

GRANDVIEW HEARING EXAMINER PUBLIC HEARING PACKET SEPTEMBER 14, 2021 3:00 P.M.

Applicant(s) & Property Owner(s): North 44 Homes LLC

Proposed Project: Euclid Meadows Planned Unit Development & Preliminary Plat -

117 Lots

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

Current Use: Agriculture (vacant land)

Location of Project: North of Grant Court and east of North Euclid Road, Grandview,

Yakima County, Washington.

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

Public Hearing Procedure (Pages 1-2)

- Planned Unit Development Application (Pages 3-18)
- Preliminary Plat Application (Pages 19-29)
- SEPA Environmental Checklist (Pages 30-54)
- Additional Information Request–common open space and density (Page 55-66)
- Determination of Non-Significance (Pages 67)
- Notice of Development Application, Environmental Determination & Notice of Public Hearing (Pages 68-77)
- Affidavit of Mailing & Posting (Pages 78-93)
- Certificate of Posting Property (Pages 94-98)
- Affidavit of Publication Public Hearing Notice (Page 99)
- Public Comments (Pages 100-111)
- Staff Report (Pages 112-153)

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/84133874235?pwd=M0FscG9CNHRITDY3bmhRL1JQdjFuUT09

Meeting ID: 841 3387 4235

Passcode: 055802

To join by phone: +1 253 215 8782 US

Meeting ID: 841 3387 4235

Passcode: 055802

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

Proposed Project: Euclid Meadows Planned Unit Development & Preliminary Plat – 117

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

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Yakima County, Washington.

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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

PLANNED UNIT DEVELOPMENT APPLICATION

PLAT NAME: Euclid Meadows	
APPLICANT(S): North 44 Homes LLC conta	act Brad Beauchamp
1908 W 39th Ave, Kenney Mailing Address:	wick, WA 99337
Status (owner/purchaser/developer/etc.):	wner/Developer
PROPERTY OWNER(S): (If more than one owner, attach additional s same as above Name:	heet which names and addresses.)
Mailing Address:	
Phone:	
ENGINEER/SURVEYOR INFORMATION:	
Name of Licensed Civil Engineer:John Fet	terolf, JF Engineering. PLLC
Mailing Address: 7500 W Clearwater Ave, 8	St. A, Kennewick, WA 99336
Phone: 509-551-8174	
Name Surveyor: AHBL	
Mailing Address: 5804 Road 90, Suite H, P	asco, WA 99301
Phone: 509-380-5882	
PROPERTY: Not assigned Address:	
Parcel Nos.: 230914-32001 and 30914-320	004
Zoning: R-1 and R-3	Size(Acres): 25 acres approx
Existing Utilities Available: Water, sewer, el	lectricity, phone,cable

Vacant	/Farming			
CURRENT USE OF PROPERTY:				
ADJACENT LAND USES: North: 1-82	South: R-1	East: County	West:	Euclid Ro
PROPOSED USE OF PROPERTY:				
Number of Lots: 123	Typical Lo	5,185 - 11, t Size:	•	
Price Range:	Protective	Covenants: No		
Public Areas (Open Space): 54.5% see na	arrative		<u> </u>	
Amount of Land for Public Dedication: $\frac{7.7}{}$	9 acres			
Utilities: City water/sewer, electricity, irriga	ition, cable		Ě	
Street Improvements: Local access street	s / Private roads		10	

The preliminary PUD district plan shall indicate or include the following: ATTACHED

- 1. Written documents (to be attached to application), including but not limited to:
 - a. A legal description,
 - b. Statement of present ownership,
 - c. Statement of intent, including any plans for selling or renting the property,
 - d. A timetable of development, including a phasing schedule if project will be developed in phases,
 - e. Provisions to assure maintenance of all common areas, and
 - f. Proposed restrictive covenants, if any.
- 2. Relationship of the property to the surrounding area including identification of land use and zoning of both the site and vicinal properties.
- 3. Names and dimensions of streets bounding, traversing or touching upon the site.
- Location and width of proposed streets and pedestrian ways, arrangement of common off-street parking and recreational vehicle storage areas.
- 5. Location, layout and conceptual landscape design of all common yards, open space and recreational areas.
- 6. Proposed method of street lighting and signing.
- 7. Existing and proposed utility systems, including irrigation plan.
- 8. Existing site conditions, showing contours at five-foot intervals and location of significant geographic features.

-2-

9. Approximate building locations, buildable areas and building heights;

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; an 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.

Brad Beauchamp	07-26-2021
Signature of Applicant(s)	Date
*Owner's authorization, by notarized signature, is r by an agent.	equired for any application submitted
1, But Beng	(Owner's Name(s)
do hereby authorized	(Applicant(s) Name(s)
to act on my behalf as my agent in regard to the at	pove application.
Owner(s) Signature: BUB	
Date Signed: 7. 29.21	

STATE OF WASHINGTON COUNTY OF BUTTON	
On this 14th day of 11 , 12 , by buttony 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 L GOODNIGHT NOTARY PUBLIC #21000604 STATE OF WASHINGTON COMMISSION EXPIRES AUGUST 4, 2024 White Commission expires My commission expires 6-4-24	
Date Received: 7/29/31 By: Receipt No.: 126277 Fee Amount: \$500.00 Additional Fees: SEPA \$500.00 126278	5
Fee Amount: \$500.00 Additional Fees: SEPA \$500.00 /26278	-
APPLICATION ACCOMPLETE AS COMPLETE/APPROVED:	

EUCLID MEADOWS PUD

This is a redesign and submittal based on feedback from City Staff, Planning and City Council. We have decided to move forward with a Planned Unit Development, PUD. This PUD consists of 123 Single Family lots with stick-built homes.

GRANDVIEW CODE 17.62.010 Purpose of PUD

The purpose of this chapter is to provide opportunities for innovation, creativity and flexibility in land development within the city. It is intended to encourage the use of new techniques and technology resulting in a more creative approach to development of land that will realize economies of scale and permit flexibility that provides for aesthetic diversification of site layout and spatial arrangements between geographic features, structures, circulation patterns, utilities and open space. Furthermore, it is the purpose of this chapter to:

A. Encourage development that enhances the quality of life while protecting the health, safety and welfare of residents;

Euclid Meadows proposed development will provide a residential development built to City of Grandview standards meeting all of these goals.

B. Encourage variety in housing opportunities;

Euclid Meadows proposes a variety of middle income housing choices providing home ownership opportunities to a more diverse income group. The goal of this development is to not only attract first time home owners but also those wishing to downsize. The PUD is a tool used to aid in providing variety.

C. Encourage the development of a viable economic base;

Home ownership creates a viable economic base for the City of Grandview and promotes long term stability in neighborhoods.

D. Encourage development of land uses that will be compatible with and complement existing or proposed adjacent land uses;

Euclid Meadows will develop lots that are compatible and complement the existing adjacent land uses. The proposed lot sizes allow more density which will allow a more affordable home cost. The goal of this development is to attract first time home buyers in need of a more affordable alternative, but also to provide a product to attract those wanting to downsize their home and yard maintenance requirements.

Therefore, our proposal supports the goals and objectives set forth in the municipal code for a PUD.

17.62.080 Design standards and requirements

F. Open Space Requirements. The PUD shall provide not less than 35 percent of the gross land area for common open space;

DEFINITIONS - GRANDVIEW CODE 17.12.345 "Open Spaces" means an unoccupied space to the sky on the same lot with a building.

The Topic of Open Space was addressed at our pre application meeting. Open Space was calculated by subtracting an average anticipated footprint from each lot area and dividing the remaining total area by the gross area of the development. Using the Grandview Code and definition this plat provides 55.4% open space, well in excess of the required 35%.

Euclid Meadows will provide 2 Parks in the Development as shown on the proposed layout. Once completed these parks will be deeded back to the City of Grandview. Continuous sidewalks will be placed on both sides of the right of way further enhancing the safety and walkability of the development. There will be a walking path between roadways C and D providing direct access throughout the entire PUD. All individual lots will have "open space" by providing a back yard area for each resident's individual pursuits in addition to the recreation opportunities provided in the two large park areas geared towards larger groups.

APPLICATION REQUIREMENTS

- 1. Written documents (to be attached to application), including but not limited to:
 - a. A legal description:

PLEASE SEE ATTACHED.

b. Statement of present ownership:

NORTH 44 HOMES LLC OWNS BOTH EXISTING PARCELS

c. Statement of intent, including any plans for selling or renting the property:

EUCLID MEADOWS SUBDIVISION WILL BE A SINGLE FAMILY HOME DEVELOPMENT WITH THE MAIN GOAL OF HOME OWNERSHIP FOR ALL THE UNITS. DEPENDING ON THE MARKET AT THE TIME OF HOME PLACEMENT THE DEVELOPMENT COULD HAVE A COMBINATION OF HOME SALES AND HOME RENTALS.

d. A timetable of development, including a phasing schedule if project will be developed in phases:

DEVELOPMENT WILL BEGIN UPON PUD AND PLAT APPROVAL.

e. Provisions to assure maintenance of all common areas:

MAINTENANCE OF ALL COMMON AREAS WILL BE BY NORTH 44 HOMES, LLC. PARKS WILL BE DEDICATED BACK TO THE CITY OF GRANDVIEW

f. Proposed restrictive covenants, if any.

NO RESTRICTIVE COVENANTS ARE PLANNED.

2. Relationship of the property to the surrounding area including identification of land use and zoning of both the site and vicinal properties.

SEE ATTACHED ZONING MAP

3. Names and dimensions of streets bounding, traversing or touching upon the site.

SEE ATTACHED PUD/PLAT DRAWING

4. Location and width of proposed streets and pedestrian ways, arrangement of common off-street parking and recreational vehicle storage areas.

SEE ATTACHED PUD/PLAT DRAWING

5. Location, layout and conceptual landscape design of all common yards, open space and recreational areas.

COMMON PARK AREAS WILL BE LANDSCAPED WITH GRASS AND TREES EXCEPT WHERE HARD SCAPE RECREATIONAL COURTS ARE PROVIDED.

6. Proposed method of street lighting and signing.

THE PROJECT WILL BE BUILT ACCORDING TO CITY OF GRANDVIEW STANDARDS.

7. Existing and proposed utility systems, including irrigation plan.

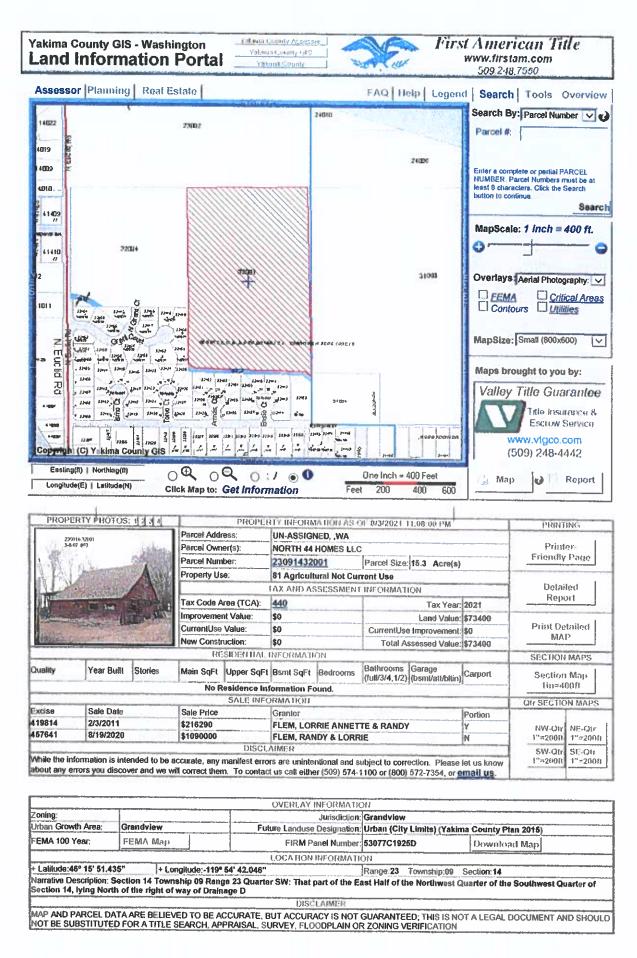
SEE ATTACHED UTILITY LAYOUT. WILL BE CONNECTED TO CITY OF GRANDVIEW WATER AND SEWER. IRRIGATION IS PROVIDED BY SUNNYSIDE VALLEY IRRIGATION DISTRICT AND WILL BE BUILT TO THEIR SPECIFICATIONS.

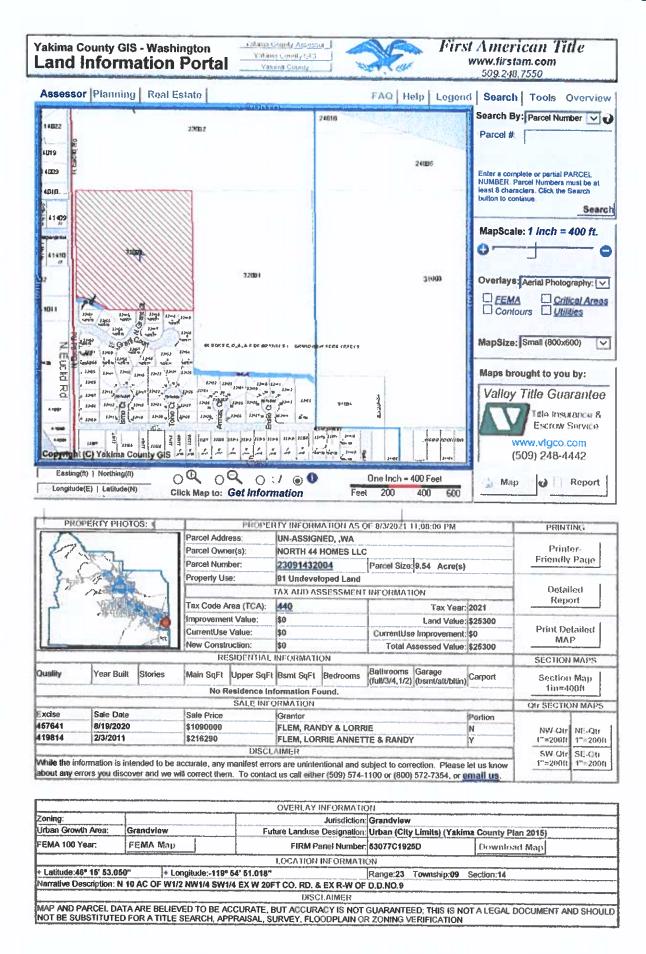
8. Existing site conditions, showing contours at five-foot intervals and location of significant geographic features.

SEE ATTACHED TOPOGRAPHIC SURVEY

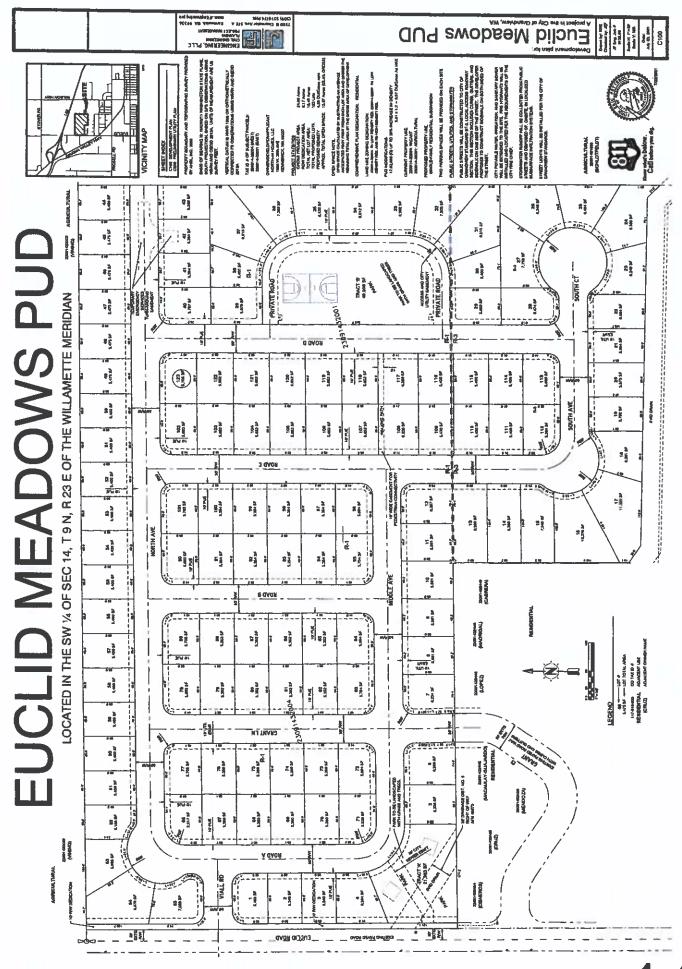
9. Approximate building locations, buildable areas and building heights;

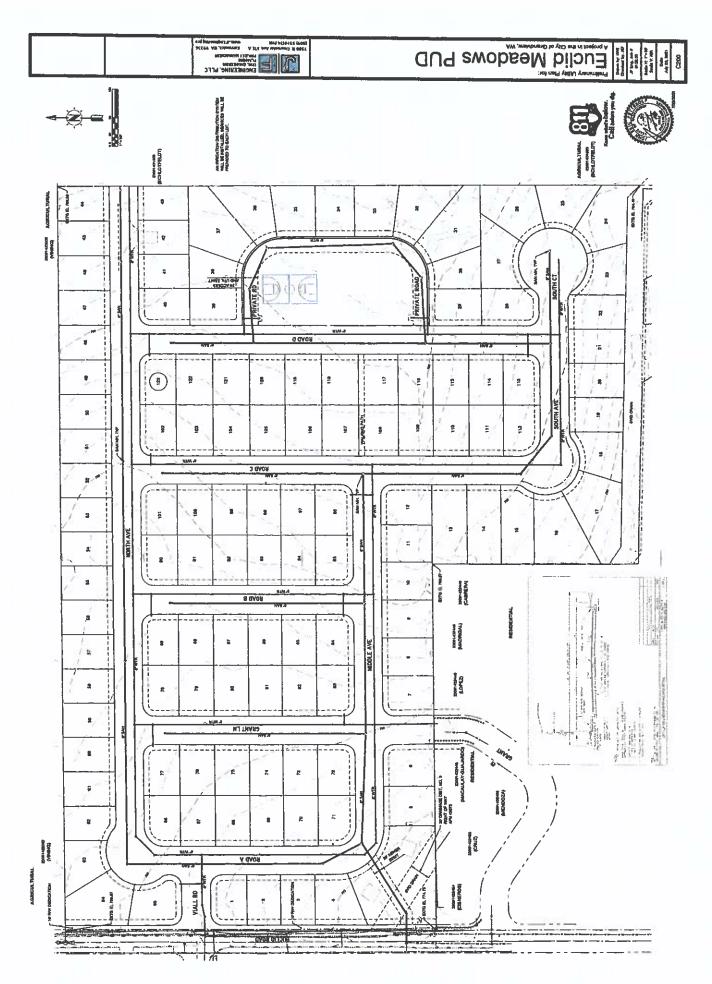
SEE ATTACHED TYPICAL SITE LAYOUTS

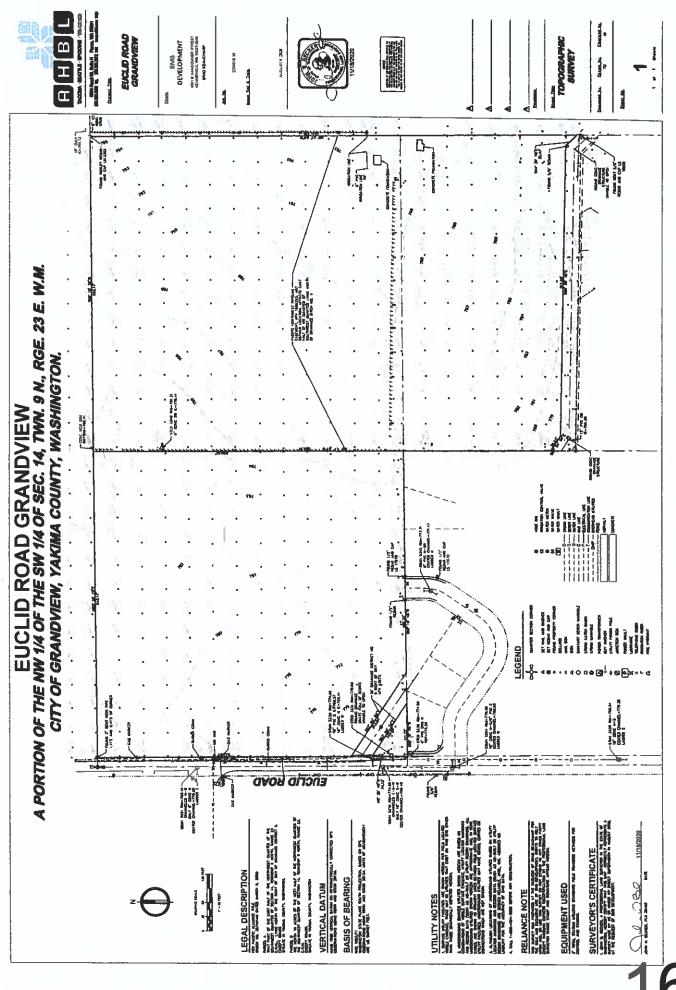


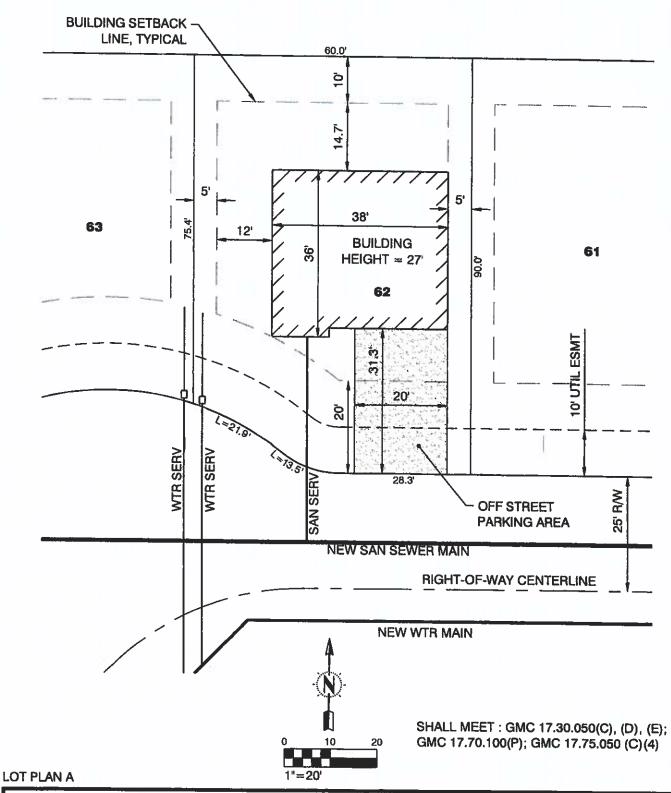


City of Grandview, WA Zoning 2015 Project Parcels Hanks Puterbaugh Deangel Cornell STREET, Klack Zoning 2015 AG - Agricultural Hickory C-1 - Neighborhood Business Apricat C-2 - General Business M-1 - Light Industrial M-2 - Heavy Industrial MR - Manufactured Home Park PF - Public Facility PUD - Planned Unit Development R-1 - Low Density Residential R-2 - Medium Density Residential R-3 - High Density Residential Yakima Valley Conference of Governments 311 North 4th Street, Suite 204 Yakima, Washington 98901 Phone: (509) 574-1550 June 2015







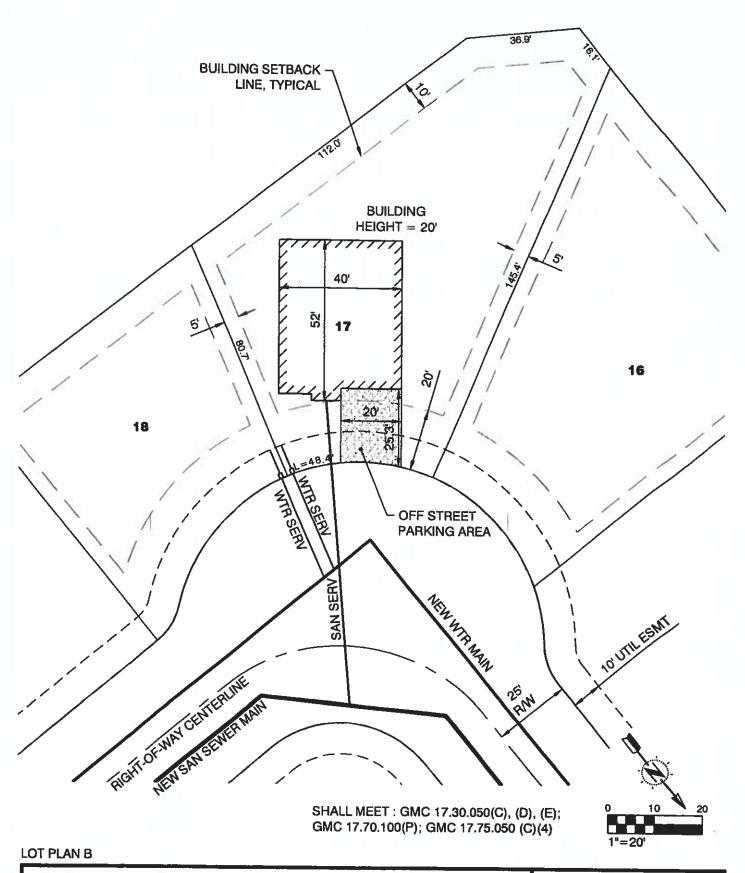


Typical Lot Plan for: Euclid Meadows PUD

A project in the City of Grandview, WA



John@JFEngineering.pro



Typical Lot Plan for: Euclid Meadows PUD

A project in the City of Grandview, WA



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: Euclid	Meadows Subdivision and Planned Unit Development
	h 44 Homes, LLC, Brad Beauchamp
	08 W 39th Ave, Kennewick, WA 99337
Status (owner/purcha	ser/developer/etc.):
PROPERTY OWNER (If more than one own	R(S): ner, attach additional sheet which names and addresses.)
Name:	/e
Mailing Address:	
Phone: 509-308-655	6
ENGINEER/SURVEY	'OR INFORMATION:
Name of Licensed Ci	vil Engineer:
Mailing Address: 750	00 W Clearwater Ave, Suite A, Kennewick, WA 99337
	4
Name Surveyor: AHE	
Mailing Address:	4 Road 90, Suite H, Pasco, WA 99301
	2
PROPERTY:	
Address: No known a	address-230914-32001 and 30914-32004
Existing Utilities Avail	Water, sewer, electricity, phone, cable

PROPOSED USE OF PROPERTY:

Number of Lots: 123	Typical Lot Size:		
Price Range:	Protective Co	ovenants: No	
Public Areas:			
Amount of Land for Public Dedication: $\frac{7}{2}$			
Utilities: City water/sewer, electricity, irri			
Street Improvements: Local access stre	ets / Private roads		
CONDOMINIUM DEVELOPMENT	Yes	■ No	

E 40E 44 000 -6

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.

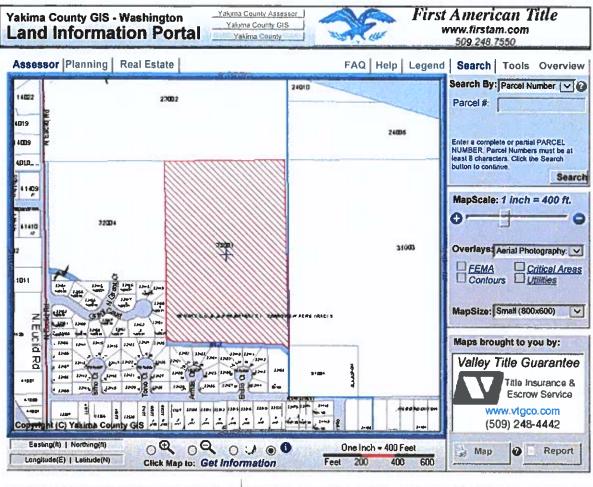
DEVELOPMENT RIGHTS

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; an if the application is approved.

APPLICANT CERTIFICATE OF TRUTH

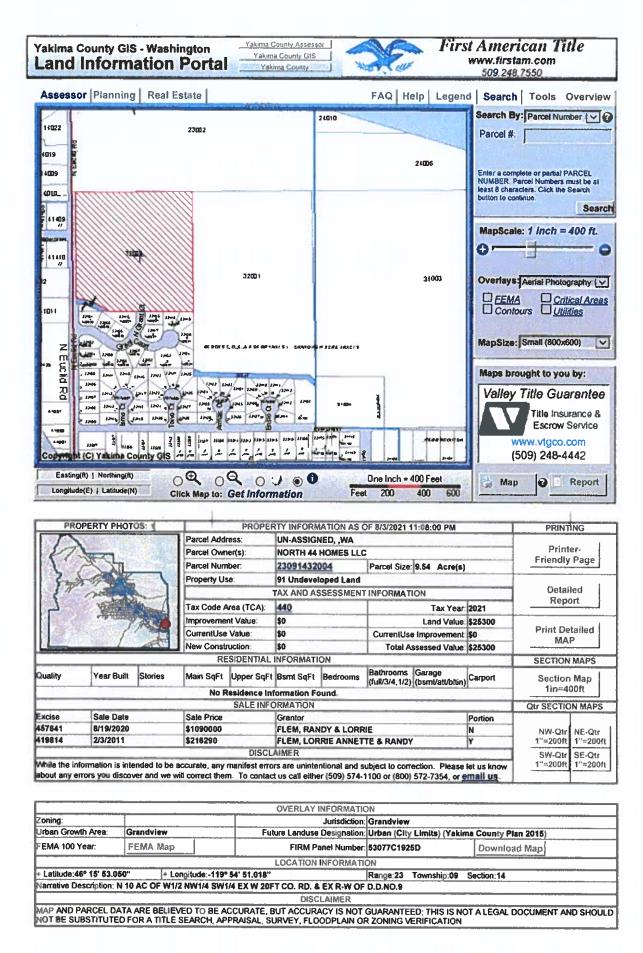
The applicant/property owner hereby certifies that all of the above statements and the statements in any exhibits and maps transmitted herewith are true under penalty of perjury by the laws of the State of Washington; and the applicants acknowledge that any binding site plan granted based on this application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

PRESENCE AT PUBLIC HEARINGS The applicant/property owner hereby acknowled public hearings concerning this application is re-	
Brad Brauchamp	7/23/21
Signature of Applicant(s)	Date
*Owner's authorization, by notarized signature, by an agent.	s required for any application submitted
I,(Owner's Name(s)	
do hereby authorized(Applicant(s) I	Name(s)
to act on my behalf as my agent in regard to the	above application.
Owner(s) Signature:	
Date Signed:	
STATE OF WASHINGTON COUNTY OF YAKIMA	
On thisday of personally appeared before me, who is personal on the basis of satisfactory evidence, or whose is a credible witness, to be he/she acknowledged that he/she executed it.	lly known to me, whose identity I proved dentity I proved on the oath/affirmation of the signer of the above instrument, and
	Notary Public
	Residing at My commission expires
Date Received: 7/29/2/ By:	Receipt No.: <u>/2/27</u> 7 /5
Fee Amount: \$	nal Fees: \$ / 2ん2つ8
APPLICATION ACCEPTED AS COMPLETE/AF	

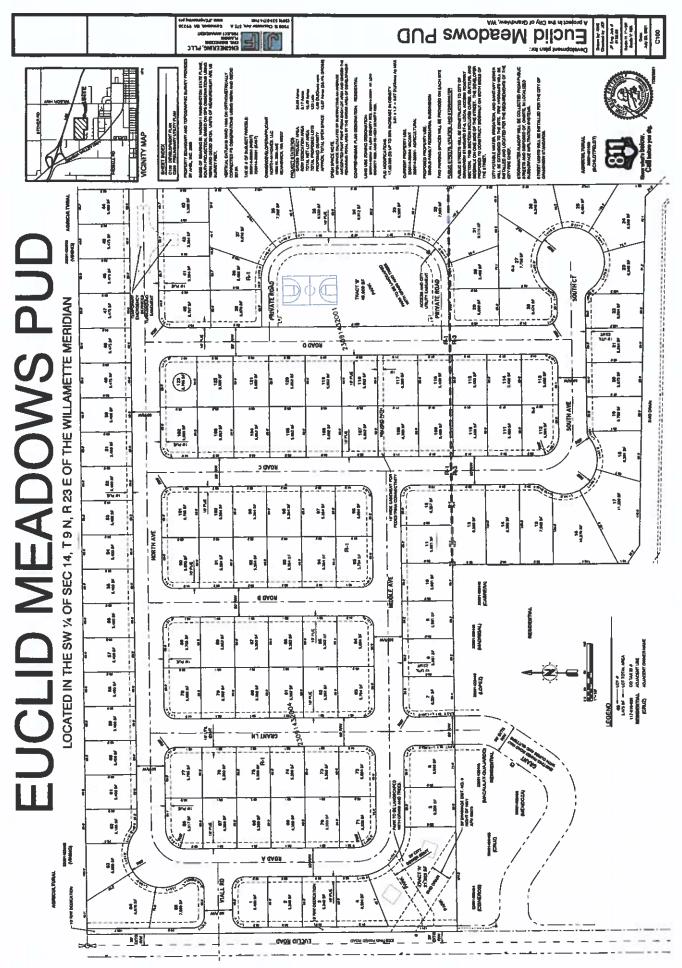


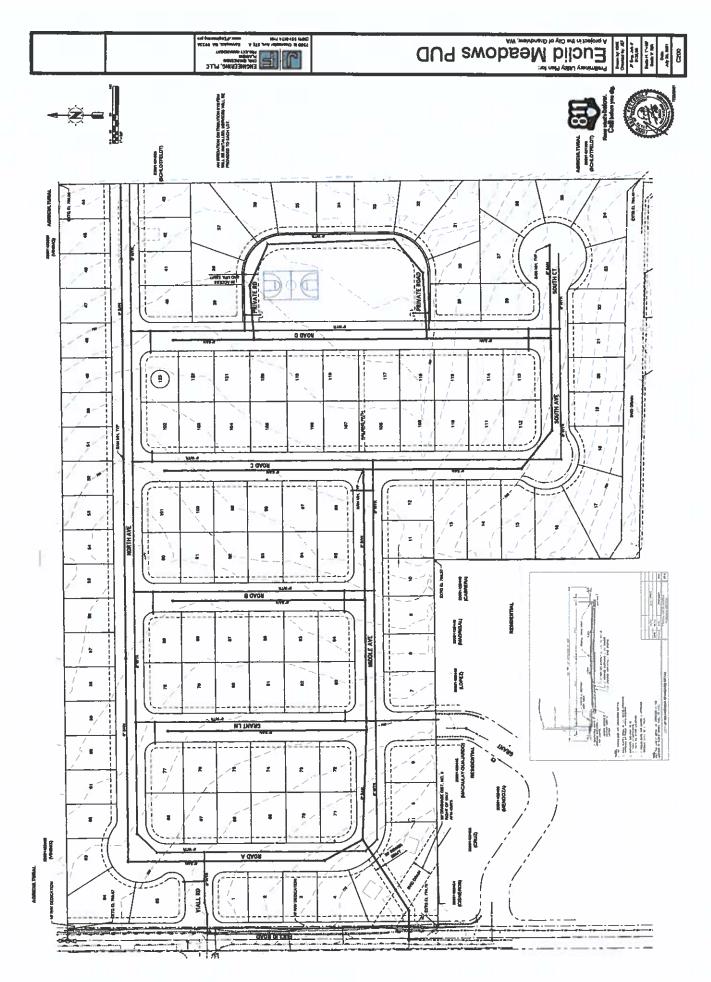
PROPE	ERTY PHOTOS	1434		PROPER	TY INFORM	MATION AS	OF 8/3/2021 11:08:00 PM		PRINT	ING
230914-32001 Parcel A			Parcel Add	Parcel Address: UN-ASSIGNED, ,WA						
	-07 #93	. FOREST	Parcel Own	Parcel Owner(s):		NORTH 44 HOMES LLC				er-
L SECTION AS AN AND AND AND AND AND AND AND AND AND			23091432001 Parcel Size: 15.3 Acre(s)			Friendly Page				
Property Use 81 Agricultural Not Current Use										
THE ST	Land L				TAX AND A	SSESSMEN	FINFORMATION		Detai	
P.C.		- tr- (1)	Tax Code A	rea (TCA):	440		Tax Year	2021	Repo	pπ
		100	Improveme	nt Value:	\$0		Land Value	\$73400		- 1
AND DESCRIPTION OF THE PARTY OF		CurrentUse Value		\$0		CurreniUse Improvement	\$0	Print De MA		
		New Const	New Construction:			Total Assessed Value	\$73400	MAP		
			RE	SIDENTIAL	NFORMATI	ON			SECTION MAPS	
luality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms Garage (full/3/4,1/2) (bsmt/att/bltin	Carport	Section	
in a del			No R	lesidence Int	ormation F	ound.		-	1in=4	00ft
	179.19			SALE INFO	RMATION				Qtr SECTIO	N MAPS
xcise	Sale Date	2007	Sale Price	Late of	Grantor			Portion		
19814	2/3/2011	A COLUMN	\$216290	Ø	FLEM, LORRIE ANNET FLEM, RANDY & LORR		TE & RANDY	Y	NW-Qtr	NE-Qtr
57641	8/19/2020		\$1090000				8E	N	1"=200ft	1"=200R
DISCLAIMER							SW-Qtr	SE-Otr		
while the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know						1"=200ft				

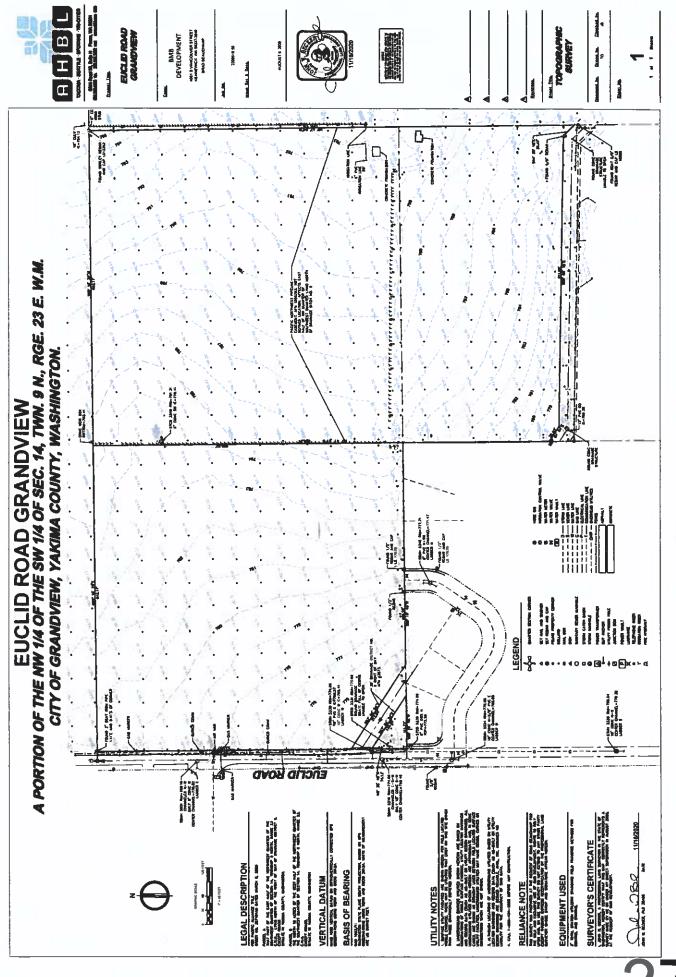
		OVERLAY INFORMATION	NC	
Zoning:		Jurisdiction:	Grandview	
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban (City Li	imits) (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D	Download Map
		LOCATION INFORMATION	ON	
+ Latitude:46° 15' 51.4	35" + Longitude:-11	9° 54' 42.046"	Range:23 To	wnship:09 Section:14
Narrative Description: Section 14, lying Nor	Section 14 Township 09 Ra th of the right of way of Dra	nge 23 Quarter SW: That part of the Edinage D	ast Half of the	Northwest Quarter of the Southwest Quarter of
•		DISCLAIMER		
MAP AND PARCEL D NOT BE SUBSTITUTE	ATA ARE BELIEVED TO BE ED FOR A TITLE SEARCH, A	ACCURATE, BUT ACCURACY IS NOT	GUARANTEED R ZONING VER	; THIS IS NOT A LEGAL DOCUMENT AND SHOULI

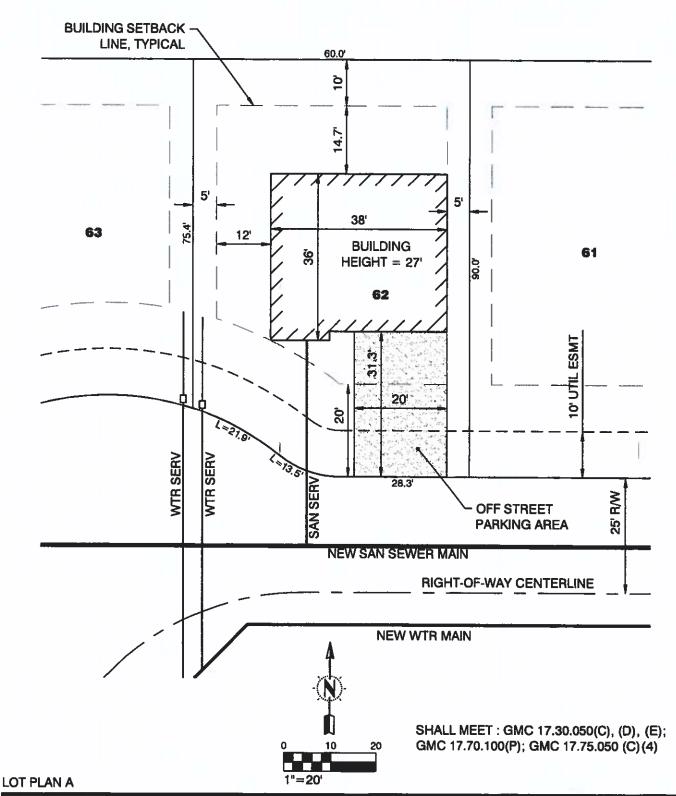


City of Grandview, WA Zoning 2015 **Project Parcels** R-1 Harrison Bonnisylew Cornell Zoning 2015 AG - Agricultural C-1 - Neighborhood Business Hickory Apricot C-2 - General Business M-1 - Light Industrial M-2 - Heavy Industrial MR - Manufactured Home Park PF - Public Facility PUD - Planned Unit Development R-1 - Low Density Residential R-2 - Medium Density Residential R-3 - High Density Residential Yakima Valley Conference of Governments 311 North 4th Street, Suite 204 Yakima, Washington 98901 Phone: (509) 574-1550 June 2015





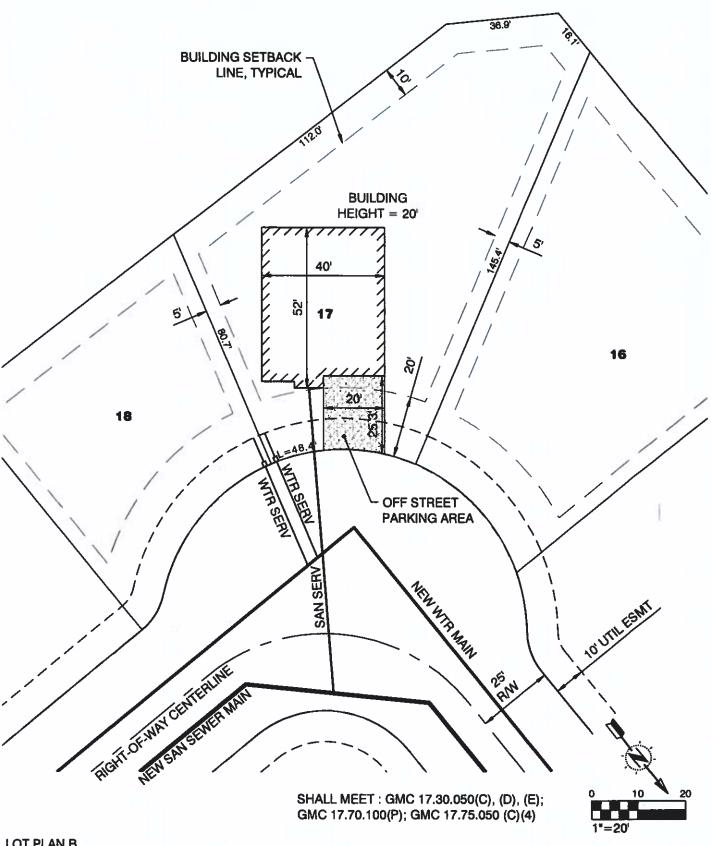




Typical Lot Plan for:
Euclid Meadows PUD

A project in the City of Grandview, WA





LOT PLAN B

Typical Lot Plan for: Euclid Meadows PUD

A project in the City of Grandview, WA



Anita Palacios

From:

NoReply@ecy.wa.gov

Sent:

Wednesday, August 11, 2021 8:17 AM

To:

Anita Palacios

Subject:

SEPA record published

CAUTION: External Email

The SEPA admin reviewed and published <u>SEPA record number 202104366</u>, "<u>Euclid Meadows</u>". It will now be available to the public.

From: Amber Johnson

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

Skip navigation



SEPA Record Submittal

Q My agency records

Add a SEPA record
Help



My account

SEPA record details

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

Agency information

Agency name:

Grandview City of

Lead agency file number:

Contact name:

Anita Palacios

Phone:

(509) 882-9200

Email:

anitap@grandview.wa.us

Project location information

County:

YAKIMA

Region:

Central

Address:

North Euclid

Grandview WA 98930

Parcel number:

230914-32001, 230914-32004

Coordinates (Lat, Long):

Section/Township/Range:

230914

Other identifying location information:

Project documentation

Proposal type:

Project

Related SEPA numbers:

Applicant name:

North 44 Homes LLC

Applicant contact information:

1908 W. 39th Avenue

Kennewick, WA 99337

PH: (509) 308-6556

Document type:

ODNS/NOA

Document sub type:

DNS

Proposal name:

Euclid Meadows

Proposal description:

Important dates

Issued date:

8/11/2021

Comments due to lead agency:

9/7/2021

Published date:

Attached files

File name

EUCLID MEADOWS PUD & PRE-PLAT NO DEVELOPMENT APPLICATION & SEPA CH

Files

Planned unit development and preliminary plat approval for a residential subdivision consisting of 123 lots

Project website:

www.grandview.wa.us

SEPA record creator:

SEPA record submitter:

Anita Palacios

Ecology home Ecology's SEPA website SEPA Register public search

Version: 1.0.0.0 Contact admin Privacy notice

Accessibility Copyright © Washington State Department of Ecology

North 44 Homes LLC PUD/Preliminary Plat Applications

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals: [help]

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

A. Background [help]

- 1. Name of proposed project, if applicable: [help]
 Euclid Meadows
- 2. Name of applicant: [help]
 - North 44 Homes LLC
- Address and phone number of applicant and contact person: [help]
 4001 S Vancouver St, Kennewick, WA 99337 509-308-6556 Contact Brad Beauchamp
- 4. Date checklist prepared: [help]

7/12/21

- Agency requesting checklist: [help] City of Grandview
- 6. Proposed timing or schedule (including phasing, if applicable): [help]
 Project to be started upon approval of required applications
- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]

No future additions planned

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

None known

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

 None known
- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

Project consists of approximately 25 acres to be divided into 123 single family home lots.

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

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

B. ENVIRONMENTAL ELEMENTS [help]

1.	E	arti	1 [<u>]</u>	nel	D

a. General description of the site: [help]

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

- b. What is the steepest slope on the site (approximate percent slope)? [help]
- 2 4%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

Sandy Silt Loam

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

None known

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of
 any filling, excavation, and grading proposed. Indicate source of fill. [help]
 The entire site will be graded. Quantities have not been determined, expect to balance onsite with no net import or export.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

 [help] Erosion could occur during clearing and construction
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]

Approx 35 to 45%, including roofs, driveways, sidewalks, and roadway pavement.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help] Standard erosion control methods will be used during construction.

2. Air [help]

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

Dust during construction for the short term. No long term emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]
 None
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help] A dust control plan will be submitted to Yakima Regional Clean Air District.
- 3. Water [help]
- a. Surface Water:
 - Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]

None known

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

No

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

None

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

No

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

No

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

None

b. Ground Water:

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

No

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

None

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

Storm water runoff will be collected on site.

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

No

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

No

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

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

4. Plants [help]
a. Check the types of vegetation found on the site: [help]
deciduous tree: alder, maple, aspen, otherevergreen tree: fir, cedar, pine, othershrubs x grasspasturecrop or grainOrchards, vineyards or other permanent cropswet soil plants: cattail, buttercup, bullrush, skunk cabbage, otherwater plants: water lily, eelgrass, milfoil, otherother types of vegetation
b. What kind and amount of vegetation will be removed or altered? [help]
All existing vegetation will be removed during development.
c. List threatened and endangered species known to be on or near the site. [help] None known
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]
Landscaping will be placed in compliance with GMC 17.75.050
e. List all noxious weeds and invasive species known to be on or near the site. [help] None known
5. Animals [help]
a. <u>List</u> any birds and <u>other</u> animals which have been observed on or near the site or are known to be on or near the site. [help]
song birds Examples include:
birds: hawk, heron, eagle, songbirds, other: mammals: deer, bear, elk, beaver, other: fish: bass, salmon, trout, herring, shellfish, other
b. List any threatened and endangered species known to be on or near the site. [help] None known
c. Is the site part of a migration route? If so, explain. [help]
The entire Columbia Basin is part of a migration route.
d. Proposed measures to preserve or enhance wildlife, if any: [help] Not required

e. List any invasive animal species known to be on or near the site. [help] None known

6. Energy and Natural Resources [help]

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

Project will be using electricity for residential heating and lighting

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

No affect to adjacent properties.

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

 Compliance with State of Washington energy codes.

7. Environmental Health [help]

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

None

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

None known

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

None known

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

None

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

None

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

b. Noise [help]

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

Typical traffic noise from residential streets and I-82 exist

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

Construction noise during development

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

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

- 8. Land and Shoreline Use [help]
- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

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

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

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

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

No

c. Describe any structures on the site. [help]

None

- d. Will any structures be demolished? If so, what? [help]
- e. What is the current zoning classification of the site? [help] R-1 and R-3
- f. What is the current comprehensive plan designation of the site? [help] Residential
- g. If applicable, what is the current shoreline master program designation of the site? [help] Not applicable
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

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

i. Approximately how many people would reside or work in the completed project? [help]
 The project proposes approximately 123 single family home sites.

- j. Approximately how many people would the completed project displace? [help] None
- k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
 None required
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

City of Grandview PUD, Pre-Plat and Final Plat approval process.

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

None

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

Approximately 123 middle income housing units.

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

None eliminated.

- c. Proposed measures to reduce or control housing impacts, if any: [help] None proposed
- 10. Aesthetics [help]
- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]

Project will comply with GMC 17.30 standards.

- b. What views in the immediate vicinity would be altered or obstructed? [help] None
- b. Proposed measures to reduce or control aesthetic impacts, if any: [help] Compliance with GMC 17.30.
- 11. Light and Glare [help]
- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]

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

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help] No

- c. What existing off-site sources of light or glare may affect your proposal? [help] None
- d. Proposed measures to reduce or control light and glare impacts, if any: [help] Compliance with City of Grandview Chapter 12.16 Outdoor Lighting

12. Recreation [help]

- a. What designated and informal recreational opportunities are in the immediate vicinity? [help] Vista Grande Park is to the south east of the project.
- b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]

No impacts. Project will include open space areas.

13. Historic and cultural preservation [help]

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

None

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

None known

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

None

 d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]
 Work will be stopped and proper agencies notified.

14. Transportation [help]

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

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

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]
 Site is not served. People for People has free service available linking cities Rt 200 and 201.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]
 No parking spaces eliminated. Off street parking will be provided at two per 123 dwelling units.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe(indicate whether public or private). [help]

New city streets will be constructed according to the City of Grandview Standard Specification for local access roadways. Private roadway will be constructed at a width of 26 ft as an access and utility easement.

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

No

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

Approx 1230 Vehicle Trip ends, approx 10% will occur during pm hours of 4pm - 6pm

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help]]
- No
- h. Proposed measures to reduce or control transportation impacts, if any: [help]
 None required
- 15. Public Services [help]
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]
 Project is within the City of Grandview city limits and Comprehensive Plan growth projections.
- b. Proposed measures to reduce or control direct impacts on public services, if any. [help] None
- 16. Utilities [help]
- a. Circle utilities currently available at the site: [help]
 electricity natural gas, water refuse service, telephone, sanitary sewer septic system, other
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might

be needed. [help]

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

C. Signature [help]

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

Signature:

Brad Brauchamp

Name of signee Brad Beauchamp

Position and Agency/Organization North 44 Homes LLC Date 07/12/21

D. supplemental sheet for nonproject actions [help]

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

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

Not likely

Proposed measures to avoid or reduce such increases are:

None required

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

Not likely

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

None

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

Not likely

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

None

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

Not likely

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

Not required

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

No affect

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

None required

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

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

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

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

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

No conflict

LEGAL DESCRIPTIONS

Parcel # 230914-32001 15.3 acres

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

Parcel # 230914-32004 9.54 acres

Section 14 Township 09 Range 23 Quarter SW: **Abbreviated legal description-** N 10 AC OF W1/2 NW1/4 SW1/4 EX W 20FT CO. RD. & EX R-W OF D.D.NO.9

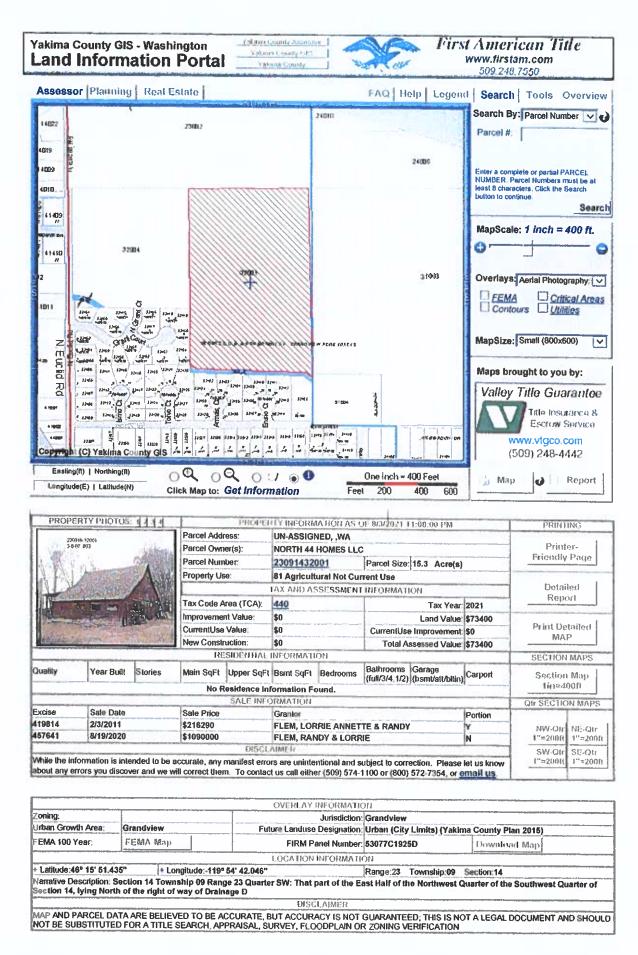
That part of the N 10 acres of the West Half of the Northwest Quarter of the Southwest Quarter of Section 14 except W 20 FT CO. RD. & except R-W of D.D. NO. 9

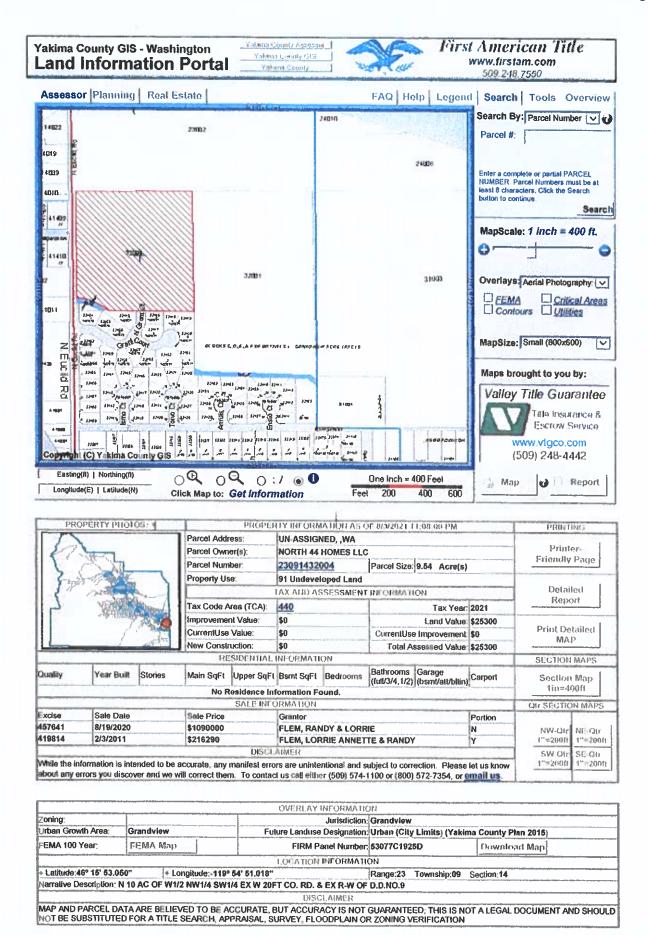
City of Grandview

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.

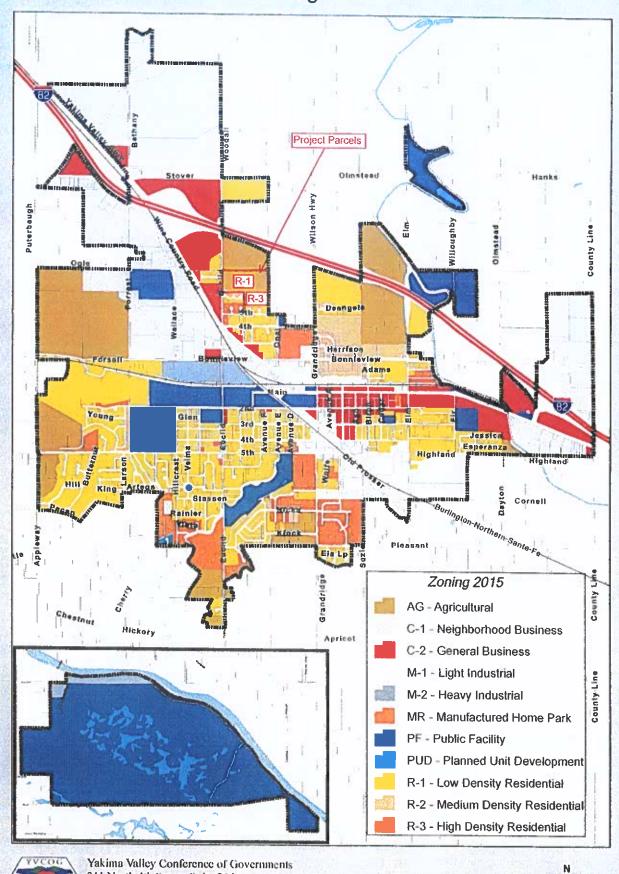
Development Traffic Impact Data Checklist

	pment Name: pment Address:	Euclid Meadows Not assigned Tax ID 2309	14-32004		
Developer Name: Developer Address:		North 44 Hornes LLC 1908 W 39th Ave, Kennewick,	WA 99337		
1.	Type of development: IX Single Family R Duplex Resider Multi-Family Re Commerciat Industrial Other Number of Units:	tial			
2.	Multi-family Other	10 trips per day ark 5 trips per day 8 trips per day armunity 4 trips per day 6 trips per day			
3.	Total vehicle trips per de	,	1230		
4.	369 861	ng public streets from pro daily trips to Euclid daily trips to Viall daily trips to			
5.	Peak hour trips to public streets from development:				
	37 86	Peak hour trips to Peak hour trips to Peak hour trips to	Euclid Viall		
6.	Existing traffic count (Al	OT) for public streets acco	essed by proposed devel	opment:	
7.	Two lane st	reet, LOS C 8,000 ADT lus left turn lane, LOS C. LOS C 20,000 ADT		d by development	
	Concurrency Test: Avai	lable capacity (subtract # number of trips (#3) Remaining capacity	6 from #7) Projecte	ed	
	(If -0- or negative	, adverse impact; if 1 or mor	re, no adverse impact)		
8.	Three-year accident history of existing public streets accessed by development: (In vicinity of development) None See Attached				
9.	None at this tim		this development:		
Comple	Brad Beau eted By	champ	7-23-21 Date		





City of Grandview, WA Zoning 2015

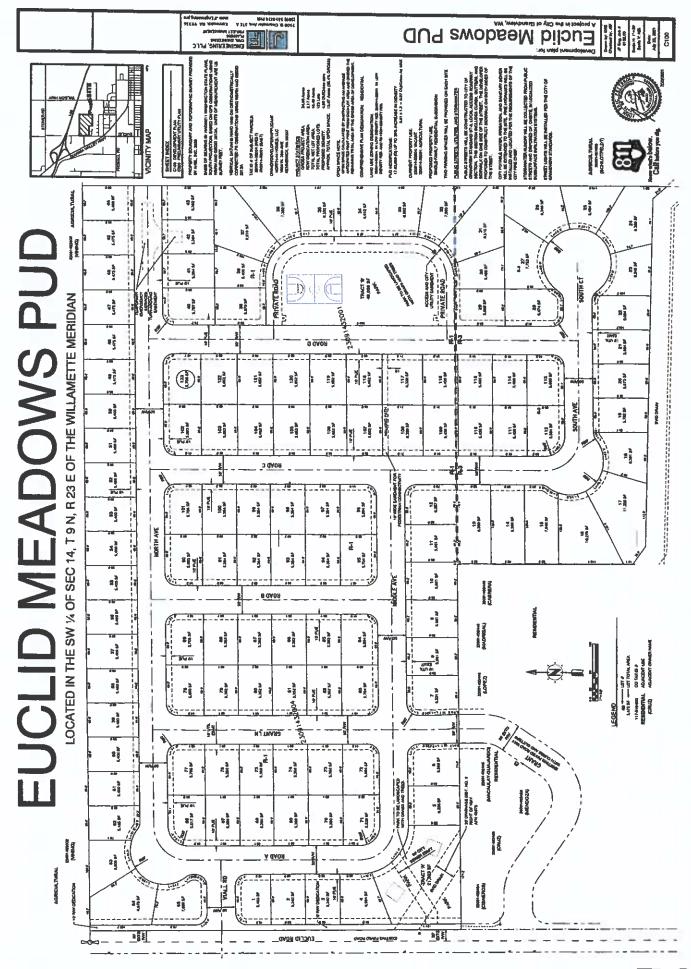


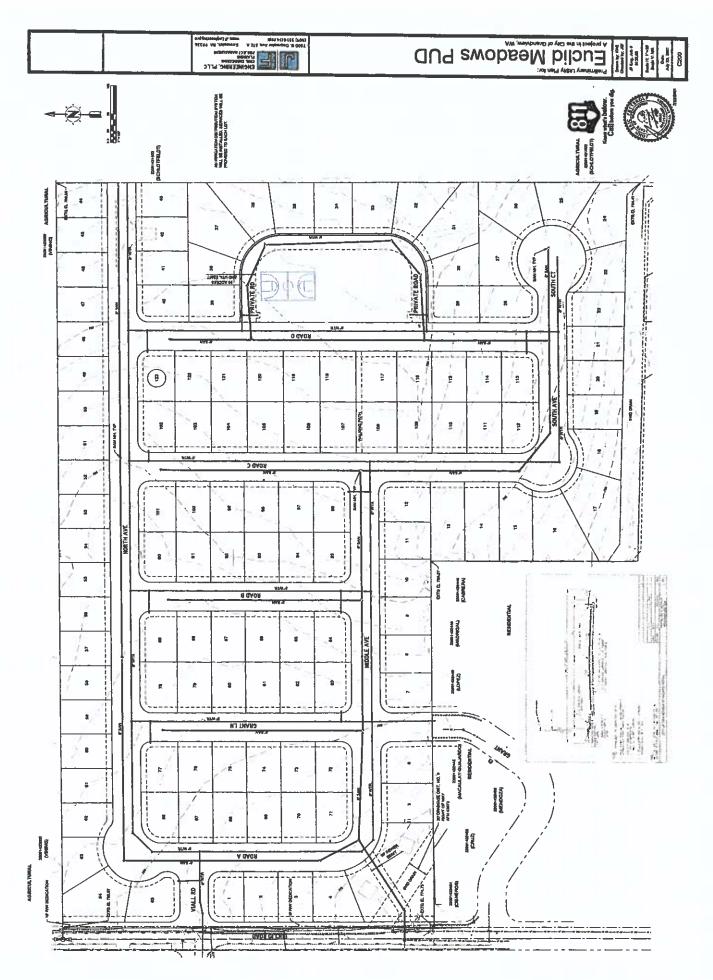


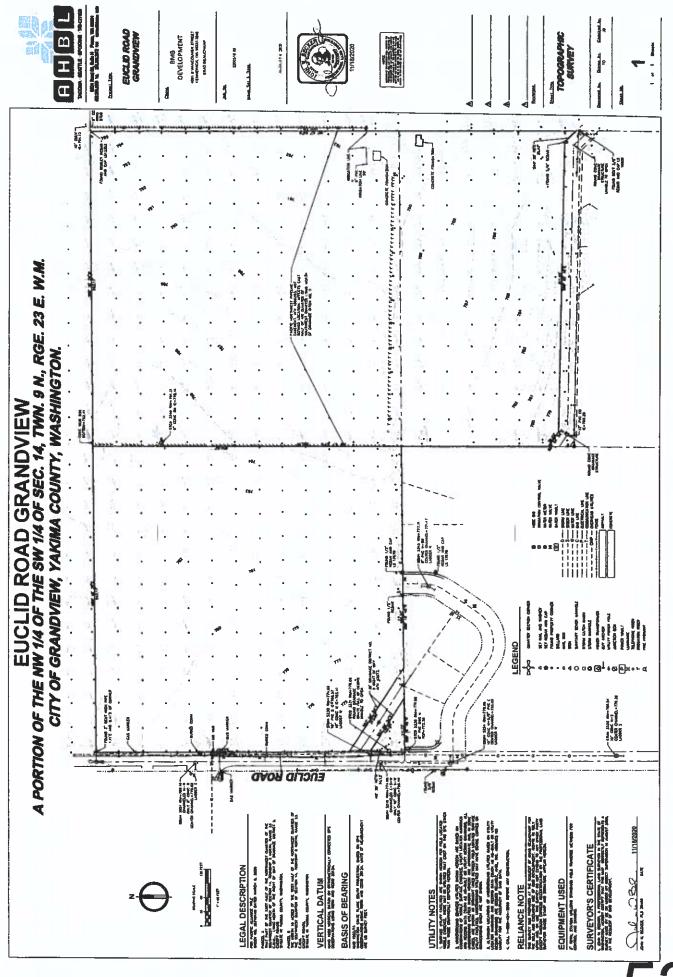
Yakima Valley Conference of Government 311 North 4th Street, Suite 204 Yakima, Washington 98901 Phone: (509) 574-1550 June 2015

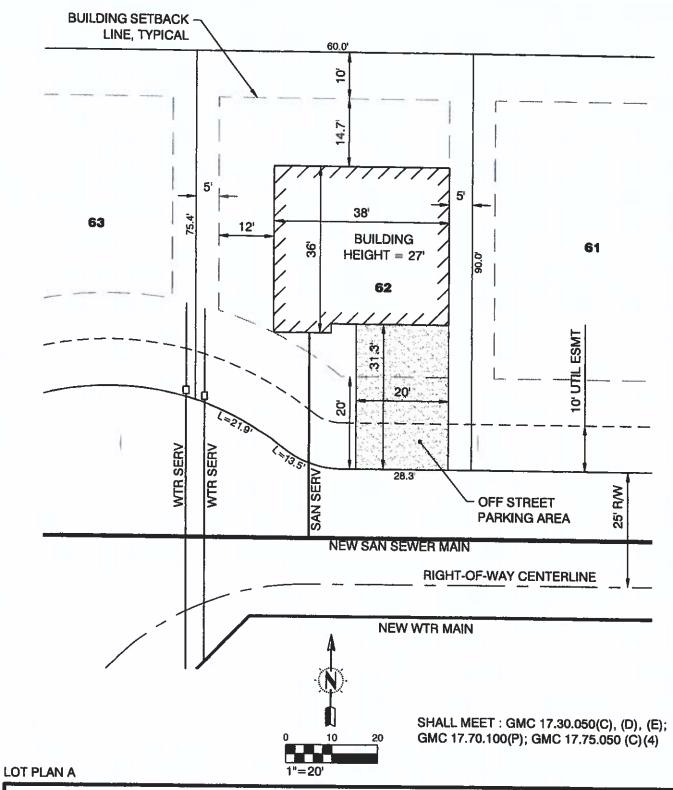


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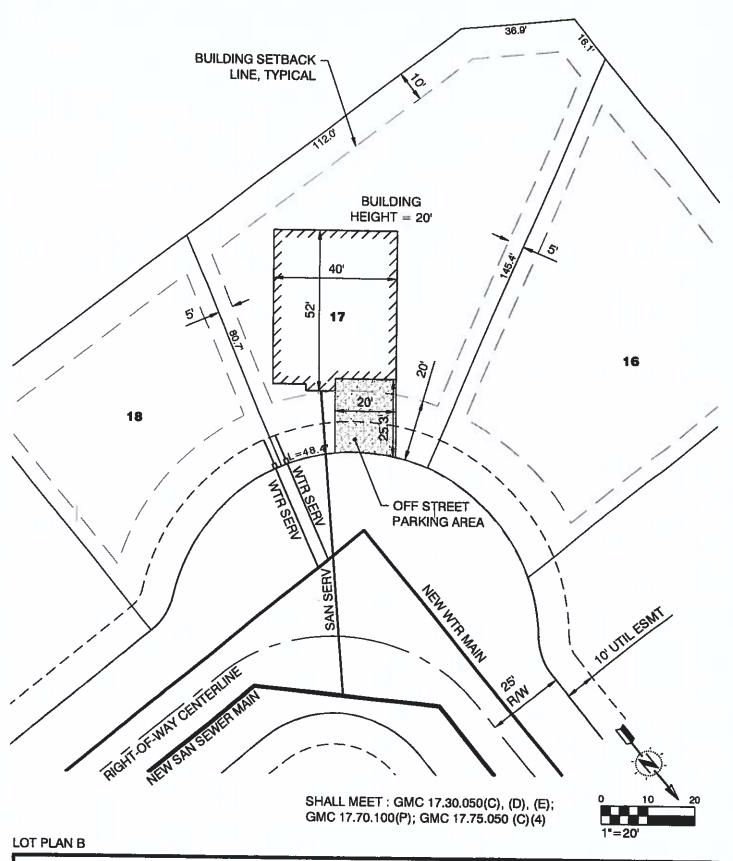






Typical Lot Plan for:
Euclid Meadows PUD A project in the City of Grandview, WA





Typical Lot Plan for: Euclid Meadows PUD

A project in the City of Grandview, WA



Anita Palacios

From:

Anita Palacios

Sent:

Thursday, August 26, 2021 11:40 AM

To:

brad beauchamp; Michelle Dellinger

Cc:

Cus Arteaga; Jeff Watson; Lynn Deitrick; John@jfengineering.pro

Subject:

Euclid Meadows PUD & Pre-Plat - Request for Additional Information

Attachments:

amended administrative interpretation GMC 17.62.080.pdf

Brad & Michelle,

Per the PUD & Pre-Plat applications for Euclid Meadows, the City is requesting the following additional information:

- Common Open Space The City Attorney has provided an administrative interpretation of "common open space, copy attached. The City requests that based on that interpretation, you provide a calculation of "common open space" within your development.
- Density The City requests that you provide a calculation on density.

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

TO:

Cus Arteaga, City Administrator

FROM:

Quinn N. Plant, City Attorney

SUBJECT:

Administrative Interpretation (Amended) of Development Regulation

(GMC 17.62.080(F))

DATE:

August 23, 2021

I. Introduction and Authority

The City contracts with Yakima Valley Conference of Governments ("YVCOG") for land use planning services. Pursuant to GMC 14.03.020, YVCOG has requested an administrative interpretation of certain development regulations codified in GMC Title 17, and specifically GMC 17.12.345 and GMC 17.62.080. After an initial administrative interpretation was issued on August 18, 2021, the City Administrator asked for additional clarification about how the term "common open space" should be interpreted and applied. This amended administrative interpretation addresses this issue.

GMC 14.03.020 authorizes the City administrator or a designee to "interpret the meaning or application" of GMC Titles 14-17. Here, the City administrator has designated the City attorney to issue this administrative interpretation.

II. Administrative Interpretation

The request for an administrative interpretation concerns language in GMC 17.12.345 and GMC 17.62.080.

A. Whether "open spaces" and "common open space" are the same thing.

The City's general zoning regulations are codified in GMC Title 17. Definitions applicable to Title 17 are codified in Ch. 17.12. Pertinent here is the definition of "open spaces" codified at GMC 17.12.345. Under this ordinance, the term "open spaces" as used in Title 17 means "an unoccupied space open to the sky on the same lot with a building."

The City's planned unit development regulations are codified at Ch. 17.62. Among these regulations, a planned unit development "shall provide not less than 35 percent of the gross land area for common open space." GMC 17.62.080(F).

An administrative interpretation is sought as to whether "common open space" as that phrase is used at GMC 17.62.080(F) is the same thing, or is something different than, "open spaces" as defined at GMC 17.12.345.

When reviewing this ordinance, we use rules of statutory construction, the primary objective of which is to implement the intent of the City Council. We start with the ordinance's plain meaning if it can be determined from the text. When determining the plain meaning, we consider the ordinary meaning of the words, the basic rules of grammar, and the statutory context. Finally, we should give effect to every word, clause and sentence of an ordinance, with no portion rendered meaningless or superfluous.

In codifying GMC 17.62.080(F), the City Council modified by phrase "open space" with the adjective "common." We must conclude that the City Council took this action because it intended the phrase "common open space" to mean something other than "open space" as defined in GMC 17.12.345. To find otherwise would render the term "common" superfluous, which is contrary to the plain language of the ordinance.

This conclusion is consistent with the statutory context and common sense. As noted in the request from YVCOG (attached), Ch. 17.62 contains municipal regulations governing planned unit developments. It is a common feature of such regulations to require open space be made available for common use of residents of a planned use development. This is something distinct from the concept of "open space" as defined at GMC 17.12.345, which concerns open space in the context of development regulations as applied to discrete property and deals more broadly with lot coverage. In fact, this distinction is contained in the definition of "open spaces," which encompasses "unoccupied space open to the sky on the same lot with a building." GMC 17.12.345 (emphasis added). A planned unit development will generally encompass multiple lots. It makes sense that the City Council would require the designation of open spaces "common" to multiple lot owners within a planned unit development. For this reason, the phrase "common open space," as used in Ch. 17.62 means something distinct from, and different than, "open spaces" as defined at GMC 17.12.345.

B. How the phrase "common open space" in Ch. 17.62 should be interpreted.

YVCOG proposes that the phrase "common open space" be accorded the definition set forth in a land use planning publication produced by the Institute of Local Government, a nonprofit research affiliate of the League of California Cities and the California State Association of Counties. Under this definition, the phrase "common open space" should be read to include "Land within or related to a development, not individually owned or dedicated for public use that is designed and intended for the common use of the residents of the development." This definition would encompass common areas such as parks as well as common roadways and sidewalks. It would not encompass private yards, private driveways, and other features not available to all residents of the development.

The definition proposed by YVCOG is generally consistent with the definition accorded this phrase by other jurisdictions. For example, the City of Yakima defines "open space, common" to mean "open space within or related to a development that is not dedicated for public use, but is designed, intended and legally committed for the common use or enjoyment of the residents of the development." Yakima Municipal Code § 15.02.010. The City of Selah describes "common

open space" as consisting "primarily of large usable areas which are owned by all property owners within a [planned development]." Selah Municipal Code § 10.24.110.

Several jurisdictions have adopted definitions of common open space in the context of planned unit development ordinances that specifically exclude roadways from the computation of common open space. E.g., Selah Municipal Code § 10.24.110(2); Kennewick Municipal Code § 18.45.060 (both); Pasco Municipal Code § 25.140.080(6). However, each of these ordinances requires that 12 percent (Selah) or 15 percent (Kennewick and Pasco) of the gross land area of a planned unit development be set aside for common open space. With respect to Grandview's ordinance, including common roadways within the computation of common open space is consistent with the fact that the City's ordinance requires a much larger set aside for common open space (35 percent instead of 15 percent) and also the plain language of the ordinance, which does not exclude common roadways from common open space.

For these reasons, when applying GMC § 17.62.080(F), the City should use the following definition of "common open space": "Land within or related to a development, not individually owned or dedicated for public use that is designed and intended for the common use of the residents of the development."

III. Conclusion

For the reasons set forth above, the phrase "common open space" as used at GMC 17.62.080(F) encompasses something different from, and is not synonymous with, the phrase "open space" as defined at GMC 17.12.345. When applying GMC § 17.62.080(F), the City should use the following definition of "common open space": "Land within or related to a development, not individually owned or dedicated for public use that is designed and intended for the common use of the residents of the development."

From: YVCOG Planning Staff

To: City of Grandview

Re: Administrative Interpretation Request

Date: 8/12/2021

Request for Administrative Interpretation

Planning Staff is requesting, under the provisions of GMC 14.03.020(A & B), that the City Administrator or his designee, determine if the term "Open spaces" as defined in GMC 17.12.345 and cited in GMC 17.16.040 is synonymous with the term "common open space" (not defined in 17.12) as cited in GMC 17.62.080(F). It is our contention that common open space is: "Land within or related to a development, not individually owned or dedicated for public use that is designed and intended for the common use of the residents of the development." As defined in the "Land Use and Planning; Glossary of Land Use Terms" *. It is our belief that the "open spaces" definition found in GMC 17.12.345 was created for context in GMC Section 17.16.040 which discusses the parameters to be applied with respect to structure height, structure placement, and lot coverage. Industry wide in planning and development circles the accepted usage of open space or common open space is as we have described.

^{*}https://www.ca-ilg.org/sites/main/files/file-attachments/2010_-_landuseglossary.pdf

Anita Palacios From: Michelle Dellinger <michellerdell@gmail.com> Thursday, September 2, 2021 3:38 PM Sent: To: **Anita Palacios** Cc: brad beauchamp; Jeff Watson; Cus Arteaga **Subject: Euclid Meadows PUD and Pre-Plat** Traffic Impact Checklist 117 units[21].pdf; C100 Prelim plat signed-083121-2.pdf; **Attachments:** Revised EUCLID MEADOWS PLANNED UNIT DEVELOPMENT REVISION.pdf; C200 Prelim utility signed-083121.pdf **Follow Up Flag:** Flag for follow up Flag Status: Flagged **CAUTION:** External Email Anita. In response to the City requests below North 44 Homes LLC is submitting revised documents for the Euclid Meadows PUD and Pre-Plat application: The Plat drawings C100 and C200 have been revised to provide the 35% Open Space per the City Attorney's definition. We have revised the Narrative and the Traffic Checklist which are all attached. The responses to the below questions are included in the narrative and on the Plat drawing. Please let me know as soon as possible if there is anything else that you will need in order to proceed. Thank you,

Per the PUD & Pre-Plat applications for Euclid Meadows, the City is requesting the following additional information:

Michelle

509-531-9067

- Common Open Space The City Attorney has provided an administrative interpretation of "common open space, copy attached. The City requests that based on that interpretation, you provide a calculation of "common open space" within your development.
- Density The City requests that you provide a calculation on density.

EUCLID MEADOWS PLANNED UNIT DEVELOPMENT REVISION CITY OF GRANDVIEW WASHINGTON

North 44 Homes is providing a revised PUD Pre Plat drawing based on the Open Space definition provided by the City of Grandview. The density calculation information requested has been explained on the drawing attached to this summary of changes.

REVISION #1 – Open Space calculations have been provided on the attached revised drawing and meet the definition of Common Open Space provided by the City of Grandview explained as follows:

- a. Right-of-way increase to 52 ft. for the expansion in width of the public sidewalks to 6 ft. on both sides of the Euclid Meadows internal roadways. Roadway design will exceed the City of Grandview minimum standards as sidewalks will be placed on both sides of the roadway. The sidewalk width flexibility requested is intended to provide an upgrade to the Euclid Meadows environment promoting walkability for it's residents. 6.9 acres
- b. Park Area has been increased. The location of the Park provides internal access for Euclid Meadows residents but also fronts Euclid Rd providing access to all Grandview residents as well. **1.76 acres**
- c. Gross Project Area 24.66 x 35% = 8.6 acres

REVISION #2 - Lot count decrease from 123 to 117 single family homes, revised lot and street layout. The number of lots provided utilizes the ability to request an increase in density from the City for the development as outlined in GMC 17.62.080 C & D.

GMC 17.62.010 Purpose

Provide opportunities for innovation, creativity and flexibility in land development within the city. It is intended to encourage the use of new techniques and technology resulting in a more creative approach to development of land that will realize economies of scale and permit flexibility that provides for aesthetic diversification of site layout and spatial arrangements between geographic features, structures, circulation patterns, utilities and open space.

Euclid Meadows proposed Planned Unit Development Plat meets the purpose of a Planned Unit Development. We are requesting the increase in density allowed to achieve economies of scale and at the same time providing larger lots than required to increase the ability to provide aesthetic diversification. The diversification of lot sizes allows Euclid Meadows to appeal to a larger group of prospective homeowners. The circulation patterns and lot layouts within the development also achieve diversification by providing cul-de-sacs and varied block/roadway lengths keeping residential speeds at a safe minimum.

Furthermore, it is the purpose of this chapter to:

 Encourage development that enhances the quality of life while protecting the health, safety and welfare of residents; Euclid Meadows meets and exceeds this purpose as explained above.

B. Encourage variety in housing opportunities;

Euclid Meadows proposes a variety of middle income housing choices providing home ownership opportunities to a more diverse income group. The goal of this development is to not only attract first time home owners, but also those wishing to downsize. The PUD is a tool used to aid in providing variety.

C. Encourage the development of a viable economic base;

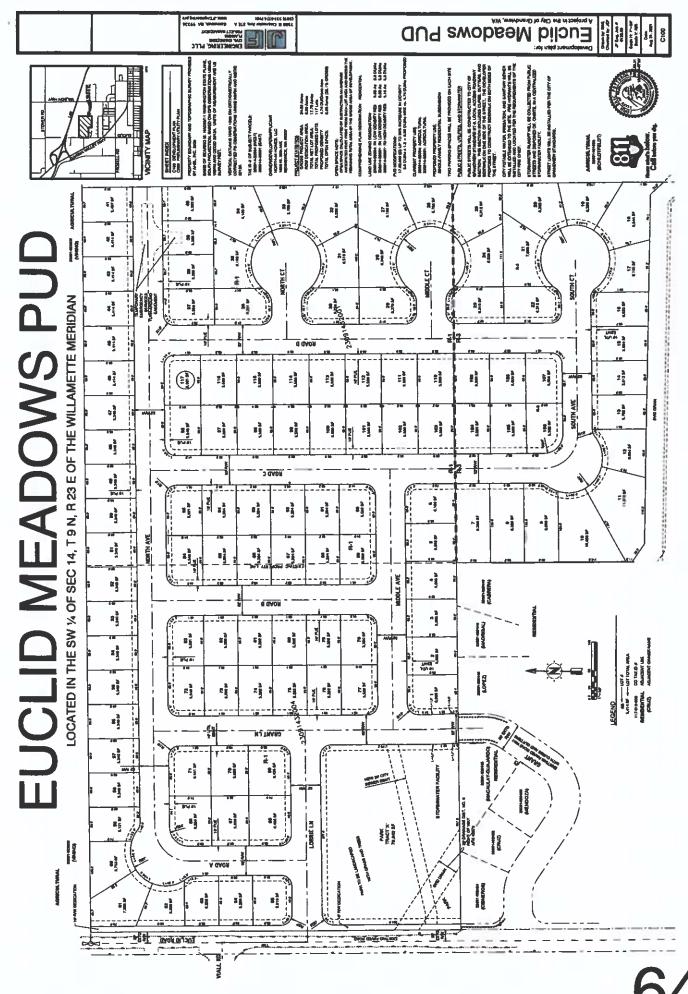
Home ownership creates a viable economic base for the City of Grandview and promotes long term stability in neighborhoods.

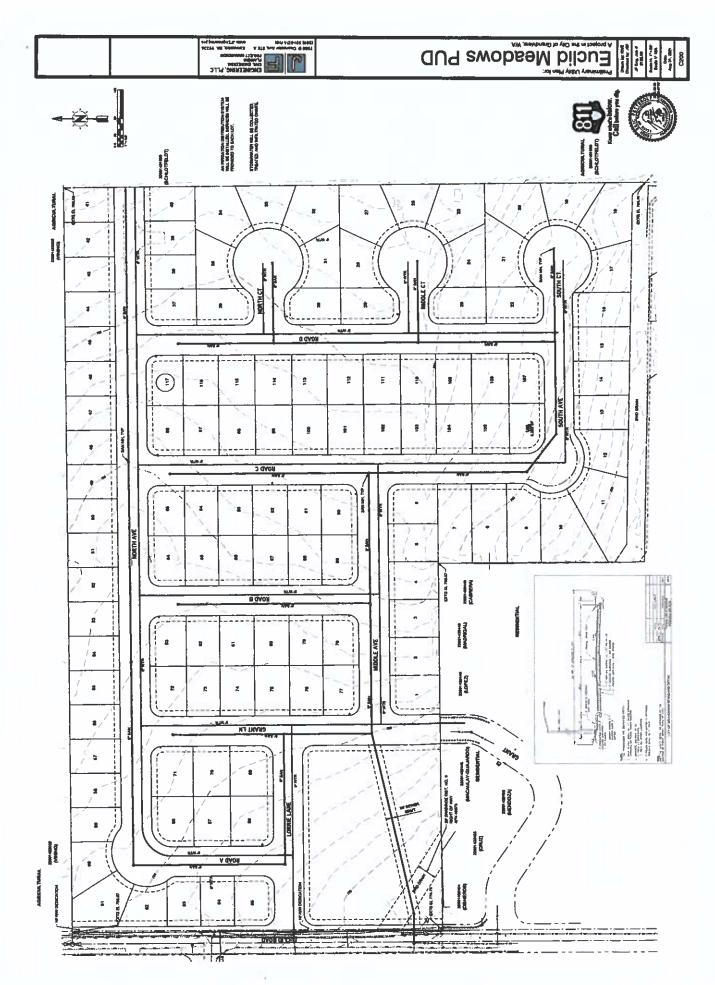
D. Encourage development of land uses that will be compatible with and complement existing or proposed adjacent land uses;

Euclid Meadows will develop lots that are compatible and complement the existing adjacent land uses. The variety of proposed lot size allows more density which will equal a more affordable home cost. The goal of this development is to attract first time home buyers in need of a more affordable alternative, but also to provide a product to attract those wanting to downsize their home and yard maintenance requirements.

E. Provide guidelines for development of planned unit developments. (Ord. 2011-29 § 5 (Att. B)).

The City has now provided this and future developments with a clear definition of common open space.





City of Grandview

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

Development Traffic Impact Data Checklist

Development Name: Development Address: Developer Name: Developer Address:		Euclid Meadows Planned Unit Development Plat Not assigned		
		North 44 Homes LLC 4001 S Vancouver St. Kennewick, WA 99337		
1.	Type of development Single Family Duplex Resi Multi-Family Commercial Industrial	r Residential Jentlal		
	Number of Units:	117		
2.	Average vehicle trip Mobile Hom X Single Fami Duplex Retirement of Multi-family Other	e Park 5 trips per day ly 10 trips per day 8 trips per day Community 4 trips per day 6 trips per day		
3.	Total vehicle trips pe	er day for the development: 1170		
4.	Trip distribution to ex	xisting public streets from proposed development:		
	361 816	daily trips to state daily trips trips trips trips trips trips daily trips		
5.	Peak hour trips to pu	ablic streets from development:		
	35 67	Peak hour trips to Peak hour trips to Peak hour trips to		
6.	Existing traffic count	(ADT) for public streets accessed by proposed development:		
7.	Two lan	cice (LOS) capacity for existing public streets accessed by development: e street, LOS C 8,000 ADT e, plus left turn lane, LOS C 12,000 ADT e, LOS C 20,000 ADT		
	Concurrency Test:	Available capacity (subtract #6 from #7) Projected number of trips (#3) Remaining capacity		
	(If -0- or nega	tive, adverse impact; if 1 or more, no adverse impact)		
8.	Three-year accident (In vicinity of develo None See Attache			
9.	Traffic/street improv. None at this See Attache	ements proposed to mitigate this development: time d		



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

☑ Determination of Non-significance (DNS)
 ☐ Mitigated Determination of Non-significance (MDNS)

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

☐ Modified DNS/MDNS

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

Applicant(s) & Property Owner(s): North 44 Homes LLC

Proposed Project: Euclid Meadows Planned Unit Development & Preliminary Plat - 117 Lots

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

Current Use: Agriculture (vacant land)

Location of Project: North of Grant Court and east of North Euclid Road, Grandview, Yakima

County, Washington.

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

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

There is no comment period for this DNS.

This DNS is issued after using the optional DNS process in WAC 197-11-355.

☐ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible official: Cus Arteaga

Position/title: City Administrator/Public Works Director

Phone: (509) 882-9200

Address: 207 West Second Street, Grandview, WA 98930

Email: carteaga@grandview.wa.us

Date: September 8, 2021

Signature: \(\)



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

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

Applicant(s) & Property Owner(s): North 44 Homes LLC

Proposed Project: Euclid Meadows Planned Unit Development & Preliminary Plat - 123 Lots

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

Current Use: Agriculture (vacant land)

Location of Project: North of Grant Court and east of North Euclid Road, Grandview, Yakima

County, Washington.

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

Application Date: July 26, 2021
Application Received: July 29, 2021
Application Acceptance: August 9, 2021
Decision-Making Authority: City of Grandview

Project Description: Applicants request planned unit development and preliminary plat

approval for a residential subdivision consisting of 123 lots.

Requested Approvals & Actions: Planned unit development and 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 schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by TUESDAY, SEPTEMBER 7, 2021.

Comment Period and Where to View Documents

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than TUESDAY, SEPTEMBER 7, 2021. While comments will be accepted through closing of the public hearing on this proposal, comments received after TUESDAY, SEPTEMBER 7, 2021 may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on TUESDAY, SEPTEMBER 14, 2021 at 3:00 p.m. The public hearing will be held in person and will also be available via teleconference as follows:

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

Join Zoom

https://us06web.zoom.us/j/84133874235?pwd=M0FscG9CNHRITDY3bmhRL1JQdjFuUT09

Meeting ID: 841 3387 4235

Passcode: 055802

To join by phone: +1 253 215 8782 US

Meeting ID: 841 3387 4235

Passcode: 055802

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

CITY OF GRANDVIEW

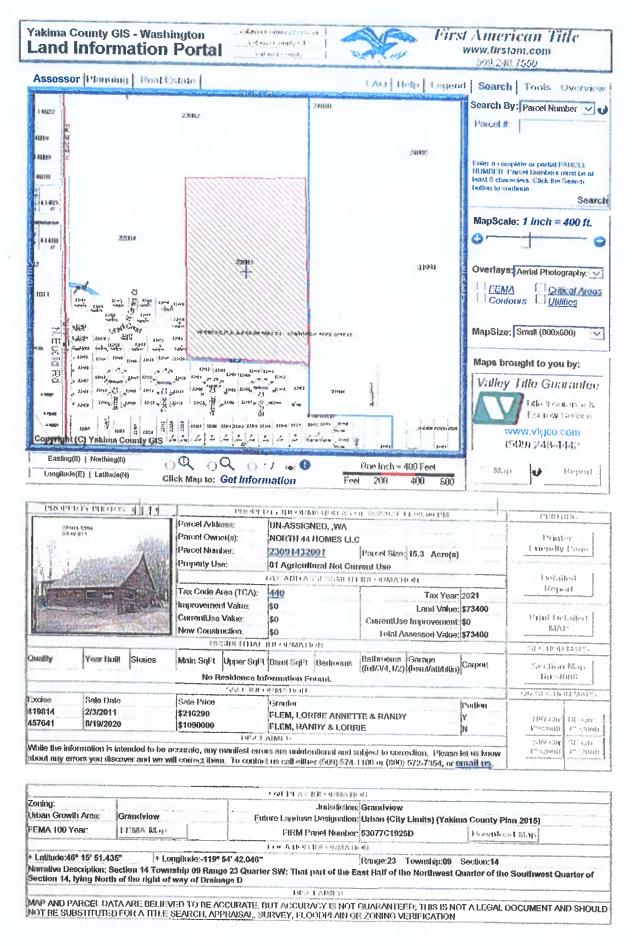
Anita G. Palacios, MMC, City Clerk

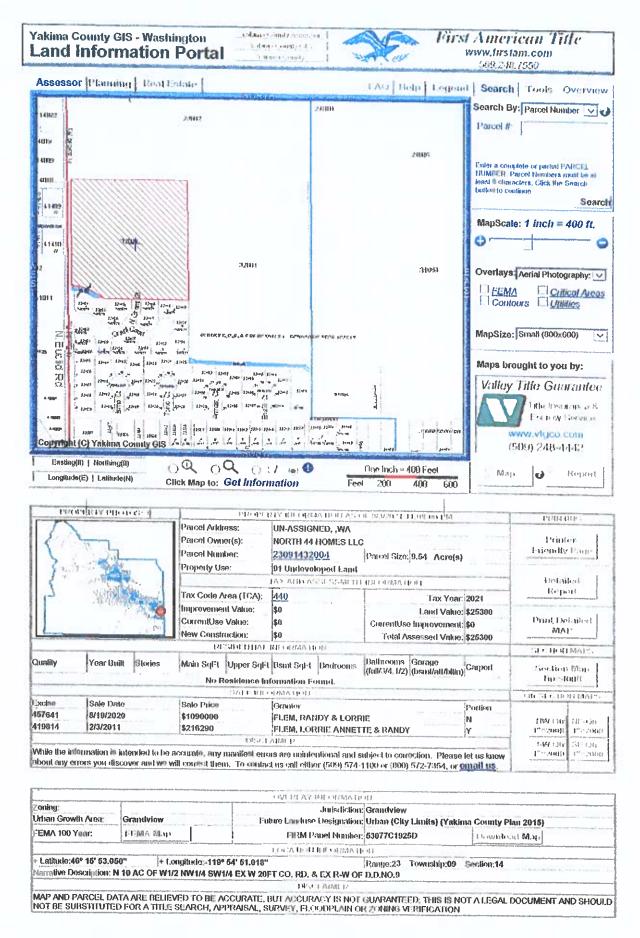
Publication: Grandview Herald - August 11, 2021

Property Posted: August 11, 2021

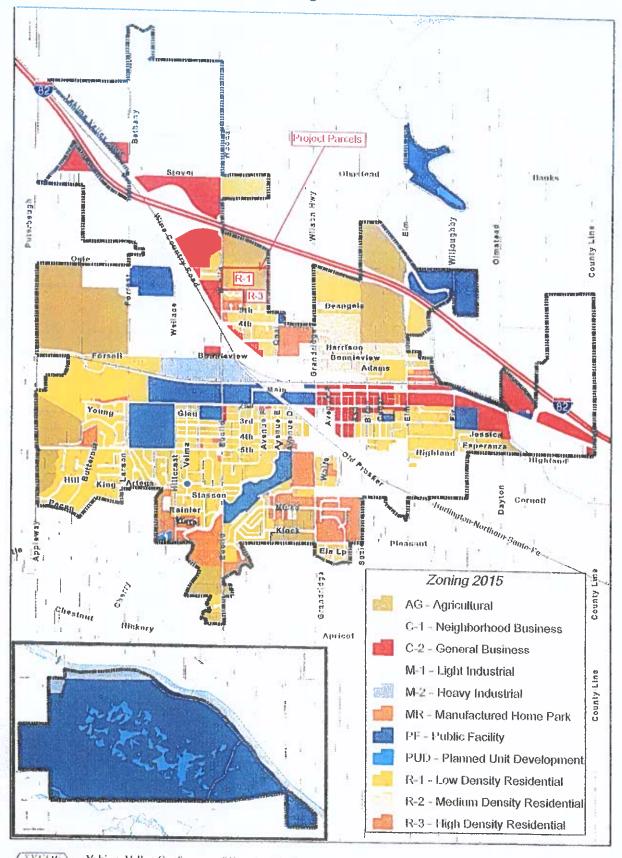
Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject

parcel(s): August 11, 2021





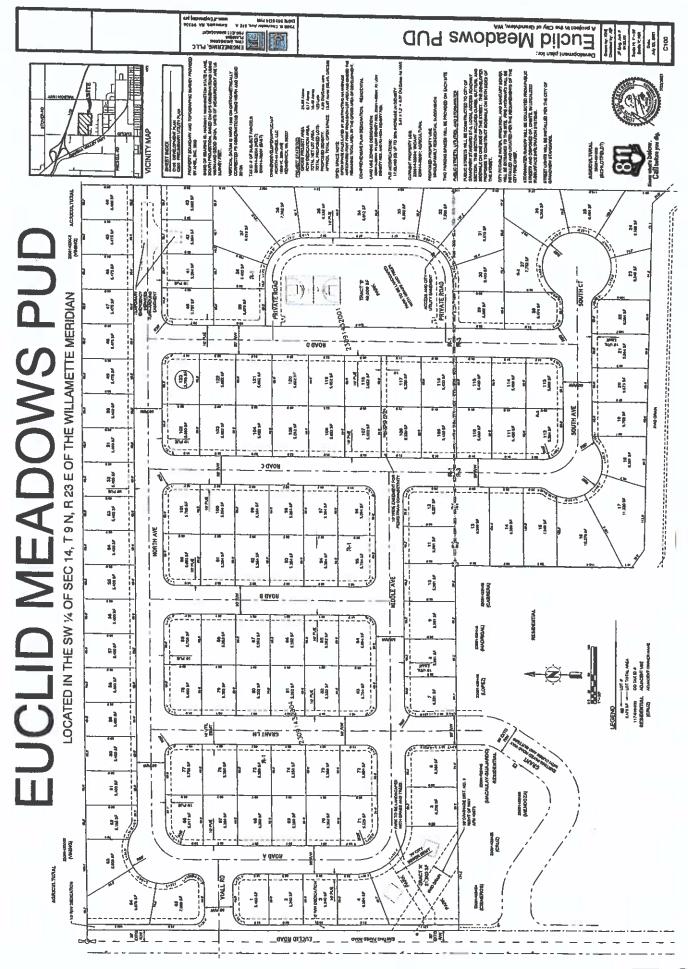
City of Grandview, WA Zoning 2015

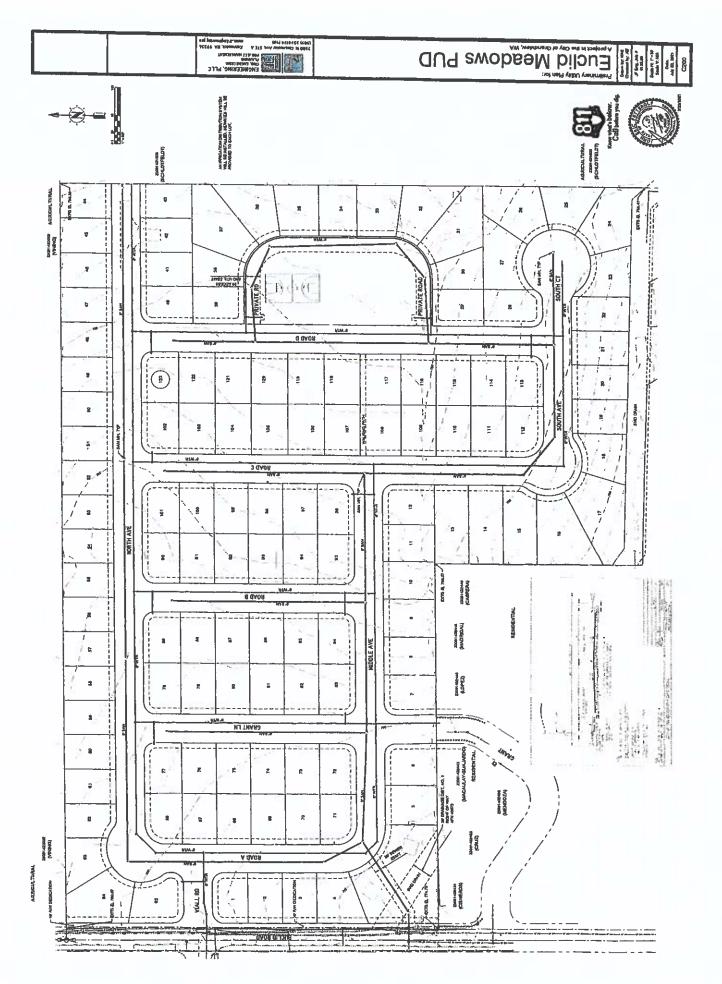


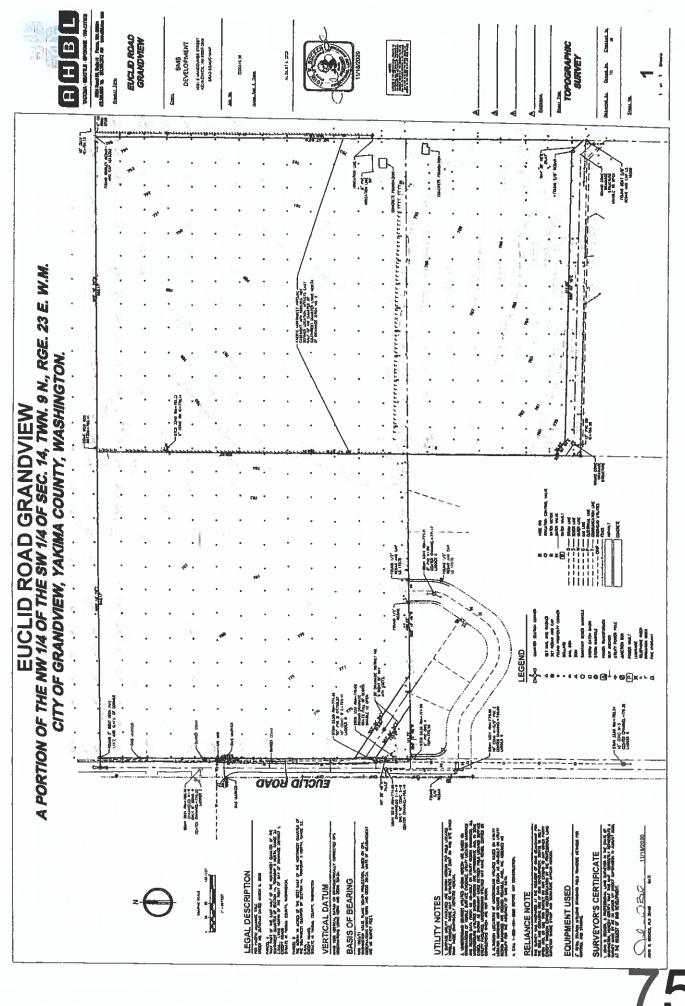


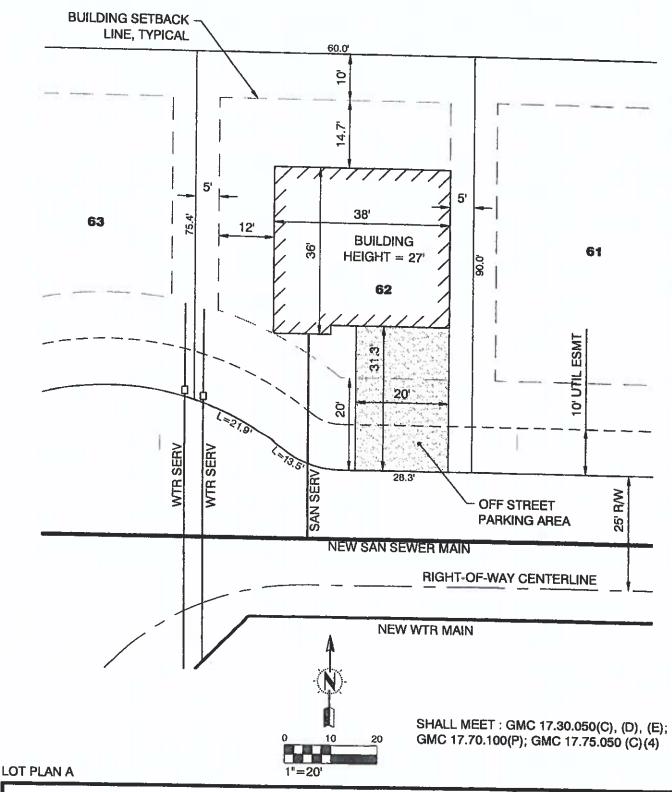
Yakima Valley Conference of Governments 311 North 4th Street, Suite 204 Yakima, Washington 98904 Phone: (509) 574-1550 June 2015









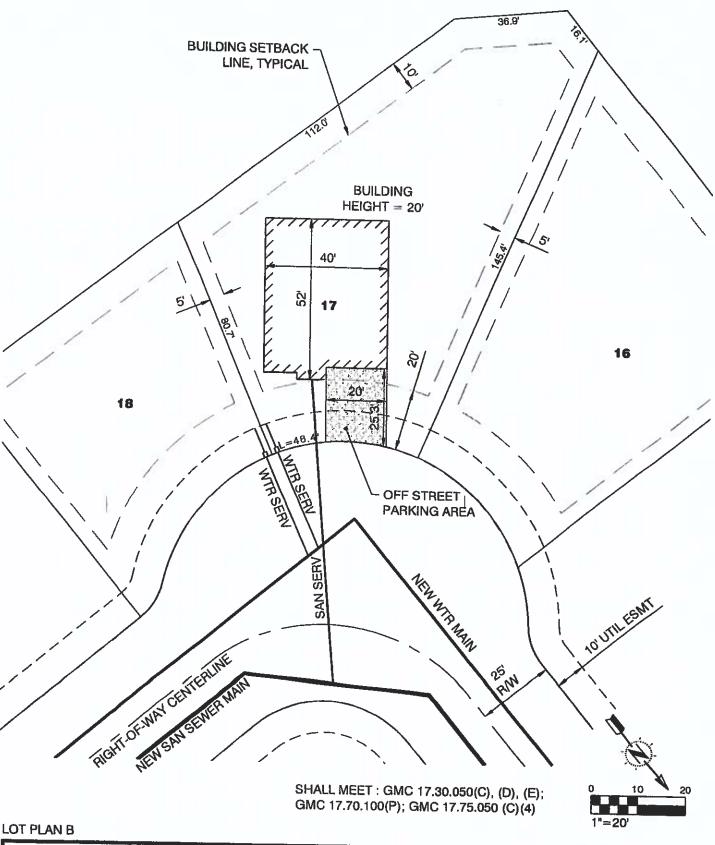


Typical Lot Plan for: Euclid Meadows PUD

A project in the City of Grandview, WA



Kennewick, WA 99336 509.551.8174 John@JFEngineering.pro



Typical Lot Plan for: Euclid Meadows PUD

A project in the City of Grandview, WA



5700 Clearwater Ave, Suite A Kennewick, WA 99336 509.551.8174 John@JFEngineering.pro