all or a portion of the estimated development costs in escrow to cover the cost of the improvements postponed.

GMC 16.28.020 Utilities.

A. All underground utilities (non-city-owned) in all new residential areas shall be installed and maintained at a depth of not less than three feet below the graded surface of said way or street, provided existing installations may be maintained at the present level until replaced.

B. All new or existing utilities within or adjacent to a proposed subdivision shall be installed underground, except for the following:

1. Electric, pad-mounted transformers;
2. Electric transmission systems of a voltage of 15 KV or more;
3. Service meters at structures;
4. TV cable amplifiers, distribution taps;
5. Telephone pedestals and cross-connection terminals;
6. Temporary services necessary for construction.

C. No buildings or structures, except fences, shall be permitted to be constructed on any utility easements, or over any utility facilities. Masonry fences will be considered as structures, rather than fences. (Ord. 2015-6 § 1; Ord. 1724 § 1, 2005; Ord. 1343 § 4, 1992).

GMC 16.28.030 Water.

A. A complete domestic water distribution and fire protection system shall be installed at the expense of the developer in conformance with the city's approved water system plan. All water lines and services shall be installed prior to street improvements.

B. The water distribution system shall be designed and constructed in accordance with the State Department of Health regulations, the city's design and construction standards and specifications for public works improvements, and with the standard practices of the city. Fire hydrants shall be installed, at the expense of the developer, at locations determined necessary by the fire chief. Water mains shall be extended to the far edge of subdivisions for future extension by others.

C. The city, at its discretion, may direct that water main diameters in excess of that needed for service and fire protection for the subdivision be installed. If the city directs such oversizing, the city will pay the difference in pipe material cost between the pipe diameter required for the subdivision and the city-directed oversize diameter pipe. (Ord. 2015-6 § 1; Ord. 1343 § 4, 1992).

GMC 16.28.040 Sanitary sewer.

A. A sanitary sewer system shall be installed at the expense of the developer with a separate connection to the city sewer system for each lot and shall be constructed in conformance with the Comprehensive Sewer Plan.

B. Sewer lines should be located within the paved portion of the street right-of-way, and must be a minimum of eight inches in diameter.

C. The sanitary sewer system shall be designed and constructed in accordance with the State Department of Ecology regulations, the city's design and construction standards and specifications for public works improvements, and with the standard practices of the city. Sewer mains shall be extended to the far edge of subdivisions for future extensions by others.

D. The city, at its discretion, may direct that sewer main diameters in excess of that needed for service for the subdivision be installed. If the city directs such oversizing, the city will pay the difference in pipe material cost between the pipe diameter required for the subdivision and the city-directed oversize diameter pipe.

E. A city-approved backflow prevention device shall be installed at the expense of the developer on the side sewer extension for each lot.

GMC 16.28.050 Storm drainage.

Each subdivision shall provide a drainage system for the collection, control, and disposal of surface water runoff. All storm drainage improvements shall be planned, designed, permitted, constructed and maintained in accordance with the requirements of the latest edition of the Washington Department of Ecology (WDOE) Stormwater Management Manual for Eastern Washington (SWMMEW).

A. It is the intent of this section to adequately provide for suitable drainage provision in all short or long subdivisions. All subdivisions shall provide for drainage such that their development does not conflict with present drainage patterns, or create a drainage problem within itself or for its neighbors.

B. A drainage plan, where required, shall be designed by a professional engineer licensed in the state of Washington and submitted to the city for review and approval for any proposed land development that will increase the quantity of or in any way alter the drainage runoff occurring prior to development.

C. Design calculations for peak flow and peak volume storage requirements shall be based on a design storm frequency of 25 years. At the city's discretion, if the facilities are critical to public health and safety, or significant property damage could occur, or the development is located in a drainage problem area, they shall be designed to successfully pass the 50-year or 100-year storm.

D. The plan shall provide for the on-site detention and/or retention, and disposal, of the total water intercepted and collected by the development and the areas (improved or unimproved) lying and draining presently to and through the proposed development for the design storm, unless other natural or manmade systems are available for use.

E. There exist several areas of subsurface drainage systems, known as drainage improvement districts or DIDs. These systems were designed and constructed specifically for the purpose of lowering the ground water tables sufficiently to promote agricultural development. It was never the intent of these systems to convey surface drainage. Over the years, the drainage demand on these systems has steadily increased to the point where almost all of the DIDs are experiencing overloaded conditions. Engineers shall not consider the use of any of these DIDs in their drainage plans.

F. Detention and/or retention of storm water runoff from any proposed land development shall be accomplished by storm water holding facilities, either open or closed. Storm water shall be introduced into permeable soils via an infiltration system in accordance with the SWMMEW, all remaining on site.

G. The drainage plan shall incorporate all calculations for the determination of the required size of the system. Said calculations shall be based on required criteria hereinafter stated and upon an

analysis of estimated runoff from areas contributing runoff to those facilities. Peak flow analyses and storage volume quantities shall be done using methods presented in the SWMMEW. The assumption for the infiltration rate used will need to be verified by the developer by actual field testing in the case of infiltration systems. Collection systems shall be either gravity pipe systems, open channels, or a combination of the two.

H. The submitted drainage plan shall incorporate, among other data, a topographical map to clearly define:

1. The proposed development;
2. All areas, improved or unimproved, lying upstream and draining to and across the proposed development; and
3. Drainage course, natural or otherwise, to which the proposed development shall drain.

I. Said plans shall include a plan-profile of the systems, including cross-sections of all open ditches and channels. Hydraulic and physical data such as grades, bottom elevations of ditches and channels, inverts of pipes at all structures, such as manholes and catch basins, sizes and lengths of all pipes, length of ditches and channels, and top elevations of all catch basin covers shall be called out. This includes the invert elevations of the existing or other proposed storm drainage systems that the subject drainage plan proposes to tie into. (Ord. 2015-6 § 1; Ord. 1343 § 4, 1992).

GMC 16.28.060 Sidewalks.

Cement concrete sidewalks shall be constructed at the developer's expense along all new and existing streets in conformance with the following minimum standards:

- A. Sidewalks shall be located in the right-of-way and shall be four inches thick in walk areas (behind barrier curb) and six inches thick in drivable areas (behind depressed and rolled curb);
- B. Sidewalks shall be placed along at least one side of all local access streets and shall have a minimum width of five feet;
- C. Sidewalks shall be placed along both sides of all arterial and collector streets and shall have a minimum width of six feet;
- D. Where a proposed subdivision or short subdivision is located adjacent to an existing street, the subdivider is not required to provide a sidewalk on the opposite side of the street;
- E. Curb ramps for physically handicapped shall be constructed pursuant to RCW 35.68.075 and 35.68.076 at all intersections and other appropriate locations.

GMC 6.28.070 Street signs and traffic control.

The subdivider shall install, at his expense, street signs and traffic control devices to the satisfaction of the public works director.

GMC 16.28.080 Street lighting.

Street lights shall be installed with the initial capital cost at the city's expense in conformance with the following standards:

- A. One street light at each intersection;
- B. One street light at midblock if the block is longer than 450 feet; and
- C. Placement of street lights along arterial and collector streets shall conform to the city's design and construction standards and specifications for public works improvements. (Ord. 2015-6 § 1; Ord. 1343 § 4, 1992).

GMC 16.28.090 Irrigation facilities.

- A. A pressurized irrigation piping system shall be installed at the expense of the developer within the subdivision boundaries with a separate three-fourths-inch minimum pipe diameter service lateral to each lot. The irrigation system shall be designed and constructed with the standard practices of the city.
- B. Irrigation mains shall be four-inch diameter, pressure class 160 psi or greater, polyvinyl chloride (PVC) pipe installed and maintained at a depth of not less than two feet below the graded surface of streets or utility easements.
- C. Individual irrigation service laterals shall be three-fourths-inch diameter, Schedule 40, polyvinyl chloride (PVC) pipe installed and maintained at a depth of not less than two feet below the graded surface of streets or utility easements.
- D. Irrigation mains shall be extended to the far edge of subdivisions for future extension by others.

GMC CHAPTER 16.30 BINDING SITE PLANS

N/A

GMC TITLE 17 ZONING

GMC 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.

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 Grandview9; 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 finds 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.

Staff Analysis

Development Standards

As submitted, the proposal conforms to permitted use and density standards for the R-1 zones. GMC Chapter 16.24.020 (Subdivisions-Design Standards) specifies that each lot in a subdivision shall have direct access to and frontage upon dedicated public streets. GMC Chapter 16.24.030 states maximum block length shall be 1000 feet. The Environmental Checklist states that the stormwater runoff will be collected from impervious surfaces such as building, sidewalks, pavement, and gravel. It will be discharged following treatment guidelines meeting the Stormwater Management Manual for Eastern Washington and City of Grandview standards. Construction of the proposed subdivision must conform to all requirements of the GMC, including, but not limited to, Title 12 (Streets, Sidewalks, and Public Places), Title 15 (Buildings and Construction), Title 16 (Subdivisions), Title 17 (Zoning) and Title 18 (Environmental Protection).

Public Use and Interest

The proposed subdivision is in the public interest because it will add to the City's existing housing stock of single-family homes. According to the City of Grandview Comprehensive Plan Housing Element, the City's vacancy rate for "for-sale" homes is a very low 2.3%. Low vacancy rates can result in a tight housing market and increased housing costs. The proposed subdivision will help to decrease this vacancy rate by adding 92 single-family homes. This coincides with Housing Element Goal 1, Policy 1.1, Objective 1: "Encourage the construction of new units to increase the local housing supply." Further, the addition of multifamily dwellings is consistent with the Housing Element Goal 1, Policy 1.3: "Support housing availability to meet the needs of all income groups," and Goal 3: "Encourage a mixture of housing types and densities throughout the sub-area that are compatible with public service availability."

Staff Comments:

1. The overall project contains Sunnyside Valley Irrigation District (SVID) right of way. The applicant will continue to consult with the district to ensure that all right of way is respected and that appropriate measures are taken to ensure that the integrity of all SVID assets are retained. Easements surrounding the proposed plat.
2. The ends of road G between phases will be considered dead-end roads in subsequent phases. GMC Section 16.24.040 J. requires that all dead-end roadways shall include cul-de-sacs. The City may allow use of an "L" or "hammerhead" turnaround upon approval by the Public Works Director. The public works director has indicated to staff that the road as proposed is acceptable.
3. The applicant has provided that the proposed plat will be served by City water and sewer services. The applicant's engineer must provide engineering for the design of those systems and to verify that the City has adequate water and sewer capacity for the development.

4. Wilson Highway is an access road. GMC Section 16.24.040(A) provides that access streets shall have a 50-foot minimum right-of-way width. This proposed subdivision will add a projected level of about 920 trips per day onto the existing road. Additional right of way will be needed to provide adequate right of way for the development. Improvements to Wilson Highway are needed to bring it to the standard needed for the traffic created by the subdivision
5. Yakima county has demonstrated that the entire right of way for Wilson Highway south of I-82 was part of the Hames-Bogart annexation (May 2, 2005).

Findings & Conclusions

1. The public notice requirements of the Grandview Municipal Code have been satisfied.
2. The provisions of the zoning ordinance for the City will be complied with provided the recommendations below are implemented.
3. This proposed subdivision will comply with the general purposes of the Grandview Comprehensive Plan.
4. The City has verified that City of Grandview has enough water, and sewer capacity for the proposed preliminary plat.
5. Improvements are needed to the street system to assure that there is adequate capacity for the proposed preliminary plat
6. Environmental SEPA review as required by RCW 43.21C has been completed.
7. Adequate public services and road access are available to serve the proposed use.
8. Surrounding land uses are compatible with the proposed use.
9. The public use and interest will be served.

Recommendations

The staff for the City of Grandview, recommends that this preliminary plat be **approved**, subject to the following conditions:

- 1) Construction of the proposed subdivision shall conform to all requirements of the GMC, including, but not limited to, Title 12 (Streets, Sidewalks, and Public Places), Title 15 (Buildings and Construction), Title 16 (Subdivisions), and Title 17 (Zoning).
- 2) The applicant/developer shall confirm with the Sunnyside Valley Irrigation District that the final plat conforms to all SVID requirements and conditions.
- 3) The applicant/developer shall work with the Yakima Regional Clean Air Authority (YRCAA) to address potential air emission impacts, and contractors have approved Dust Control Plan on file with YRCAA prior to any construction or clearing work.
- 4) The applicant/developer shall work with the Department of Ecology to determine if a NPDES Construction Stormwater General Permit is required.
- 5) Development contract or adequate arrangements completed prior to final project approval, as required by GMC 16.12.030.
- 6) Any future construction or renovation on the subject property is subject to use approval, plan review, and building permits.
- 7) The applicant must submit a set of construction plans to the department of Ecology to determine if a Dam Safety construction permit is required for the project.
- 8) Right of way width will be verified for Wilson Highway and any additional right of way is dedicated to increase the right-of way on the east half of Wilson Highway to 25 feet for a total road width of 50 feet.

- 9) Right of way width will be verified for Apricot Road and any additional right of way is dedicated to increase the right-of way on the north half of Apricot Road to 25 feet for a total road width of 50 feet.
- 10) All storm drainage improvements shall be planned, designed, permitted, constructed and maintained in accordance with the requirements of the latest edition of the Washington Department of Ecology (WDOE) Stormwater Management Manual for Eastern Washington (SWMMEW). (or as amended).
- 11) The developer shall design the sewer system to distribute lots to the various connection points. Detailed assessments can be done during plan review.
- 12) The applicant shall work with the city and the county to ensure that adequate setbacks are established from agricultural uses.
- 13) A plat note shall be placed on the face of the plat stating that "This subdivision is situated in an agricultural area and is, therefore, subject to noise, dust, smoke, odors, and the application of chemicals resulting from usual and normal practices associated with nearby agricultural uses."
- 14) The subject property is adjacent to Interstate 82 (I-82), a fully controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to the highway from the subject property. Direct access to I-82 is strictly prohibited.
- 15) Stormwater and surface runoff generated by this project must be retained and treated on site. Any discharge of water into WSDOT right-of-way will require an approved Utility Permit.
- 16) The roadway section shown on sheet C003 indicates sidewalks on both sides of the roadway. However, the roadway section shows 0.5' of each sidewalk outside of right-of-way in the utility easement. The easement shall be designated as Utility/Sidewalk.
- 17) The roadway section shown on sheet C003 indicates sidewalks on both sides of the roadway. However, the roadway section shows 0.5' of each sidewalk outside of right-of-way in the utility easement. The easement should be designated as Utility/Sidewalk.
- 18) Wilson Highway 1/2-street improvements are required for the entire length of the plat along the roadway
- 19) Any proposed lighting must be directed down towards the site and away from I-82.
- 20) A plat note shall be placed on the face of the plat stating that "This subdivision is an area with existing traffic noise. Future developers and landowners must expect traffic noise to continue and most likely to grow into the future. It is the developer's or the homeowner's responsibility to dampen or deflect any traffic noise for this development from Interstate 82".
- 21) A Notification of Demolition and Renovation (NODR) application must be filed with YRCAA and the appropriate fee should be paid prior to demolition work
- 22) An asbestos survey must be done by a certified asbestos building inspector prior to demolishing the structures
- 23) Any asbestos found must be removed by a licensed asbestos abatement contractor prior to demolition.
- 24) Contractors doing demolition, excavation, clearing, construction, or landscaping work must file a Dust Control Plan with YRCAA and get approval, prior to the start of any work.