



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

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

**Applicant(s) & 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

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

Governmental agencies also received the SEPA Checklist.

CITY OF GRANDVIEW

By: 

Anita Palacios, City Clerk





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

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

**Applicant(s) & 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 scheduled or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **TUESDAY, SEPTEMBER 7, 2021.**



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

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

### **Public Hearing**

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **TUESDAY, SEPTEMBER 14, 2021 at 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

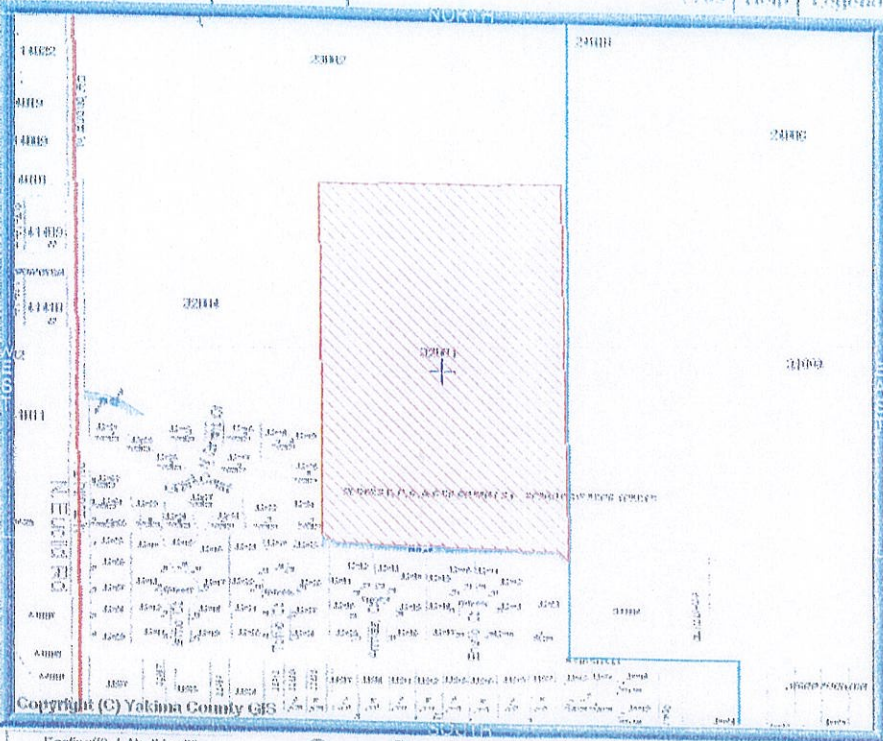


**Yakima County GIS - Washington**  
**Land Information Portal**


**First American Title**  
[www.firstam.com](http://www.firstam.com)  
 (509) 248-1447

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

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



Copyright (C) Yakima County GIS

**Search By:** Parcel Number

Parcel #:

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

**Search**

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

**Overlays:** Aerial Photography

☐ FEMA    ☐ Critical Areas  
☐ Contours    ☐ Utilities

**MapSize:** Small (800x600)

Maps brought to you by:

**Valley Title Guarantee**

Info: 509.248.1447  
[www.vtgc.com](http://www.vtgc.com)  
 (509) 743-1447

Map


Eastings(0) | Northings(0)

Longitude(0) | Latitude(0)

Click Map to: [Get Information](#)

One Inch = 400 Feet

Feet 200 400 600


		Parcel Address:		UN-ASSIGNED, WA		Parcel:		23091432001		Parcel Size: 45.3 Acre(s)	
		Parcel Owner(s):		NORTH 44 HOMES LLC		Property Use:		B1 Agricultural Not Current Use			
		Tax Code Area (TCA):		440		Tax Year: 2021		Land Value: \$73400			
		Improvement Value:		\$0		Current Use Improvement:		\$0			
		Current Use Value:		\$0		Total Assessed Value:		\$73400			
		New Construction:		\$0							
PROPERTY INFORMATION											
Quality	Year Built	Stories	Main Sqft	Upper Sqft	Basmt Sqft	Bedrooms	Bathrooms	Garage	(Full/3/4, 1/2) (Basmt/Full/400)		Carport
No Residence Information Found.											
SALE HISTORY											
Parcel	Sale Date	Sale Price	Grantor			Grantee			Portion		
449844	2/3/2011	\$216290	ELEM, LORCIE ANNETTE & RANDY			ELEM, RANDY & LORCIE			Y		
457641	8/19/2020	\$1090000							N		
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) 574-1400 or (800) 572-7354, or email us.											

Zoning:		Urban Growth Area: Grandview		Jurisdiction: Grandview	
FEMA 100 Year:		FEMA 100 Year:		Future Land Use Designation: Urban (City Limits) (Yakima County Plan 2015)	
FEMA Panel Number:		FEMA Panel Number:		FEMA Panel Number:	
Latitude: 46° 45' 51.435"		Longitude: 119° 54' 42.046"		Range: 23 Township: 09 Section: 14	
Narrative Description: Section 14 Township 09 Range 23 Quarter SW: That part of the East Half of the Northwest Quarter of the Southwest Quarter of Section 14, lying North of the right of way of Drainage D					
DISCLAIMER					
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION					



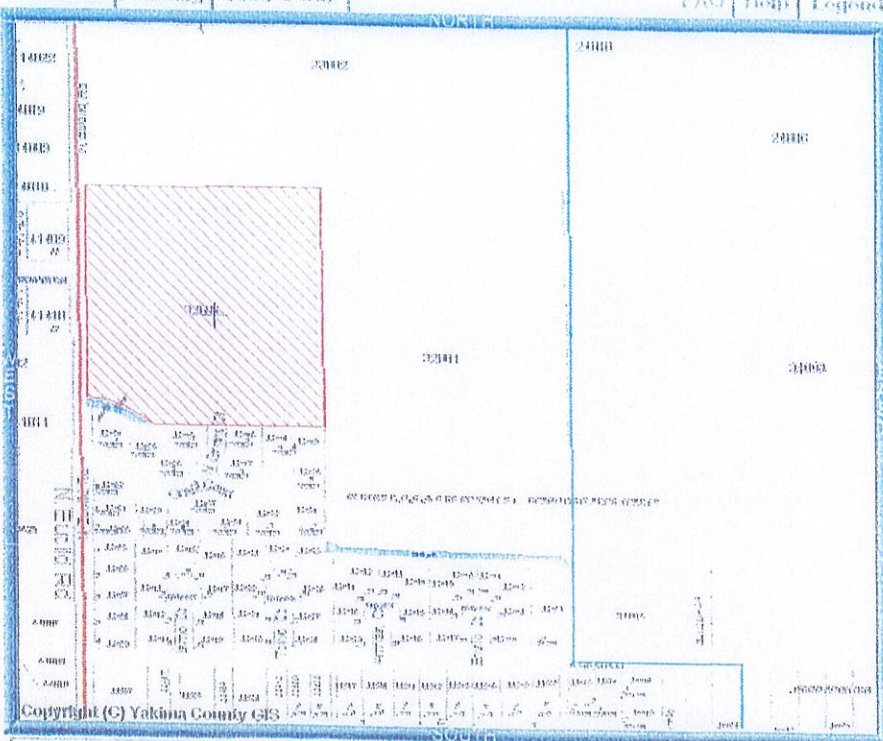
**Yakima County GIS - Washington**  
**Land Information Portal**

[Yakima County Assessor](#)  
[Yakima County GIS](#)  
[Yakima County](#)

  
**First American Title**  
[www.firsftm.com](http://www.firsftm.com)  
 (800) 248-1550

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

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



Copyright (C) Yakima County GIS

Search By:

Parcel #:

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

Search

MapScale: 1 inch = 400 ft.

Overlays:

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities


MapSize:

Maps brought to you by:

**Valley Title Guarantee**  
 Title Insurance & Escrow Services  
[www.vtgc.com](http://www.vtgc.com)  
 (509) 748-4442

Map Report

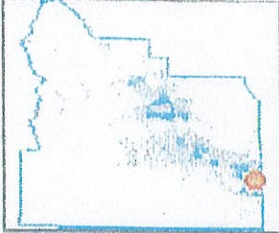
[Easting\(0\)](#) | [Northing\(0\)](#)  
[Longitude\(0\)](#) | [Latitude\(0\)](#)



One inch = 400 Feet

Feet 200 400 600

Click Map to: [Get Information](#)

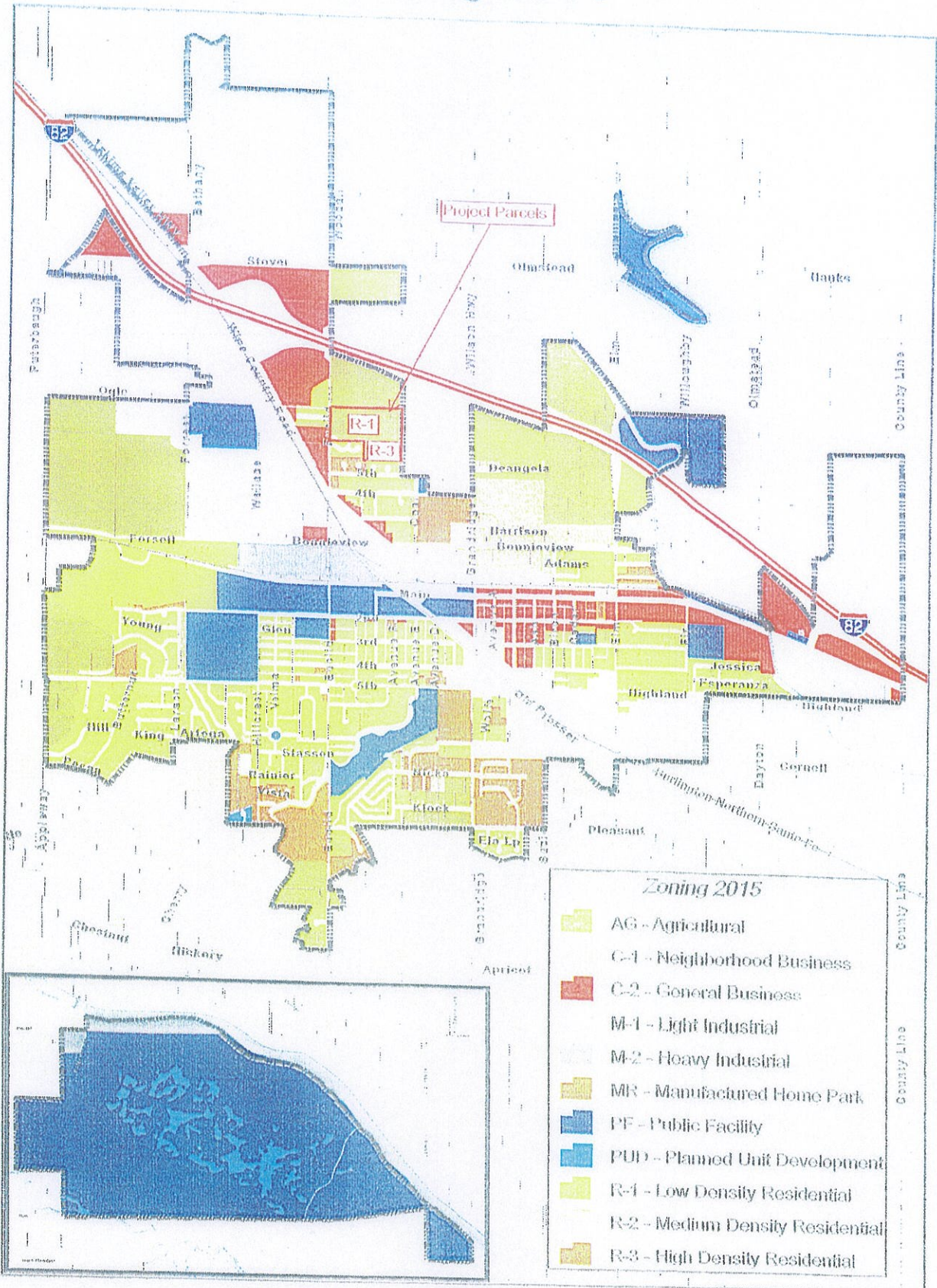
		Parcel Address: UN-ASSIGNED, WA		Parcel Owner(s): NORTH 44 HOMES LLC		Parcel Number: 23091432004		Parcel Size: 9.54 Acres(s)		Property Use: 91 Undeveloped Land		Tax Code Area (TCA): 440		Tax Year: 2021		Land Value: \$25300		Current Use Improvement: \$0		Total Assessed Value: \$25300		Print		Print Friendly Page		Details		Report	
		Improvement Value: \$0		Current Use Value: \$0		New Construction: \$0																							
Quality		Year Built		Stories		Main Sq Ft		Upper Sq Ft		Basement Sq Ft		Bedrooms		Bathrooms		Garage (Full/3/4, 1/2) (Open/Closed)		Capped		No Residence Information Found.									
Estate		Sale Date		Sale Price		Cronitor		FLEM, RANDY & LORRIE		FLEM, LORRIE ANNETTE & RANDY		Portion																	
457644		8/19/2020		\$1090000																									
419044		2/3/2011		\$216290																									

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

Zoning:		Jurisdiction: Grandview	
Urban Growth Area:	Grandview	Future Land Use Designation: Urban (City Limits) (Yakima County Plan 2015)	
FEMA 100 Year:	FEMA 100 Year	FEMA Panel Number: 53077C1925D	FEMA Panel Number:
Latitude: 46° 45' 53.050"		Longitude: 119° 54' 51.043"	
Range: 23		Township: 09	
Section: 14			
Narrative Description: N 10 AC OF NW 1/4 NW 1/4 SW 1/4 EX W 20 FT CO. 1 RD. & EX RAW OF D.D. NO. 9			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			



# City of Grandview, WA Zoning 2015



Yakima Valley Conference of Governments  
311 North 4th Street, Suite 201  
Yakima, Washington 98901  
Phone: (509) 574-1550  
June 2015





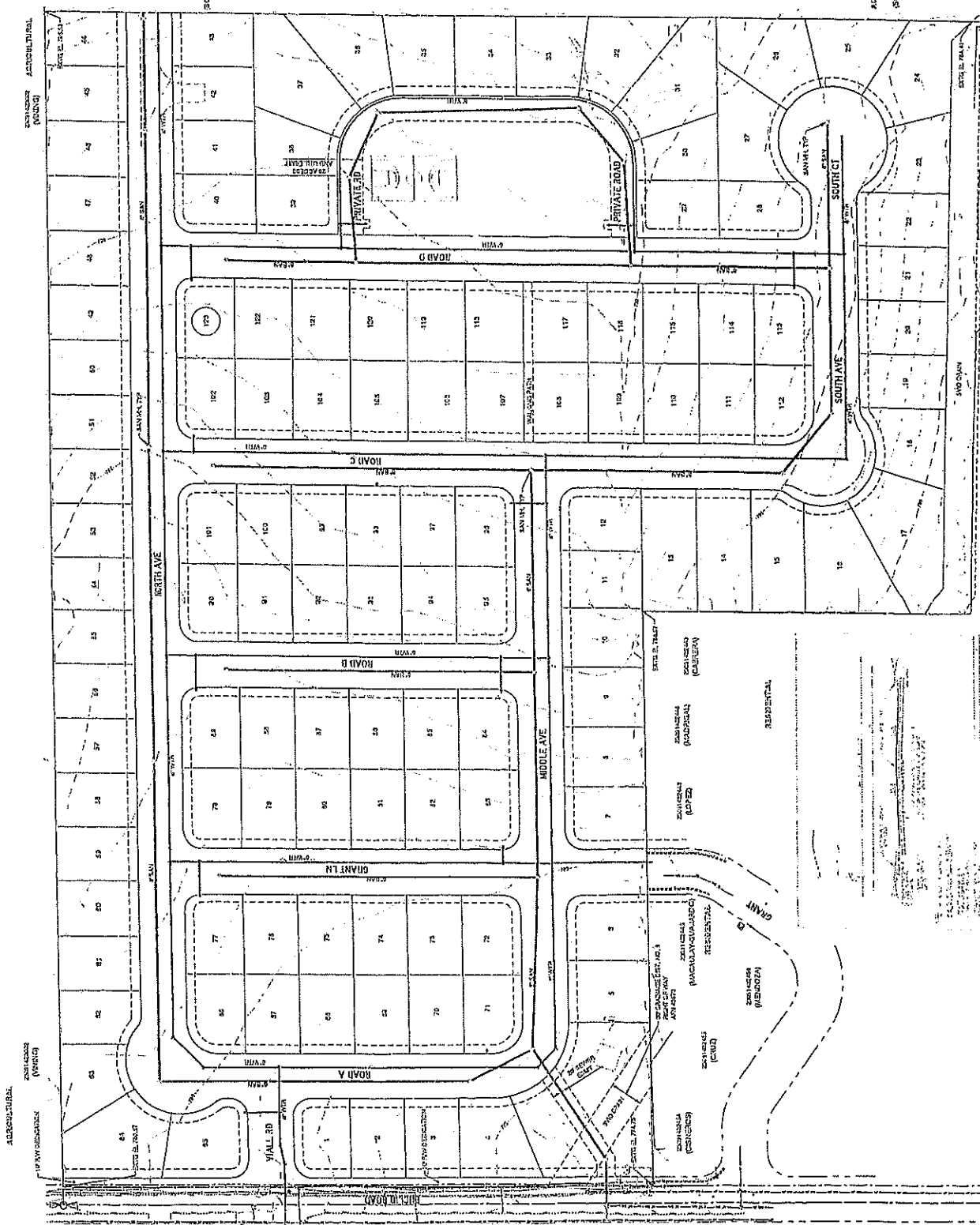
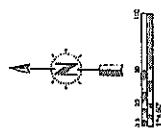






811  
CULTURAL  
JULY 1975  
SCHLOTFELD

Know what's below.  
Call before you dig.





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



**EUCLID ROAD  
 GRANDVIEW**

**SNBS  
 DEVELOPMENT**  
 1000 N. 10TH ST. SUITE 100  
 YAKIMA, WA 98901  
 PHONE: (509) 225-1111  
 FAX: (509) 225-1112

**DATE**  
 11/18/2020

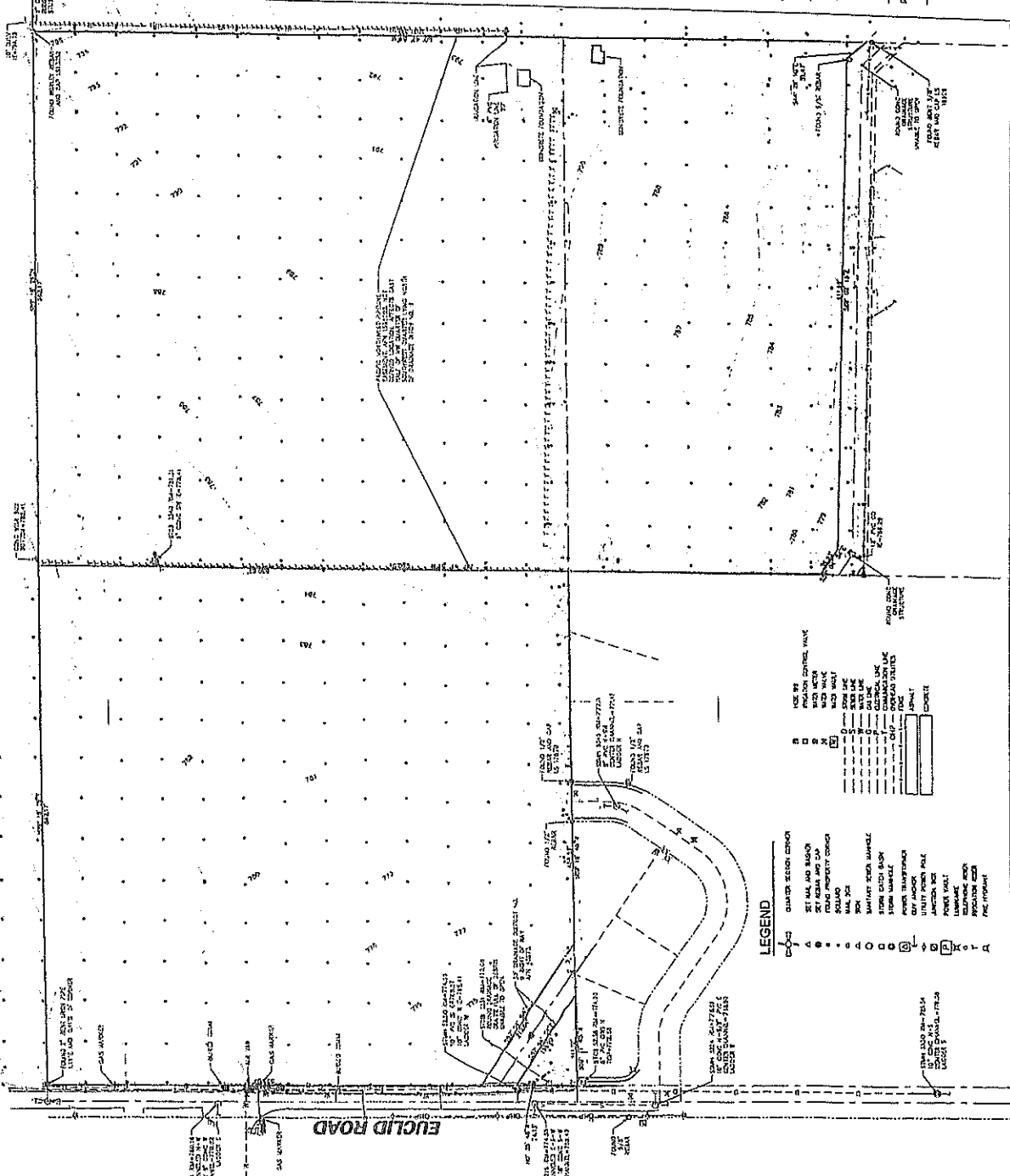
**ASSET ID**  
 11/18/2020



**TOPOGRAPHIC  
 SURVEY**

**DATE**  
 11/18/2020

**1**  
 1 of 1 sheets



## **LEGAL DESCRIPTION**

SECTION 14, TOWN 9 NORTH, RANGE 23 EAST, WYOMING MERIDIAN, S.W. 1/4, NW 1/4, SW 1/4, SEC. 14, T. 9 N., R. 23 E., W.M.

## **VERTICAL DATUM**

VERTICAL DATUM: NAVD83

## **BASIS OF BEARING**

BASIS OF BEARING: TRUE

## **UTILITY NOTES**

UTILITY NOTES: NO UTILITIES LOCATED

## **RELIANCE NOTE**

RELIANCE NOTE: NO RELIANCE

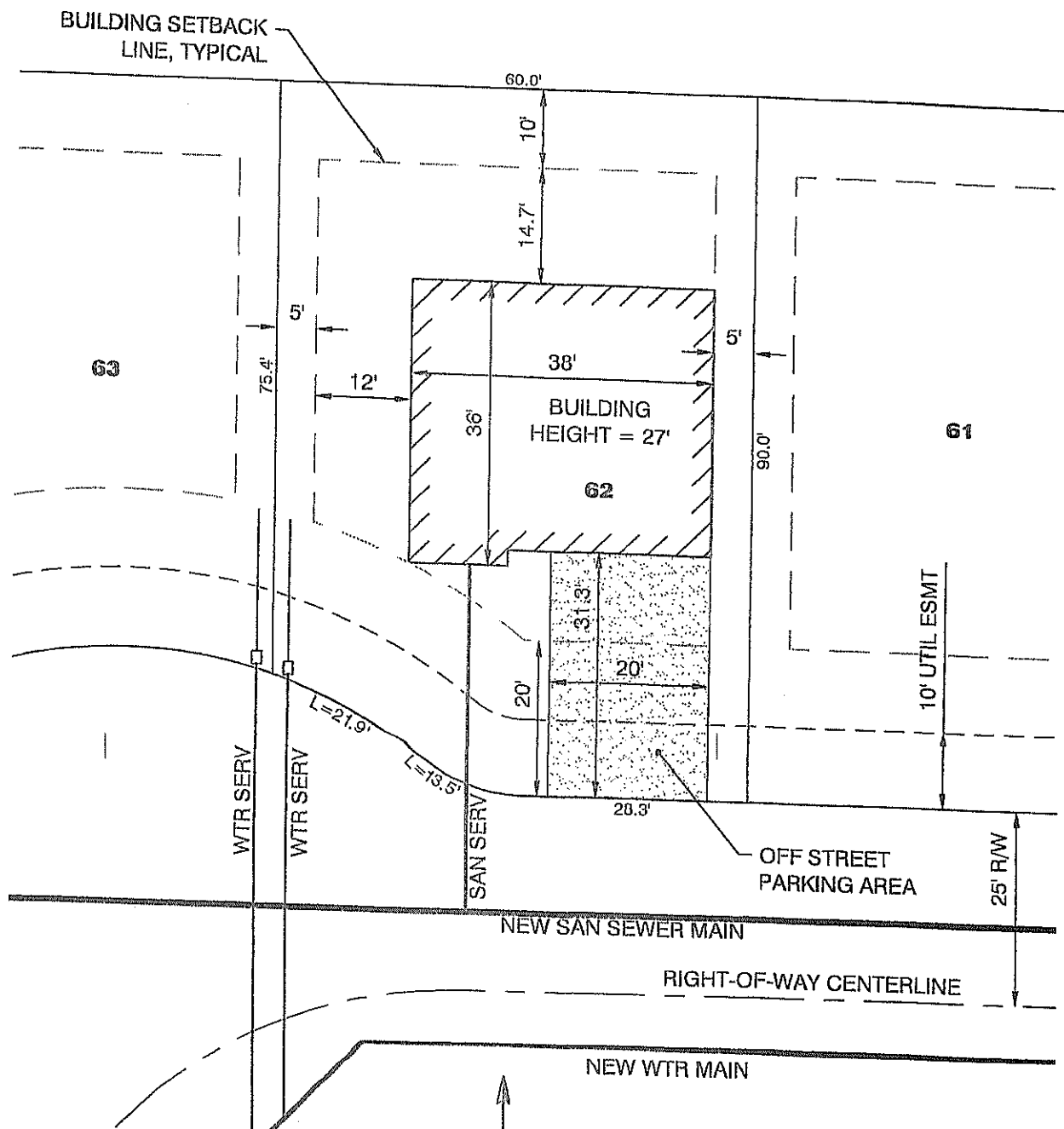
## **EQUIPMENT USED**

EQUIPMENT USED: TOTAL STATION

## **SURVEYOR'S CERTIFICATE**

SURVEYOR'S CERTIFICATE: I, JOHN E. BECKER, AS 3849, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF WASHINGTON AND THAT I HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED THE SURVEY HEREIN SHOWN.





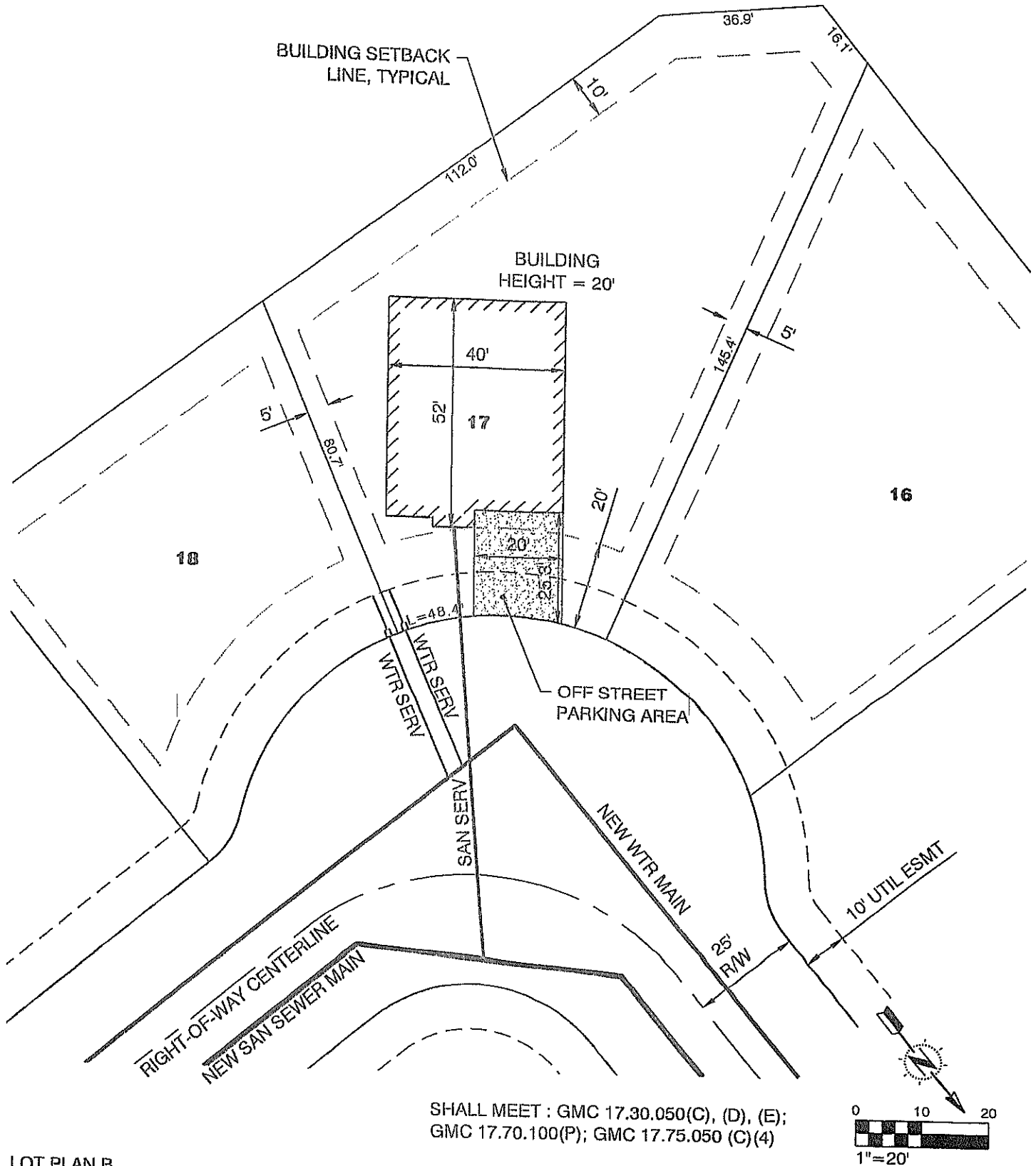
SHALL MEET : GMC 17.30.050(C), (D), (E);  
GMC 17.70.100(P); GMC 17.75.050 (C)(4)

LOT PLAN A

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

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





LOT PLAN B

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



**ENGINEERING  
PLLC**

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



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

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

230915-41409  
Phillip Yanez  
1001 Viall  
Grandview, WA 98930

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

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

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

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

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

230914-32452  
Graciela Mancilla  
618 Grant  
Grandview, WA 98930

230914-32458  
Maria Cruz  
609 Grant  
Grandview, WA 98930

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

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

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

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

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

230914-32456  
Victor Mendoza  
610 Grant  
Grandview, WA 98930

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

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

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

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

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

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

230915-41411  
Arcelia Guevara  
1002 Viall  
Grandview, WA 98930

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

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

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

230914-32448  
Veronica Madrigal  
1520 Apricot  
Grandview, WA 98930

230914-32451  
Kristy Goodboe  
617 Grant  
Grandview, WA 98930

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

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



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

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

230914-32417  
Eulalio Trejo  
505 Ismo  
Grandview, WA 98930

230914-32423  
Juan Reyes  
506 Toivo  
Grandview, WA 98930

230914-32426  
Jonathon Carrasco  
505 Toivo  
Grandview, WA 98930

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

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

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

230914-32438  
Saul Rivera  
502 Ensio  
Grandview, WA 98930

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

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

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

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

230914-32424  
Maurice Trejo  
508 Toivo  
Grandview, WA 98930

230914-32427  
Octavio Raygoza  
503 Toivo  
Grandview, WA 98930

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

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

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

230914-32439  
Jose Ramos  
504 Ensio  
Grandview, WA 98930

230914-32442  
Martha Rivas  
505 Ensio  
Grandview, WA 98930

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

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

230914-32422  
Maria Mendoza  
504 Toivo  
Grandview, WA 98930

230914-32425  
Jeff Dixon  
507 Toivo  
Grandview, WA 98930

230914-32428  
Juan Garcia  
501 Toivo  
Grandview, WA 98930

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

230914-32434  
Guillermo Camacho  
505 Armas Court  
Grandview, WA 98930

230914-32437  
Jose Hernandez  
500 Ensio  
Grandview, WA 98930

230914-32440  
Jose Camarena  
506 Ensio  
Grandview, WA 98930

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

230914-32444  
Erika Pacheco  
501 Ensio  
Grandview, WA 98930

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

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

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

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

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

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

230914-31004  
Patricia Schlotfeldt  
507 N. 5<sup>th</sup> Street  
Grandview, WA 98930

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



**Anita Palacios**

---

**From:** Anita Palacios  
**Sent:** Tuesday, August 10, 2021 4:56 PM  
**To:** 'GRANDVIEW SCHOOL DISTRICT'; 'PORT OF GRANDVIEW'; 'ROZA IRRIGATION DISTRICT'; 'SUNNYSIDE VALLEY IRRIGATION DISTRICT'; 'WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov)'; 'WA STATE DEPT OF ECOLOGY'; 'WA STATE DEPT OF ECOLOGY'; 'WA STATE DEPT OF ECOLOGY - YAKIMA'; 'WA STATE DEPT OF FISH & WILDLIFE'; 'WA STATE DEPT OF HEALTH'; 'WA STATE DEPT OF HISTORICAL PRESERVATION'; 'WA STATE DEPT OF NATURAL RESOURCES'; 'WA STATE DEPT OF SOCIAL & HEALTH SERVICES'; 'WA STATE DEPT OF TRANSPORTATION'; 'WA STATE DEPT OF TRANSPORTATION'; 'YAKAMA NATION'; 'YAKIMA CO ENVIRONMENTAL HEALTH'; 'YAKIMA CO FIRE DISTRICT NO. 5'; 'YAKIMA CO PLANNING DEPT'; 'YAKIMA CO REG TRANSPORTATION ORG'; 'YAKIMA CO TRANSPORTATION SERVICES'; 'YAKIMA CO ZONING & SUBDIVISION'; 'YAKIMA HEALTH DISTRICT'; 'YAKIMA REGIONAL CLEAN AIR AUTHORITY'  
**Cc:** Cus Arteaga  
**Subject:** City of Grandview - SEPA DNS - PUD & Preliminary Plat - Euclid Meadows, North Euclid, Grandview, WA  
**Attachments:** EUCLID MEADOWS PUD & PRE-PLAT NOTICE OF DEVELOPMENT APPLICATION & SEPA CHECKLIST.pdf

Attached is the Notice of Development Application and SEPA Checklist for Euclid Meadows Planned Unit Development and Preliminary Plat located on North Euclid, Grandview, WA.

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

**Anita Palacios**

---

**From:** NoReply@ecy.wa.gov  
**Sent:** Wednesday, August 11, 2021 8:17 AM  
**To:** Anita Palacios  
**Subject:** SEPA record published

---

**CAUTION:** External Email

---

The SEPA admin reviewed and published [SEPA record number 202104366, "Euclid Meadows"](#).  
It will now be available to the public.

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





**CITY OF GRANDVIEW  
CERTIFICATE OF POSTING PROPERTY**

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

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

**Applicant(s) & 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

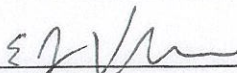
**Current Use:** Agriculture (vacant land)

**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

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

**GRANDVIEW PUBLIC WORKS DEPARTMENT**

BY:   
Signature

E Jason Villanueva  
Printed Name





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

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

**Applicant(s) & 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 scheduled or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **TUESDAY, SEPTEMBER 7, 2021**.



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

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

### **Public Hearing**

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **TUESDAY, SEPTEMBER 14, 2021 at 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

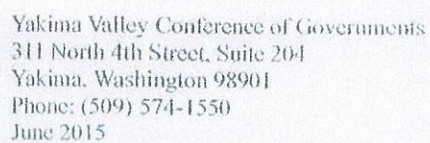
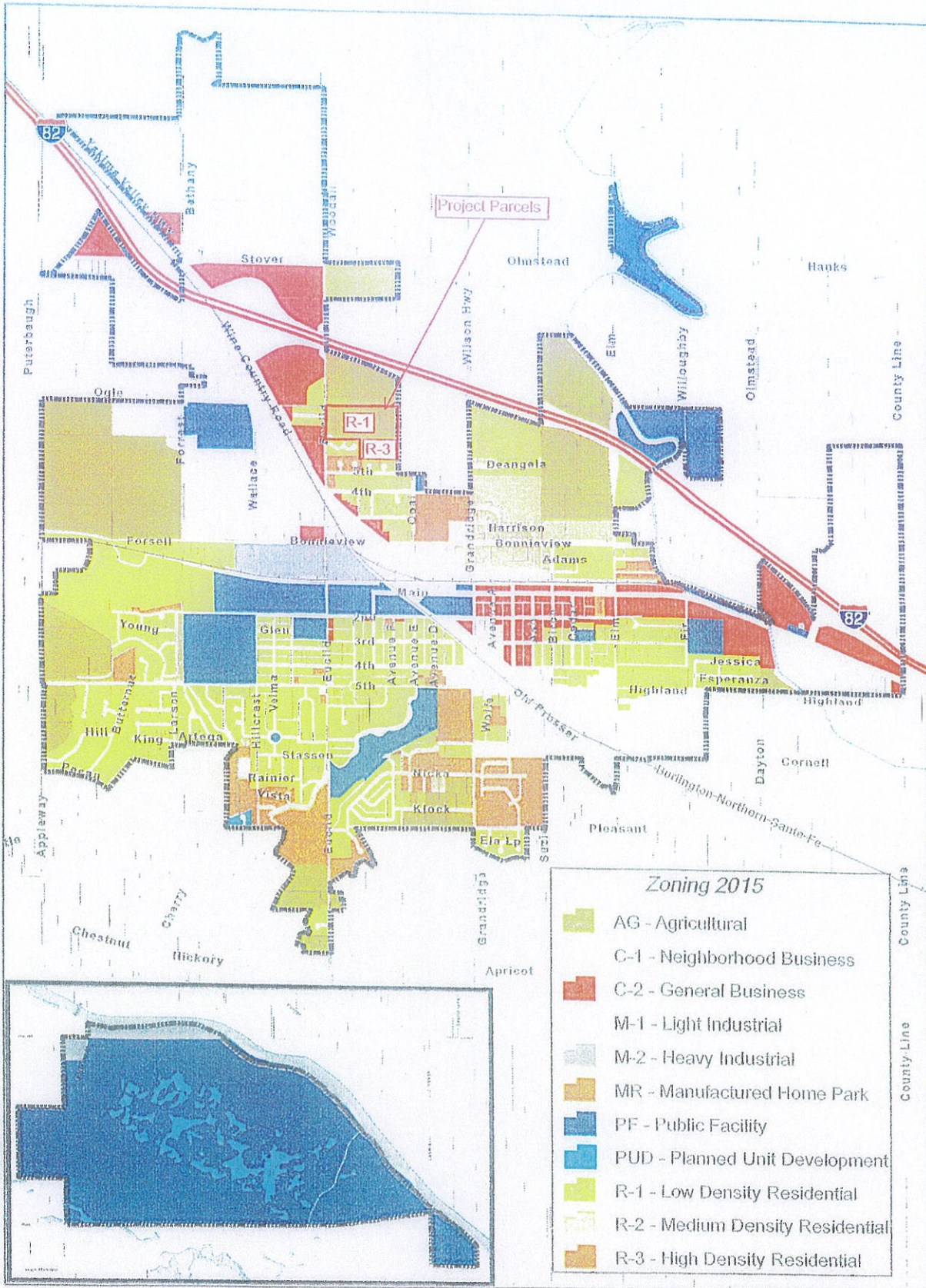
Publication: Grandview Herald – August 11, 2021

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





98

Form by: RWE	Eng. Job #	HC: 1-59	Date:	23, 2021
Issued by: JCF	01 12 00	Auto V: N/A		
				0100

AGRICULTURAL  
2021/21000  
SCHLOTTFELD

Know what's below.  
Call before you dig.

C100



# AFFIDAVIT OF PUBLICATION

State of Washington } ss.  
County of Yakima }

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 Euclid Meadows PUD and Pre Plat

was published on August 11, 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

August 11, 2021

Anneth 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) & 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

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**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

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#### Environmental Determination

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#### Comment Period and Where to View Documents

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#### 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/85865691152?pwd=WfHVN-mYyVE82bTNuTS9ITVMvRUxOUT09>

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-hour in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA)

99



**Anita Palacios**

---

**From:** Pat Mason  
**Sent:** Monday, August 9, 2021 8:16 AM  
**To:** Anita Palacios; Cus Arteaga; Kal Fuller (Kal.Fuller@grandviewpd.us); Cory Taylor; Jeff Watson  
**Cc:** Lynn Deitrick; Del Whitmore  
**Subject:** RE: Euclid Meadows - PUD/Preliminary Plat Application

Anita,

We have looked these plans over and the only issue at this time would be fire hydrants. It doesn't appear that there are any fire hydrants laid out on the plan. I'm fairly sure though, that those will be included in the future plans that detail all aspects of the construction. There is a concern about the dead end length of North Ave. to the east, but it looks like they have a turn around possibly drawn in there that would meet the requirement.

Pat

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

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

**From:** Anita Palacios <anitap@grandview.wa.us>  
**Sent:** Thursday, July 29, 2021 1:13 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:** Euclid Meadows - PUD/Preliminary Plat Application

Gentlemen,

Attached is a Planned Unit Development , Preliminary Plat and SEPA Checklist for a proposed planned unit development known as "Euclid Meadows" located on North Euclid.

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

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



## Anita Palacios

---

**From:** John Wilson <john.wilson@co.yakima.wa.us>  
**Sent:** Wednesday, August 11, 2021 9:08 AM  
**To:** Anita Palacios  
**Subject:** RE: City of Grandview - SEPA DNS - PUD & Preliminary Plat - Euclid Meadows, North Euclid, Grandview, WA

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**CAUTION:** External Email

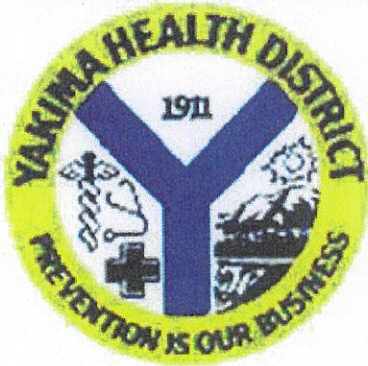
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Hi Anita,

This project will be using city water and city sewer. We have no comments.

### John Wilson, R.S.

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



---

**From:** Anita Palacios [mailto:anitap@grandview.wa.us]  
**Sent:** Tuesday, August 10, 2021 4:56 PM  
**To:** GRANDVIEW SCHOOL DISTRICT <bshreeve@gsd200.org>; PORT OF GRANDVIEW <wineman@televar.com>; ROZA IRRIGATION DISTRICT <wsonnichsen@roza.org>; Diane Weber <weberd@svid.org>; WADOC SEPA <Reviewteam@commerce.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; WA STATE DEPT OF ECOLOGY <lori.white@ecy.wa.gov>; WA STATE DEPT OF ECOLOGY - YAKIMA <gcle461@ecy.wa.gov>; WA STATE DEPT OF FISH & WILDLIFE <teamyakima@dfw.wa.gov>; WA STATE DEPT OF HEALTH <hsqa.csc@doh.wa.gov>; WA STATE DEPT OF HISTORICAL PRESERVATION <sepa@dahp.gov>; WADNR SEPA <sepacenter@dnr.wa.gov>; Will Ward <wardww@dsht.wa.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; WSDOT Planning <SCPlanning@wsdot.wa.gov>; YAKAMA NATION <kate@yakama.com>; John Wilson <john.wilson@co.yakima.wa.us>; YAKIMA CO FIRE DISTRICT NO. 5 <payroll@ycfd5.org>; Thomas Carroll <thomas.carroll@co.yakima.wa.us>; Alan Adolf <alan.adolf@yvcog.org>; Matt Pietrusiewicz <matt.pietrusiewicz@co.yakima.wa.us>; Jason Earles <jason.earles@co.yakima.wa.us>; YAKIMA HEALTH DISTRICT <yhd.help@co.yakima.wa.us>; Hasan Tahat <hasan@yrcaa.org>  
**Cc:** Cus Arteaga <carteaga@grandview.wa.us>  
**Subject:** City of Grandview - SEPA DNS - PUD & Preliminary Plat - Euclid Meadows, North Euclid, Grandview, WA

---

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

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Attached is the Notice of Development Application and SEPA Checklist for Euclid Meadows Planned Unit Development and Preliminary Plat located on North Euclid, Grandview, WA.

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

**Anita Palacios**

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**From:** Anita Palacios  
**Sent:** Monday, August 16, 2021 11:35 AM  
**To:** brad beauchamp; Michelle Dellinger; John@jfengineering.pro  
**Cc:** Jeff Watson; Lynn Deitrick; Cus Arteaga  
**Subject:** Euclid Meadows - SEPA Comment - SVID  
**Attachments:** SEPA Comment - Euclid Meadows - SVID.pdf

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

Thanks,

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



August 12, 2021

City of Grandview  
207 West Second Street  
Grandview, WA 98930

RECEIVED

AUG 16 2021

CITY OF GRANDVIEW

**Proposed Project:** Euclid Meadows - Subdivision

**Applicant/Owner:** North 44 Homes LLC

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

**Parcels:** 230914-32001 and 230914-32004

To whom it may concern,

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

- SVID piped drain, DR 9, runs through the southwest corner of parcel 230914-32004 and along the south boundary of parcel 230914-32001. The drain is situated on right of way (R/W) owned by the Federal Government. There is also SVID easement centered on the drain that is 30 feet in width. The following restrictions apply to SVID easement and R/W.
  - Buildings are not allowed within SVID easement or R/W.
  - Trees are not allowed within SVID easement or R/W.
  - Ponds, swales, septic tanks, drain fields, etc. are not allowed within SVID easement or R/W.
  - Re-grading or removal of soil within SVID easement or R/W will only be allowed with prior approval and an SVID Crossing/Encroachment Agreement.
  - Pathways, utilities, fencing, landscaping, etc. will only be allowed with prior approval and an SVID Crossing/Encroachment Agreement.
- There are several manholes along the DR 9 drainage facility. SVID truck access to these manholes must remain unhindered for operation and maintenance purposes.

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

Sincerely,



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

## MEMORANDUM

August 24, 2021

To: City of Grandview  
Cus Arteaga, City Administrator

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

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

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

### Pappy's Landing

Number of proposed residential lots = 110

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

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

### Euclid Meadows PUD

Number of proposed residential lots = 123

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

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

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



## Anita Palacios

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**From:** Anita Palacios  
**Sent:** Monday, September 6, 2021 4:29 PM  
**To:** brad beauchamp; Michelle Dellinger; John@jengineering.pro  
**Cc:** Jeff Watson; Cus Arteaga  
**Subject:** FW: [EXTERNAL] City of Grandview - SEPA DNS - PUD & Preliminary Plat - Euclid Meadows, North Euclid, Grandview, WA  
**Attachments:** GView\_Euclid Meadows PUD.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](mailto:anitap@grandview.wa.us)  
[www.grandview.wa.us](http://www.grandview.wa.us)

---

**From:** Prilucik, Jacob <PrilucJ@wsdot.wa.gov>  
**Sent:** Wednesday, September 1, 2021 7:17 AM  
**To:** Anita Palacios <anitap@grandview.wa.us>  
**Subject:** RE: [EXTERNAL] City of Grandview - SEPA DNS - PUD & Preliminary Plat - Euclid Meadows, North Euclid, Grandview, WA

---

**CAUTION:** External Email

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Anita,  
WSDOT's comment letter regarding this project is attached. Let me know if you have any questions, thanks.

**Jacob Prilucik**  
Office: (509) 577-1635 – [prilucj@wsdot.wa.gov](mailto:prilucj@wsdot.wa.gov)  
Cell: (509) 225-0637

---

**From:** Anita Palacios <[anitap@grandview.wa.us](mailto:anitap@grandview.wa.us)>  
**Sent:** Tuesday, August 10, 2021 4:56 PM  
**To:** GRANDVIEW SCHOOL DISTRICT <[bshreeve@gsd200.org](mailto:bshreeve@gsd200.org)>; PORT OF GRANDVIEW <[wineman@televar.com](mailto:wineman@televar.com)>; ROZA IRRIGATION DISTRICT <[wsonnichsen@roza.org](mailto:wsonnichsen@roza.org)>; SUNNYSIDE VALLEY IRRIGATION DISTRICT <[weberd@svid.org](mailto:weberd@svid.org)>; WA STATE DEPT OF COMMERCE ([reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov)) <[reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov)>; WA STATE DEPT OF ECOLOGY <[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)>; WA STATE DEPT OF ECOLOGY <[lori.white@ecy.wa.gov](mailto:lori.white@ecy.wa.gov)>; WA STATE DEPT OF ECOLOGY - YAKIMA <[gcle461@ecy.wa.gov](mailto:gcle461@ecy.wa.gov)>; WA STATE DEPT OF FISH & WILDLIFE <[teamyakima@dfw.wa.gov](mailto:teamyakima@dfw.wa.gov)>; WA STATE DEPT OF HEALTH <[hsqa.csc@doh.wa.gov](mailto:hsqa.csc@doh.wa.gov)>; WA STATE DEPT OF HISTORICAL PRESERVATION <[sepa@dahp.gov](mailto:sepa@dahp.gov)>;



WA STATE DEPT OF NATURAL RESOURCES <[sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov)>; WA STATE DEPT OF SOCIAL & HEALTH SERVICES <[wardww@dshs.wa.gov](mailto:wardww@dshs.wa.gov)>; Gonseth, Paul <[GonsetP@wsdot.wa.gov](mailto:GonsetP@wsdot.wa.gov)>; WSDOT SC Planning Mailbox <[SCPlanning@WSDOT.WA.GOV](mailto:SCPlanning@WSDOT.WA.GOV)>; YAKAMA NATION <[kate@yakama.com](mailto:kate@yakama.com)>; YAKIMA CO ENVIRONMENTAL HEALTH <[John.wilson@co.yakima.wa.us](mailto:John.wilson@co.yakima.wa.us)>; YAKIMA CO FIRE DISTRICT NO. 5 <[payroll@ycfd5.org](mailto:payroll@ycfd5.org)>; YAKIMA CO PLANNING DEPT <[thomas.carroll@co.yakima.wa.us](mailto:thomas.carroll@co.yakima.wa.us)>; YAKIMA CO REG TRANSPORTATION ORG <[alan.adolf@co.yakima.wa.us](mailto:alan.adolf@co.yakima.wa.us)>; YAKIMA CO TRANSPORTATION SERVICES <[matt.pietrusiewicz@co.yakima.wa.us](mailto:matt.pietrusiewicz@co.yakima.wa.us)>; YAKIMA CO ZONING & SUBDIVISION <[jason.earles@co.yakima.wa.us](mailto:jason.earles@co.yakima.wa.us)>; YAKIMA HEALTH DISTRICT <[yhd.help@co.yakima.wa.us](mailto:yhd.help@co.yakima.wa.us)>; YAKIMA REGIONAL CLEAN AIR AUTHORITY <[hasan@yrcaa.org](mailto:hasan@yrcaa.org)>

**Cc:** Cus Arteaga <[carteaga@grandview.wa.us](mailto:carteaga@grandview.wa.us)>

**Subject:** [EXTERNAL] City of Grandview - SEPA DNS - PUD & Preliminary Plat - Euclid Meadows, North Euclid, 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 Euclid Meadows Planned Unit Development and Preliminary Plat located on North Euclid, Grandview, WA.

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





August 31, 2021

City of Grandview  
207 West Second Street  
Grandview, WA 98930

Attn: Anita Palacios, City Clerk

RE: Euclid Meadows PUD  
I-82 MP 73.2 Rt. – Exit 73 vicinity

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

- The subject property is not adjacent to Interstate 82 (I-82), but we anticipate the majority vehicle trips generated by this project will utilize the Interstate 82/Wine Country Road (Exit 73) interchange. We are not opposed to this project; however, we are concerned with the cumulative impact recent developments in the area will have on the interchange. Specifically, the westbound left-turn queue along the eastbound off-ramp.

In order to adequately identify this proposal's impacts to the interchange, we require a traffic impact analysis (TIA) be performed at this time by a licensed traffic engineer, at the proponent's expense and submitted to the city and WSDOT for review and comment. We request the TIA analyze this project's impacts to the I-82 Exit 72 interchange ramp terminals and identify mitigation and implementation strategies to offset any significant adverse impacts.

- I-82 is an existing facility and the applicant is proposing 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 increase. It is the developer's responsibility to dampen or deflect any traffic noise affecting this property.

Thank you for the opportunity to review and comment on this proposal. If you have any comments 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\_017

**Anita Palacios**

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**From:** Anita Palacios  
**Sent:** Monday, September 6, 2021 4:11 PM  
**To:** brad beauchamp; Michelle Dellinger; John@jfengineering.pro  
**Cc:** Cus Arteaga; Jeff Watson  
**Subject:** SEPA Comments for the Euclid Meadows Subdivision  
**Attachments:** 202104366 North 44 Homes LLC.pdf

**Importance:** High

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

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

**From:** ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>  
**Sent:** Friday, September 3, 2021 2:39 PM  
**To:** Anita Palacios <anitap@grandview.wa.us>  
**Subject:** 202104366 Comments for the Euclid Meadows Subdivision  
**Importance:** High

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**CAUTION:** External Email

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Please see the attached comment letter for the North 44 Homes, LLC Euclid Meadows Subdivision.

Please share these comments with the applicant.  
Thank you,

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





STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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

September 3, 2021

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

Re: SEPA Register 202104366, Euclid Meadows Subdivision

Dear Anita Palacios:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the subdivision of approximately 25 acres into 123 lots, proposed by North 44 Homes, LLC. 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 [lloyd.stevensjr@ecy.wa.gov](mailto:lloyd.stevensjr@ecy.wa.gov), with questions about this permit.

Anita Palacios  
September 3, 2021  
Page 2

## WATER RESOURCES

Under [RCW 90.03.350](#), a Dam Safety construction permit is required for those dams or ponds which can impound a volume of 10 acre-feet or more of water or other liquids above ground level.

The Euclid Meadows project references stormwater detention facilities as part of the project. To determine if a Dam Safety construction permit is required for your project, the applicant must submit a set of construction plans to:

WA Department of Ecology  
Dam Safety Office  
P.O. Box 47600  
Olympia, WA 98504-7600

For more information, please contact **Charlotte Lattimore** by e-mail at [clat461@ecy.wa.gov](mailto:clat461@ecy.wa.gov) or by telephone at (360) 407-6066.

Sincerely,



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



## STAFF REPORT

**TO:** City of Grandview Hearing Examiner

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

**DATE:** September 14, 2021

**SUBJECT:** PUD Rezone and Preliminary Plat – Euclid Meadows – North 44 Homes LLC –  
Parcel Nos. 230914-32001 and 230914-32004

### Site

The subject parcels are located on the 700 block of North Euclid Street, Grandview and are owned by North 44 Homes LLC. A portion of Parcel No. 230914-32001 is zoned R-1 Low Density Residential and the other portion is zoned R-3 High Density Residential. Parcel No. 230923-32004 is zoned R-1 Low Density Residential. Both parcels have a Comprehensive Plan Future Land Use Map designation of Residential. The parcels are served by all necessary public utilities.

### Proposal

Brad Beauchamp dba North 44 Homes LLC has applied for a change of zoning for Parcel Nos. 230914-32001 (15.30 acres) and 230914-32004 (9.54 acres) from R-1 and R-3 to Planned Unit Development. The applicant has requested combined preliminary and final PUD per GMC 17.62.060 as well as Preliminary Plat approval.

### Public Notice

Public notice was provided in the following manner:

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

### State Environmental Policy Act

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

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

## Current Zoning and Land Uses

The subject parcels are zoned R-1 and R-3. Characteristics and zoning of properties adjacent to the subject properties are:

<i>Location</i>	<i>Zoning</i>	<i>Land Use</i>	<i>Comprehensive Plan Future Land Use</i>
North	AG	AG	Residential
South	R-1	Single-family Residential	Residential
East	County (UGA)	Single-family Residential	Residential
West	R-1	Single-family Residential	Residential

The existing surrounding land uses are Residential and Agricultural, including the county designation to the east of the city limits.

## Critical Areas

### *Floodway*

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

### *Shoreline*

The subject parcel does not fall within a designated Shoreline Environment as regulated by the Yakima County Regional Shoreline Master Program.

### *Other Critical Area*

No other critical areas were identified per GMC 18.06

## Shorelines of the State

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

## Traffic Concurrency

The concurrency test and the requirements of GMC 14.10 (Transportation Concurrency Management) were applied to the subdivision application that was submitted with this rezone application. The proposed development is not expected to result in traffic volumes on West 5<sup>th</sup> Street falling below Level of Service (LOS) C. The minimum acceptable LOS on City streets as set by the Grandview Comprehensive Plan Transportation Element is LOS D. Impacts to State and Interstate facilities were not assessed.



## Staff Findings

1. The application is for two parcels to be rezoned from Residential R-1 Low Density Residential and R-3 High Density Residential to Planned Unit Development and Preliminary Plat approval was submitted by North 44 Homes LLC (GMC 17.62).
2. Unless an applicant for preliminary plat approval requests otherwise, a preliminary plat shall be processed simultaneously with applications for rezones to the extent that procedural requirements applicable to these actions permit simultaneous processing (GMC 16.12.020).
3. The applicant has requested that the platting be processed concurrently with the PUD approval procedures (GMC 17.62.060).
4. The applicant has requested that the Rezone be processed as a final PUD (GMC 17.62.050).
5. The public notice requirements of the Grandview Municipal Code have been satisfied (GMC 16.12.070).
6. Environmental SEPA review as required by has been completed, resulting in the issuance of a Determination of Non-significance (RCW 43.21C and WAC 197-11).
7. Adequate public services and road access are available or can be developed to serve the proposed use.
8. The proposed Plat/PUD contains Sunnyside Valley Irrigation District right of way; the district has been notified and provided comments and requirements for the Final Plat (GMC 16.04.030(A)).
9. The Grandview Comprehensive Plan shows the future land use for this area as "Residential". The Plan provides that: "Residential: Areas appropriate for rural, single-family, and multifamily residential living."
10. The proposal is in conformance with the Grandview Comprehensive Plan
11. Surrounding land uses are compatible with the uses permitted in the Planned Unit Development zoning.
12. The project as proposed involves a gross land area of 24.84 acres, or 1,082,030.4 square feet. The common open space as defined by administrative interpretation on the proposed PUD/Plat is 377,229.6 square feet, or 35.1% of the gross land area.
13. 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 16.24.020(C))
14. The basic density in a PUD shall be established for each land use as provided in the zoning districts of Title 17. The Hearing Examiner may recommend, and the City Council may authorize a density not more than 20 percent greater than what is otherwise permitted following findings that the amenities or design features which promote the purposes of the PUD chapter (GMC 17.62.080(D)).

## Recommendation

Subject to finding 14 above, the Yakima Valley Conference of Governments, acting as staff for the City of Grandview, recommends that the applications as proposed for a Planned Unit Development rezone and Preliminary Plat approval of Parcel Nos. 230914-32001 and 230914-32004 from R-1 Low Density Residential and R-3 High Density to Planned Unit Development and Preliminary Plat as proposed be **approved** with the following conditions:

1. A traffic impact analysis (TIA) be performed at this time by a licensed traffic engineer, at the proponent's expense and submitted to the city and WSDOT for review and comment. The TIA shall analyze this project's impacts to the I-82 Exit 73 interchange ramp terminals and identify mitigation and implementation strategies to offset any significant adverse impacts and be subject to WSDOT approval.
2. A note shall be attached to the face of the plat stating "I-82 is an existing facility and the applicant is proposing 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 increase. It is the developer's responsibility to dampen or deflect any traffic noise affecting this property."
3. Sunnyside Valley Irrigation District piped drain, DR 9, runs through the southwest corner of parcel 230914-32004 and along the south boundary of parcel 230914-32001. The drain is situated on right of way (R/W) owned by the Federal Government. There is also SVID easement centered on the drain that is 30 feet in width. The following restrictions apply to SVID easement and R/W.
  - a. Buildings are not allowed within SVID easement or R/W.
  - b. Trees are not allowed within SVID easement or R/W.
  - c. Ponds, swales, septic tanks, drain fields, etc. are not allowed within SVID easement or R/W.
  - d. Re-grading or removal of soil within SVID easement or R/W will only be allowed with prior
  - e. approval and an SVID Crossing/Encroachment Agreement.
  - f. Pathways, utilities, fencing, landscaping, et c. will only be allowed with prior approval and an SVID Crossing/Encroachment Agreement.
  - g. There are several manholes along the DR 9 drainage facility. SVID truck access to these manholes must remain unhindered for operation and maintenance purposes.
4. To determine if a Dam Safety construction permit is required for the project, the applicant must submit a set of construction plans to: WA Department of Ecology Dam Safety Office
5. Site development shall be in conformance with the current Stormwater Management Manual for Eastern Washington
6. The applicant shall work with the Department of Ecology to determine if a NPDES Construction Stormwater General Permit is required.
7. An open space buffer of at least 35 feet shall separate the south frontage on lot 65.
8. All development within the subject parcels shall be in conformance with all applicable elements of the Grandview Municipal Code.



## STAFF REPORT APPENDIX

### **COMPREHENSIVE PLAN**

#### **Physical Character Element**

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

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

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

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

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

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

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

Policy 1.5 Development shall take adequate measures to minimize significant erosion and flash flooding conditions by:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy 4.6 Maintain local control over water quality planning by:

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

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

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



### **Land Use Element**

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

### **Residential Land Use Needs**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

A) Maintain their scenic beauty and aesthetic qualities; and

B) Provide for recreational activities compatible with these goals.

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

### **Capital Facilities Element**

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

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

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

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

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

Policy 4.2 Public facilities and utilities shall be located to:

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

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

### **Transportation Element**

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Housing Element**

The Housing Element is intended to guide the location and type of housing that will be built over the next 20 years. This element establishes both long-term and short-term policies to meet the community's housing needs and achieve community goals. The Housing Element specifically considers the condition of the existing housing stock; the cause, scope and nature of any housing problems; and the provision of a variety of housing types to match the lifestyle and economic needs of the community. The following goals and policies have been adopted within the Capital Facilities Element and should be considered in the review and construction of this project if approved.

**Relationship to Other Elements or Land Uses**

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

**Urban Growth Areas**

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

**Land Use**

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

**Capital Facilities**

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



### Transportation

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

### Growth and Development

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

### Projected Future Needs

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

The following analysis assumes that the existing proportion of housing types (see Table 5-3, page 5-7) and the 2010 number of people per household (see Table 5-1) will remain similar during the 20-year planning period. The analysis is based on the following assumptions: 1) an average lot size of 18,730 square feet (0.43 acre) per single-family unit, which approximates the current average lot size of single-family homes in 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 find ways to remove blighted conditions.

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

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

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

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



### **Utilities Element**

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

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

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

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

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

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

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

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

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

### **GRANDVIEW MUNICIPAL CODE**

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

##### **GMC Chapter 2.5 Office of the Hearing Examiner**

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

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

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

2. Variances pursuant to GMC 16.08.020.

B. Appeals. With respect to appeals submitted before him, the hearing examiner shall receive and examine available information, conduct public hearings, prepare a record thereof, and enter findings of fact and conclusions based upon those facts, which conclusions shall represent the final action on the appeal, for the following appeals:

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

C. Recommendations. The hearing examiner shall receive and examine available information, conduct public hearings, prepare a record thereof and enter findings of fact and conclusions based upon those facts, together with a recommendation to the city council, for the following:

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

D. Public Hearings. The hearing examiner shall conduct public hearings when required under the provisions of the State Environmental Policy Act; conduct open record public hearings or closed-record appeals in accordance with the provisions of GMC Title 14, Administration of Development Regulations; and conduct such other hearings as the city council may from time to time deem appropriate.

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

F. Recommendation or Decision.

1. The hearing examiner's recommendation or decision may be to grant or deny the application, or the hearing examiner may recommend or require of the applicant such conditions, modifications and restrictions as the hearing examiner finds necessary to make the application compatible with its environment, with applicable state laws, and to carry out the objectives and goals of the comprehensive plan, the zoning code, the subdivision code, and other codes and ordinances of the city. Conditions, modifications and restrictions that may be imposed are, but are not limited to, additional setbacks,



screenings in the form of landscaping and fencing, covenants, easements and dedications of additional road rights-of-way. Performance bonds or other financial assurances may be required to ensure compliance with conditions, modifications and restrictions.

2. In regard to applications for rezones, the hearing examiner's findings and conclusions shall be submitted to the city council, which shall have the final authority to act on such applications. The hearing by the hearing examiner shall constitute an open record pre-decision hearing before the final decision is made by the city council.

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

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

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

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

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

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

#### **GMC 2.50.120 Open record public hearing.**

A. Before rendering a decision or recommendation on any application, the hearing examiner shall hold at least one open record public hearing thereon.

B. For permit applications, notice of the time and place of the public hearing shall be given as provided in GMC Title 14, Administration of Development Regulations. For all other applications, notice of the time and place of the public hearing shall be given as provided in the ordinance governing the application. If none is specifically set forth, such notice shall be given at least 10 working days prior to such hearing.

C. The hearing examiner shall have the power to prescribe rules and regulations for the conduct of hearings under this chapter and also to administer oaths and preserve order.

#### **GMC 2.50.130 Decision and recommendation.**

A. When the hearing examiner renders a decision or recommendation, the hearing examiner shall make and enter written findings from the record and conclusions therefrom which support such

decision. The decision shall be rendered within 10 working days following conclusion of all testimony and hearings, unless a longer period is mutually agreed to on the record by the applicant and the hearing examiner. The copy of such decision, including findings and conclusions, shall be transmitted by first-class mail to the applicant and other parties of record in the case requesting the same. There shall be kept in the planning department a signed affidavit which shall attest that each mailing was sent in compliance with this provision.

B. In the case of applications requiring city council approval, the hearing examiner shall file a decision with the city council at the expiration of the period provided for reconsideration or, if reconsideration is accepted, within 10 working days after the decision on reconsideration.

#### **GMC 2.50.140 Reconsideration.**

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

#### **GMC 2.50.150 Appeal of decision.**

A. Any party who feels aggrieved by the hearing examiner's decision may submit an appeal within 21 calendar days from the date the final decision of the hearing examiner is rendered to the Yakima County superior court.

B. No appeal may be made from a recommendation of the hearing examiner.

#### **GMC 2.50.160 City council action.**

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

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

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

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

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



## **TITLE 14 ADMINISTRATION OF DEVELOPMENT REGULATIONS**

### **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.**

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

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

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

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

- a. Approve as recommended;
- b. Approve with conditions;
- c. Modify; provided, that the modifications do not:



- i. Enlarge the area or scope of the project;
    - ii. Increase the density or proposed building size;
    - iii. Significantly increase adverse environmental impacts as determined by the responsible official;
  - d. Deny (reapplication or resubmittal is permitted);
  - e. Deny with prejudice (reapplication or resubmittal is not allowed for one year);
  - f. Remand for further proceedings and/or evidentiary hearing in accordance with GMC 14.09.070.
2. A council decision following a closed record appeal hearing shall include one of the following actions:
- a. Grant the appeal in whole or in part;
  - b. Deny the appeal in whole or in part;
  - c. Remand for further proceedings.
3. The following decisions are legislative, and are not subject to the procedures in this chapter, unless otherwise specified:
- a. Zoning code text and zoning district amendments;
  - b. Adoption of development regulations and amendments;
  - c. Area-wide rezones to implement new city policies;
  - d. Adoption of the comprehensive plan and any plan amendments; and
  - e. Annexations.

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

#### **GMC 14.09.050 Procedure for public hearings.**

A. Ex Parte Communications. No member of a hearing body may communicate, directly or indirectly, regarding any issue in a proceeding before him or her, other than to participate in communications necessary to procedural aspects of maintaining an orderly process, unless he or she provides notice and opportunity for all parties to participate; except as provided in this section:

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

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

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

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

B. Disqualification.

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

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

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

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

**GMC 14.09.070 Remand.**

In the event the city council determines that the public hearing record or record on appeal is insufficient or otherwise flawed, the council may remand the matter back to the hearing body to correct the deficiencies. The council shall specify the items or issues to be considered and the time frame for completing the additional work. The council may hold a public hearing on a closed record appeal only for the limited purposes identified as follows: The council may receive evidence in addition to that contained in the agency record for judicial review, only if it relates to the validity of the agency action at the time it was taken and is needed to decide disputed issues regarding: (a) improper constitution as a decision-making body or grounds for disqualification of those taking the agency action; (b) unlawfulness of procedure or of decision-making process; or (c) material facts in rule making, brief adjudications, or other proceedings not required to be determined on the agency record. (RCW 34.05.562(1))

**GMC 14.09.080 Final decision.**

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

1. Amendments to the comprehensive plan or development code;
2. Any time required to correct plans, perform studies or provide additional information; provided, that within 14 days of receiving the requested additional information, the administrator shall determine whether the information is adequate to resume the project review;
3. Substantial project revisions made or requested by an applicant, in which case the 120 days will be calculated from the time that the city determines the revised application to be complete;
4. All time required for the preparation and review of an environmental impact statement;



5. Projects involving the siting of an essential public facility;
6. An extension of time mutually agreed upon by the city and the applicant;
7. All time required to obtain a variance;
8. Any remand to the hearing body;
9. All time required for the administrative appeal of a determination of significance.

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

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

## **TITLE 16 SUBDIVISIONS**

### **GMC 16.04.010 Short title.**

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

### **GMC 16.04.020 Scope.**

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

### **GMC 16.04.030 Limitations.**

The following limitations shall apply to this subdivision ordinance:

- A. The city council shall not approve a short plat or final plat or binding site plan for any subdivision, short subdivision, lot, tract, parcel or site which lies in whole or in part in an irrigation district organized pursuant to Chapter 87.03 RCW unless there has been provided an irrigation water right-of-way for each parcel of land in such district and such rights-of-way shall be evidenced by the respective plats submitted for final approval.
- B. The sale of land is prohibited unless it is a duly platted parcel of land, or is a lot of record at the time of passage of the ordinance codified in this title.

### **GMC 16.04.040 Exemptions.**

The provisions of this title shall not apply to:

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

G. Divisions of land in commercial or industrial zones, which comply with binding site plan requirements pursuant to RCW 58.17.040.

**GMC 16.04.050 Definitions.**

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

A. “Administrator” means the city public works director or his designated representative.

B. “Alley” means a public right-of-way used as a secondary means of access to abutting property.

C. “As-built drawings or plans” means revised construction plans in accordance with all approved field changes reflecting the improvements on the site as they actually exist.

D. “Block” means a group of lots, tracts or parcels within well-defined and fixed boundaries.

E. “Building setback line” means a line parallel to the front property line in front of which no structure shall be erected. The location of such line shall comply with the regulations of the zoning ordinance for the city as it now exists or is hereafter amended.

F. “Comprehensive plan” means that plan adopted by the planning commission and the city council, indicating the general locations recommended for major arterials, parks, streets, public buildings, other public improvements, and zoning districts.

G. “Controlling corner” means all angle points of the perimeter of a subdivision or separate division of a subdivision.

H. “Dedication” means the deliberate appropriation of land by an owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public use to which the property has been devoted.

I. “Easement” means a grant by the property owner for use by the public, a corporation or person(s) of a parcel of land or portion thereof for specific purposes.

J. “Environmental impact statement” means a written statement prepared in accordance with state regulations (Chapter 43.21C RCW, Chapter 197-10 WAC), which contains a determination of environmental significance of the proposed subdivision.

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

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

1. “Corner lot” means a lot which abuts on two or more intersecting streets.

2. “Interior lot” means a lot which has frontage on one street only.

3. “Through lot” means an interior lot having frontage on two streets.

4. “Irregular lot” means a lot generally with differing dimensions for the frontage, rear or mid widths oftentimes with the narrow width on the frontage and the wider width to the rear of the lot, such as lots located within the arc or a curve on a cul-de-sac.

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

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

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

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

1. "Preliminary plat" means a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots and blocks, which shall furnish a basis for the approval or disapproval of the general layout of a subdivision. A preliminary plat shall be prepared by or under the supervision of a registered professional engineer.

2. "Final plat" means the final drawing of the subdivision and dedications prepared for filing for record with the county auditor and containing all elements and requirements set forth in this title.

3. "Short plat" means the map of representation of a short subdivision.

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

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

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

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

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

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

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

2. "Local street" means a street designated as a local street by the city street plan.

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

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

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

1. Identifies and shows the areas and locations of all streets, roads, improvements, utilities, open space, and any other matter specified by local regulations;

2. Contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the local government body having authority to approve the site plan; and

3. Contains provisions making any development be in conformity with the site plan.



## **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. (Ord. 1105 § 3(B), 1984).

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

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

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

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

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

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

A. Preliminary plat approval has been obtained; and

B. If such sale, lease or transfer is expressly conditional upon the recording of the final plat; and

C. All payments on account of such an offer or agreement are deposited in an escrow or other regulated trust account and no disbursements are permitted until the final plat is recorded.

### **GMC 16.12.050 Application and fees.**

Each application for a subdivision shall include the following:

A. An application form completed and signed by the subdivider on a form supplied by the city;

B. A fee of \$500.00 plus \$25.00 per lot payable to the city at the time of filing the application shall be charged. Any cost to the city of any required preliminary engineering review or study shall be paid to the city prior to preliminary plat approval by the city. Any cost to the city for final review and inspection fees incurred by the public works department shall be paid to the city

prior to recording the final plat. All fees are nonrefundable. The fees set forth herein shall be subject to change by resolution of the city council;

C. Ten copies of the preliminary plat;

D. A complete environmental checklist pursuant to the provisions of the State Environmental Policy Act

**GMC 16.12.060 Plat contents and specifications.**

The following shall be required of the plat map:

A. The preliminary plat shall be drawn on high-grade paper, sheet size not less than 18 inches by 24 inches, to a scale not to exceed one inch equals 100 feet, unless a larger scale has been specifically approved by the administrator;

B. Name of the plat;

C. Name, address and phone number of the subdivider and the engineer;

D. Date, north arrow, and scale;

E. An accurate and complete legal description of the area being platted;

F. The entire lot or parcel constituting the applicant's land and showing the proposed plat in relation to adjacent property;

G. Zoning on and adjacent to the proposed subdivision;

H. Boundary lines of the proposed plat and of adjacent tracts of unsubdivided and subdivided land shall be indicated for a distance of 300 feet;

I. Lot lines, lot numbers, and block numbers;

J. Location, size and physical description of improvements to existing roads, streets, rights-of-way, utilities and easements adjacent to, or across, the land;

K. Size, location and purpose of any streets, rights-of-way, utilities or easements proposed to serve the lots within the subdivision; elevation of surfacing, culverts, and gutters with approximate grade and gradients, and street names;

L. Size and location of water, sewer, drainage, irrigation and utility easements, including all private utilities, and the grade and elevation of the sewer main proposed to serve the lots created by the subdivision, and profile drawings for street, water, sewer and storm drainage;

M. Subsurface conditions if required by the administrator;

N. Parcels of land intended or required to serve the lots within the proposed subdivision for streets or other public purposes and the conditions attached thereto shall be indicated;

O. Ground elevations with contour lines at maximum of five-foot intervals. Elevation datum shall be U.S. Coast and Geodetic.

**GMC 16.12.070 Public hearing – Notice.**

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

A. Notice shall be published not less than 10 days prior to the hearing in a newspaper of general circulation within the county and a newspaper of general circulation in the area where the real property which is proposed to be subdivided is located.

B. Notice of the hearing shall be given to adjacent landowners by mail or any other reasonable method deemed necessary. Adjacent landowners are the owners of real property, as shown by the records of the county assessor, located within 300 feet of any portion of the boundary of the proposed subdivision. If the owner of the proposed subdivision owns other adjacent real

property, notice shall be given to owners of real property located within 300 feet of real property owned by the owner of the proposed subdivision.

C. All hearings shall be public.

D. All hearing notices shall include a description of the location of the subdivision. The description may be in the form of either a vicinity location sketch or a written description other than a legal description.

**GMC 16.12.080 Application process.**

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

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

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

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

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

**GMC 16.12.100 Review by city council.**

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

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

If the city council finds that the proposed plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare and for such open spaces, drainage ways (storm water retention and detention), streets, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school, and the public use and interest will be served by the platting of such subdivision and dedication, then it shall be approved. The proposed plat may be disapproved because of flood, inundation or swamp conditions. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be



required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under RCW 82.02.050 through 82.02.090 shall be allowed that constitutes an unconstitutional taking of private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners. Every decision or recommendation made by the city council shall include findings of fact and conclusions to support their decision or recommendation and shall be incorporated within the council minutes.

**GMC 16.12.120 Time limitation.**

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

**GMC 16.12.130 Effect of approval.**

A. Approval of the preliminary plat by the city council shall constitute authorization for the subdivider to proceed with developing the subdivision facilities in accordance with the standards and procedures established herein, and including any conditions imposed by the city council. If the subdivider intends to develop only a portion of the subdivision covered within the preliminary plat, he shall notify the council within 10 days of approval of the preliminary plat.

B. The subdivider shall have 18 months or a period of time specified in the development contract from the date of approval by the city council to complete all improvements within the area of the preliminary plat or such smaller portion as provided for in GMC 16.12.030.

**GMC16.12.140 Reconsideration of decision by city council.**

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

**TITLE 17 ZONING**

**Chapter 17.30 R-1 Low Density Residential District**

**GMC 17.30.010 Purpose.**

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

**GMC 17.30.020 Permitted Uses.**

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

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

**GMC 17.30.030 Permitted accessory uses.**

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

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

**GMC 17.30.040 Conditional Uses.**

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

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

**GMC 17.30.050 Development standards**

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

- G. Parking: see Chapter 17.78 GMC;
- H. Landscaping: see Chapter 17.75 GMC;
- I. Residential design standards: see GMC 17.70.100.

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

- A. Roof Slope. Roof slope shall be not less than a five-foot rise for each 12 feet of horizontal run.
- B. Roofing Materials. Roofing materials shall be compatible in appearance with surrounding homes.
- C. Siding Materials. Siding materials shall be wood or other material compatible with surrounding homes that has siding materials commonly used on conventional site-built International Building Code single-family residences.
- D. Front Entrance. The front entrance of each single-family dwelling shall be located facing the street that it is numbered on. However, in case of narrow corner lots the front entrance could be on the side street if needed.
- E. All manufactured homes shall comply with the following standards:
  - 1. Age Restriction. All manufactured homes shall have to be a “new manufactured home” and shall not be more than five years old as determined by the manufacturer’s date.
  - 2. Pit Set. Manufactured homes shall be “pit set” with the first floor elevation no more than 12 inches above finished grade. The pit shall be of sufficient depth to accommodate 18 inches’ clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code. Skirting or side walls shall be installed around the perimeter and the tongue and axles shall be removed.
  - 3. Transportation Equipment. All wheels, tongues and other transportation equipment must be removed when the manufactured home is placed upon a lot.
  - 4. Facade. All manufactured homes shall have skirting and exterior siding that will match those of a typical site-built residence.
  - 5. HUD Code. All manufactured homes must conform to the U.S. Department of Housing and Urban Development (HUD) 1976 Federal Manufactured Home Construction and Safety Standards Act.
- F. Replacement of a nonconforming mobile home/manufactured home on an individual lot shall be with a new manufactured home or by a stick-built home meeting current lot setback requirements.
- G. Residential dwellings located within the 100-year floodplain shall conform to the Grandview flood ordinance and shoreline master program. (Ord. 2011-29 § 5 (Att. B)).

**GMC Chapter 17.35 R-3 High Density Residential District**

**GMC 17.35.010 Purpose.**

The R-3 district is established to provide a high density residential environment. Lands within this district generally contain multiple-unit residential structures of a scale compatible with the structures in low density districts and with useful yard spaces. The R-3 district is intended to allow for a gradual increase in density from lower density residential districts and, where compatible, can provide a transition between different use areas.



**GMC17.35.020 Permitted uses.**

The following uses shall be permitted in the R-3 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 17.35.050; and
- B. Two-family dwelling (duplex) consisting of two attached residential homes built to current building codes or two new attached manufactured or modular homes conforming to the general aesthetics of the neighborhood in which they are sited and the development standards in GMC 17.35.050; and
- C. Multifamily dwellings; and
- D. Churches and similar places of worship; and
- E. Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising.

**GMC 17.35.030 Permitted accessory uses.**

The following uses shall be permitted as accessory to a permitted used in the R-3 district:

- A. Detached single-family 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 by 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 17.35.040 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 school, preschool, child mini-day care and child day care center.

**GMC 17.35.050 Development standards.**

- A. Minimum area of lot for single-family dwelling: 7,500 square feet; two-family dwelling attached, 8,000 square feet and shall be governed by the standards in R-1 and R-2 districts;
- B. Minimum area of lot for multifamily dwellings: 3,000 square feet per dwelling unit for first four dwelling units; 6,000 square feet per each additional dwelling unit;
- C. Maximum lot coverage: 60 percent;
- D. Minimum yard setbacks:
  - 1. Front: 20 feet.
  - 2. Side: five feet.
  - 3. Side along flanking street of corner lot: 25 feet.
  - 4. Rear:

- a. Principal building: 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: 35 feet.
  - 2. Accessory buildings: 25 feet;
- F. Fences and hedges: see Chapter 17.75 GMC;
- G. Parking: see Chapter 17.78 GMC;
- H. Landscaping: see Chapter 17.75 GMC; and
- I. Residential design standards: see GMC 17.70.100.

**GMC 17.35.060 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.

### **GMC 17.35.070 Zero lot line development.**

Zero lot line development for single-family dwellings may be permitted in order to: promote efficient land use, permit a more energy efficient arrangement of structures, protect environmentally sensitive areas, or provide more usable private or community open space.

A. Districts in Which Permitted. A zero lot line development for single-family dwellings may be permitted in the R-3 high density residential district.

B. Application and Procedures. All development applications which include a zero lot line shall be processed in accordance with GMC Title 14, Administration of Development Regulations, and GMC Title 16, Subdivisions, including application requirements.

C. Development Standards. All zero lot line developments shall comply with the standards of this title and the following requirements; provided, that where the standards included herein conflict with the standards established in other sections of this title, the standards herein shall apply:

1. Platting Requirements. Each dwelling shall be located on its own individual platted lot. The plat shall show the zero lot lines and the related easements;
2. Openings Prohibited on the Zero Lot Line Side. In order to maintain privacy, there shall be no windows, doors, air conditioning units, or any other type of openings in the wall along the zero lot line, except when such a wall abuts permanent open spaces or a public or private right-of-way;
3. Maintenance and Drainage Easements. A perpetual maintenance, eave overhang, and drainage easement at least five feet wide shall be provided on the lot adjacent to the zero lot line property line, which, with the exception of walls and/or fences, shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title on the property. The wall shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners. Eaves, but no other part of any structure, may protrude across a side lot line, and such protrusion shall not exceed 18 inches. Water runoff from the dwelling placed on the lot is limited to the easement area; and
4. In no case shall a zero lot line dwelling be built closer than 10 feet from the lot line of a lot not approved for zero lot line development.

### **GMC Chapter 17.62 Planned Unit Development**

#### **GMC 17.62.010 Purpose.**

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;
- B. Encourage variety in housing opportunities;
- C. Encourage the development of a viable economic base;
- D. Encourage development of land uses that will be compatible with and complement existing or proposed adjacent land uses; and



E. Provide guidelines for development of planned unit developments.

**GMC 17.62.020 Permitted uses.**

The planned unit development district may be approved for any use or combination of uses permitted by this title except combinations of residential and industrial uses. Uses permitted in any specific PUD district shall be enumerated in the ordinance establishing such a district. The minimum site area for a PUD is 10 acres.

**GMC 17.62.040 Relationship to adjacent areas.**

The design and layout of a PUD shall take into account the relationship of the site to the surrounding areas.

A. The perimeter of the PUD shall be so designed as to minimize any undesirable impact on adjacent properties; and

B. Setbacks from the property line of a PUD shall be comparable to those of the existing development of adjacent properties or to the type of development which may be permitted on adjacent properties.

**GMC 17.62.050 Phased development.**

Development of a PUD may be phased, in which case all the property anticipated for a PUD shall be submitted as a preliminary PUD showing a conceptual depiction of the eventual development through all phases. Subsequent to legislative approval of the preliminary PUD plan, portions of the development may be submitted as a final PUD for review and approval.

**GMC 17.62.060 Combined preliminary and final PUD.**

In all cases, the preliminary PUD and final PUD may be combined and processed as a final PUD.

**GMC 17.62.070 Concurrent platting.**

Plats for PUDs requiring platting may be processed concurrently with the PUD approval procedures.

**GMC 17.62.080 Design standards and requirements.**

A. Subdivision Requirements. If land or structures within a proposed PUD are to be sold to more than one person, partnership, firm or corporation, or are to include the dedication of land, then the proposed PUD shall be subject to the short plat or long plat procedures of GMC Title 16;

B. Right-of-Way Requirements. All public streets shall be constructed in accordance with minimum city standards contained in GMC Title 12 and the adopted city construction standards as determined by the public works director;

C. Zoning Requirements. A PUD shall be exempt from the minimum lot size and setback standards of this title, except where on-site parking is located in front of a structure that portion of the structure shall be set back 20 feet from the property line;

D. Density. The basic density in a PUD shall be established for each land use as provided in the zoning districts of this title. The hearing examiner may recommend and the city council may authorize a density not more than 20 percent greater than what is otherwise permitted following findings that the amenities or design features which promote the purposes of this chapter are provided;

- E. Lot Requirements. Minimum lot areas, lot dimensions, building heights, lot coverage and yard requirements shall be as established on the approved development plan;
- F. Open Space Requirements. The PUD shall provide not less than 35 percent of the gross land area for common open space;
- G. Setbacks Between Buildings. A distance between all structures shall at a minimum comply with the standards prescribed by the most current edition of the International Building and Fire Codes as adopted by the city council; and
- H. Residential Design Standards. See GMC [17.70.100](#).

**GMC 17.62.090 Procedure for approval of planned unit developments.**

The approval of a PUD shall be by the city council, upon recommendation of the hearing examiner and shall be processed in accordance with the following procedures in addition to all applicable requirements in Chapter [2.50](#) GMC, GMC Titles [14](#) and [16](#) and this title:

A. Who May Apply. Any owner or group of owners of contiguous property acting jointly may submit an application for a PUD;

B. Preapplication. Prior to the acceptance of an application for PUD approval a preapplication conference between representatives of the city and the potential applicant is required. This conference shall be set by the city clerk at the request of the potential applicant. The purpose of the preapplication conference is to acquaint the applicant with various code requirements affecting PUD districts;

C. Application. The applicant shall file a PUD application for preliminary plan approval with the city clerk. The application shall include a \$500.00 fee. All applications will be processed in accordance with the provisions of GMC Title [14](#). The application shall be accompanied by the following:

1. A \$500.00 application fee.
2. A completed SEPA checklist.
3. A vicinity map.
4. Twelve copies of maps and drawings comprising the preliminary plan;

D. Preliminary Plan. The preliminary PUD district plan shall indicate or include the following:

1. Written documents 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.
4. 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.

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

E. Public Hearing Before the Hearing Examiner. Following a public hearing, the hearing examiner may recommend approval or denial of the application and accompanying PUD plans or may recommend imposition of such conditions of approval as are necessary to ensure conformity to all applicable regulations and the purposes of the PUD district. A PUD may be recommended for approval only when it has been determined that:

1. The PUD will be compatible with nearby developments and uses.
2. Peripheral treatment ensures proper transition between PUD uses and nearby external uses and developments.
3. The development will be consistent with the comprehensive plan and the purposes of the PUD district.
4. The public health, safety and welfare have been served.

**GMC 17.62.100 Effective preliminary planned unit development approval.**

Legislative approval of a preliminary PUD shall constitute a zone change of the subject property from the former zoning designation to a PUD zone. The ordinance establishing a PUD zone will enumerate the uses permitted and the district.

**GMC 17.62.110 Preliminary PUD approval expiration.**

Preliminary PUD approval shall be effective for five years from the date of approval by the city council during which time a final PUD or the first phase of a staged PUD shall be submitted for approval. If the final PUD or initial phase is not submitted within the five-year approval period, the preliminary PUD shall be null and void, unless the city council grants an extension not to exceed a one-year period. A one-year extension of the preliminary PUD approval does not require a public hearing. In a phased PUD, successive phases are to be approved and constructed within five years of the previously approved phase. (Ord. 2011-29 § 5 (Att. B)).

**GMC 17.62.120 Final PUD application.**

After receiving preliminary approval, the applicant may submit a detailed final development plan in conformity to the approved preliminary PUD. The procedures for final PUD approval shall be as those prescribed for preliminary PUD approval in GMC 17.62.090 except the hearing examiner review is not required for final PUD approval under this section. Detailed development plans shall contain the following information:

- A. Vicinity map;
- B. A detailed site plan in conformance with the approved preliminary plan showing land uses and vehicular and pedestrian circulation;
- C. Boundary survey of the entire property or the development phase;
- D. Construction specification for streets and pedestrian ways including a typical roadway section showing location of all utilities;
- E. Location and height of all buildings indicating either the dimensions or the limits within which buildings will be constructed;
- F. Preliminary engineering plans for water, sewer, storm drainage, electric power, telephone and gas;
- G. Preliminary subdivision plat if the property is to be subdivided;



H. Landscape plans for open space, common areas, streets, pedestrian ways and recreational facilities;

I. Location, arrangement and dimensions of parking facilities and loading areas;

J. Preliminary architectural plans and elevations of typical buildings and structures; and

K. Covenants, property owner agreements or other provisions, which will govern the use, maintenance and perpetual care of the PUD and all of its open space and property held in common.

**GMC 17.62.130 Expiration of time limits.**

Construction of improvements in a PUD shall begin within one year from the date of final PUD approval by the city council. An extension of time for improvements (streets and utilities) may be requested in writing by the applicant, and such request shall be granted by the city council for a period of one year. If construction does not occur within five years from the legislative approval, the PUD district designation shall be dropped from the official zoning map and zoning shall revert to the former district designation.

**GMC 17.62.140 Changes and modifications.**

A. Major changes in the approved final development plan shall be considered as a new application for preliminary approval. Major changes include:

1. Change in use.
2. Major realignment of vehicular circulation patterns.
3. Increase in density or relocation of density pattern.
4. Reduction of open space.
5. Change in exterior boundaries except survey adjustments.
6. Increase in building height.

B. The public works director may approve changes in the development plan which are minor in nature and are consistent with the approved plan.

**GMC 17.62.150 Building permits.**

No building permits shall be issued until final PUD or phase approval has been granted by the city council. The construction and development of all common areas and open space of each project phase shall be completed to coincide with the completion of structures. For example, when 25 percent of the structures are completed, 25 percent of the common areas are required to be completed.

**GMC Chapter 17.88 Amendments and Rezoning**

**GMC 17.88.010 Purpose.**

The purpose of this chapter is to establish procedures to amend either the zoning text or map of this title.

**GMC 17.88.020 Initiation of amendments.**

A. Zoning Map.

1. Any person, firm, corporation, group of individuals, or municipal department may petition for a zone change with the following exceptions:

- a. If the person, firm, corporation or group of individuals does not have legal ownership of the parcel of land under consideration for rezoning, the petition shall not be accepted. All petitions submitted must contain the signature of the legal owner of the property. The legal owner is considered to be the owner of record.
  - b. A person, firm, corporation or group of individuals may not submit, in any one year, more than one petition requesting a zone change from the property's present zone to another particular zone for the same parcel of land, provided, within the one-year period, a person, firm, corporation or group of individuals may submit another petition requesting a zone change from the property's present zone to a zone other than the zone previously requested in the earlier petition.
2. The hearing examiner may initiate an open record hearing on the reclassification of a parcel or parcels of property and render a recommendation to the city council in accordance with Chapter 2.50 GMC and GMC Title 14.
- B. Text.
1. The hearing examiner may initiate an open record hearing and render a recommendation to the city council for a text amendment in accordance with Chapter 2.50 GMC and GMC Title 14.
  2. Any resident or property owner within the Grandview urban area may petition the city council for a text amendment.
- C. City/County Coordination.
1. All county zoning map amendments within the UGA shall be coordinated with the city prior to change by the county. Coordination shall consist of providing the city with timely notification of proposed map amendments and affording an opportunity to comment. Map amendments shall conform in all respects to the UGA comprehensive plan.
  2. Zoning text amendments shall be coordinated between the city and county to ensure the intent and purpose of the joint development regulations are maintained. Coordination shall consist of providing affected jurisdictions the opportunity to participate in drafting the text amendment through comment and consultation.

**GMC 17.88.030 Requirements for zoning petition.**

The petition for a zoning change shall be accompanied by a \$500.00 fee. In addition to all applicable application requirements contained in GMC Title 14, the petition for a change of classification must show the following:

- A. The date the existing zone became effective;
- B. The changed conditions, which are alleged to warrant other or additional zoning;
- C. Facts to justify the change on the basis of advancing the public health, safety and general welfare;
- D. The effect it will have on the value and character of the adjacent property and the comprehensive plan;
- E. The effect on the property owner or owners if the request is not granted;
- F. The comprehensive plan land use designation for the property; and
- G. Such other information as the hearing examiner requires.

**GMC 17.88.040 Notice requirements.**

Notice requirements shall conform to those contained in GMC Title 14, Administration of Development Regulations.

**GMC 17.88.050 Amendment in conflict with comprehensive plan.**

In the event any proposed amendment, supplement, change to or repeal of Chapters [17.04](#) through [17.88](#) GMC is in conflict with the comprehensive plan, said amendment or change shall not be entertained until and if the comprehensive plan is amended.

**GMC 17.88.060 Hearing Examiner – Findings and Recommendations.**

A. After completion of an open record hearing on a petition for reclassification of property, the hearing examiner shall make and enter findings from the records and conclusions thereof which support its recommendation and find whether or not:

1. The proposal is in accord with the goals and policies of the comprehensive plan.
2. The effect of the proposal on the immediate vicinity will not be materially detrimental.
3. There is merit and value in the proposal for the community as a whole.
4. Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.
5. A development agreement should be entered into between the city and the petitioner, and if so, the terms and conditions of such an agreement.

B. The hearing examiner shall render its recommendation to approve, approve with modifications and/or conditions, or reject the petition based on its findings and conclusions. The hearing examiner's recommendation, to include its findings and conclusions, shall be forwarded to the city council in accordance with Chapter [2.50](#) GMC at a regular business meeting thereof.

**GMC 17.88.070 Appeal of recommendation.**

A. In accordance with GMC 2.50.150, no appeal may be made from a recommendation of the hearing examiner.

B. In accordance with GMC 2.50.160, 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 17.88.080 City council consideration.**

Following the provisions contained in GMC Title [14](#), the city council shall make and enter findings of fact and take one of the following actions:

- A. Approve the reclassification with or without modification.
- B. Enter into a concomitant agreement with the petitioner, as set forth in GMC [17.88.100](#).
- C. Deny the reclassification.



**Anita Palacios**

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**From:** Anita Palacios  
**Sent:** Thursday, September 16, 2021 10:38 AM  
**To:** Gary Cuillier  
**Cc:** Cus Arteaga; brad beauchamp; Michelle Dellinger; John@jfengineering.pro; Jeff Watson  
**Subject:** Euclid Meadows PUD & Pre-Plat  
**Attachments:** C100 Prelim plat signed-091521.pdf; C100 Prelim plat-091521.pdf; C200 Prelim utility signed-091521.pdf; C200 Prelim utility-091521.pdf

Hearing Examiner Cuillier,

I reviewed the new layout and the location of the 10-parking spaces that I requested and I recommend approval of the new design.

This should complete the open record public hearing process and close the record.

Cus Arteaga  
City Administrator/Public Works Director  
City of Grandview  
207 West Second Street  
Grandview, WA 98930  
PH: (509) 882-9213  
Cell: (509) 830-9213

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**From:** John@JFEngineering.pro <John@JFEngineering.pro>  
**Sent:** Wednesday, September 15, 2021 2:58 PM  
**To:** Anita Palacios <anitap@grandview.wa.us>; Cus Arteaga <carteaga@grandview.wa.us>  
**Cc:** 'Brad Beauchamp' <Bmbdevelopment@yahoo.com>; 'Michelle Dellinger' <michellerdell@gmail.com>  
**Subject:** Euclid Meadows

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**CAUTION:** External Email

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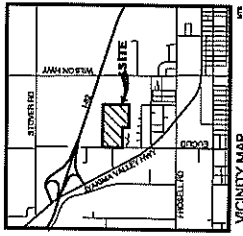
Good afternoon Anita. Attached are the revised preliminary plat and utility plans showing the addition of 10 parking spaces along Lori Ln. We will be delivering hard copies soon. For your convenience, there are signed and unsigned PDF's. The signed copies are 'locked' and cannot be edited or marked up.

John Fetterolf, P.E.  
Owner  
**JF Engineering, PLLC**  
7500 W Clearwater Ave, Suite A  
Kennewick, WA 99337  
(509) 551-8174



# EUCLID MEADOWS PUD

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



**SHEET INDEX**  
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 100' DISTANCE FROM CITY CENTER  
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**PLANNING AND ENGINEERING SERVICES PROVIDED**  
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**TAXES**  
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**PROPOSED DEVELOPMENT**  
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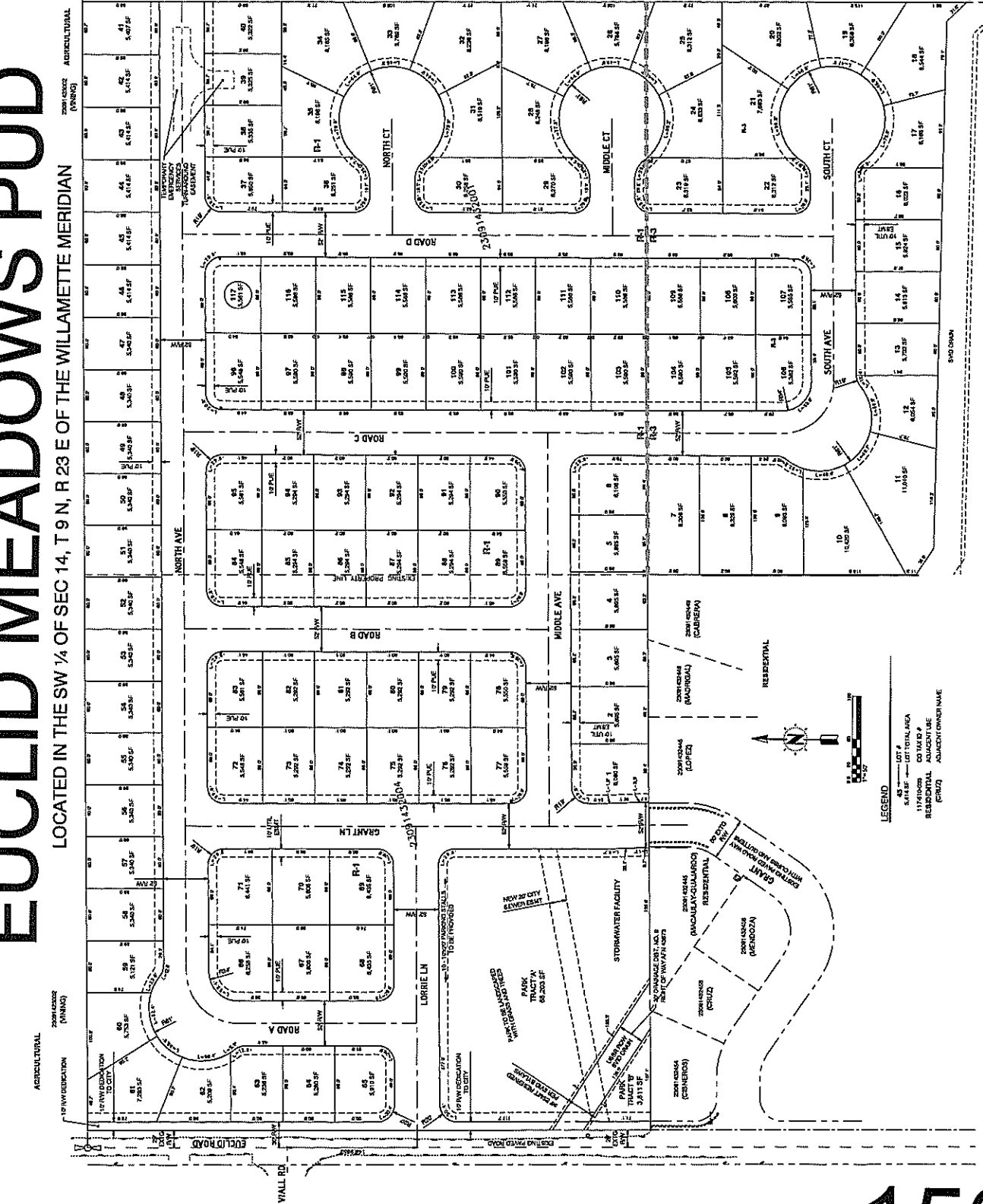
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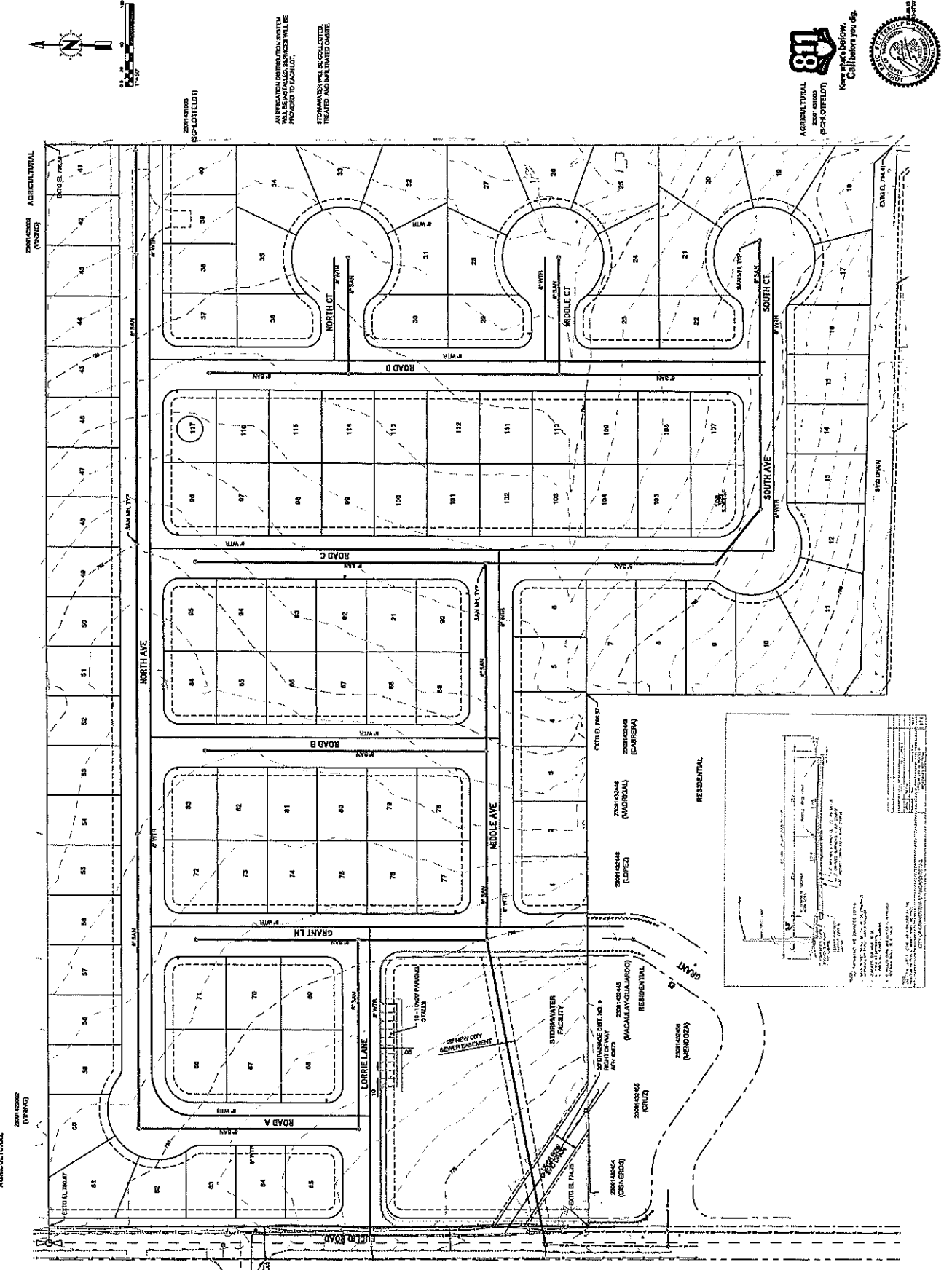
**LEGEND**  
 45' LOT #  
 5,414 SF LOT TOTAL AREA  
 11,741,000 SF TOTAL AREA  
 RESIDENTIAL ADJACENT USE  
 (CRUZ)

**Euclid Meadows PUD**  
 Development plan for:  
 Project in the City of Grandview, WA  
 Checked by JSD  
 01/15/20  
 Scale 1" = 100'  
 Date  
 Sheet 12 of 20  
 C100



**ADRIANUS TITIAL**  
 2000 STATION  
 (SCHLOTTELO)  
 88  
 Call before you dig.







**811 AGRICULTURAL (RICHLAND)**  
 Know what's below.  
 Call before you dig.



