



**GRANDVIEW HEARING EXAMINER  
PUBLIC HEARING PACKET  
OCTOBER 28, 2021  
2:00 P.M.**

**Applicant(s):** Pro Made Construction – Peter Strizhak & Ruslen Gorbatyuk

**Property Owner(s)/Address/Parcel No.:**

Felicitas & Maria S. Lara\*, 720 Wilson Hwy, 230914-24006  
Donald E. & Terry Golladay, Wilson Hwy, 230914-24010  
Pro Made Construction Inc.\*, 650 Wilson Hwy, 230914-31003  
Patricia Schlotfeldt\*, 507 N. 5<sup>th</sup> Street, 230914-31004  
Frank J. & Patricia C. Coleman\*, 450 Wilson Hwy, 230914-34006  
Tom Honeycutt, 430 Wilson Hwy, 230914-34009  
Estuardo Velasquez\*, 315 N. 4th Street, 230914-34401  
Juanita I. & Salvador Avalos\*, 401 N. 4th Street, 230914-34402  
Roberto & Mayra E. Frias\*, 405 N. 4th Street, 230914-34403  
Lorenzo & Marlene Cisneros, 407 N. 4th Street, 230914-34404  
Jose B. & Margarita Ramirez Prieto\*, 411 N. 4th Street, 230914-34405  
Guadalupe & Antonia Chadis, 501 N. 4th Street, 230914-34406  
Jose Luis & Francisa Mendez, 505 N. 4th Street, 230914-34407  
David Barajas Maria Ruiz\*, 307 N. 4th Street, 230914-34421  
Joel Martinez-Franco\*, 305 N. 4th Street, 230914-34422  
Maria S. Sherrill\*, 301 N. 4th Street, 230914-34423  
Matthew Sears, 410 Wilson Hwy, 230914-34424

**(\*)denotes property owners who signed annexation petition**

**Proposed Project:** Annexation & Rezone

**Current Zoning/Future Land Use:** R-1 Single Family Residential

**Proposed Zoning:** R-1 Single Family Residential

**Location of Project:** Wilson Hwy, N. 4th Street, N. 5th Street, Grandview, Yakima County, WA

- Public Hearing Procedure (Pages 1-2)
- Letter of Intent & Petition for Annexation (Pages 3-28)
- Resolution Accepting a Request for Annexation (Pages 29-32)
- Determination of Sufficiency of Annexation Petition (Page 33)
- SEPA Environmental Checklist (Pages 34-55)
- Determination of Non-Significance (Pages 56-57)
- Notice of Development Application, Environmental Determination & Notice of Public Hearing (Pages 58-61)
- Affidavit of Publication – Public Hearing Notice (Page 62-63)

- Affidavit of Mailing & Posting (Pages 64-73)
- Certificate of Posting Property (Pages 74-78)
- Legal Description Certification (Pages 79-81)
- Public Comments (Pages 82-84)
- Staff Report (Pages 85-106)

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

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

Join Zoom Meeting

<https://us06web.zoom.us/j/89254149942?pwd=RmhUS3JNOTU1UINXMVpnRnVJOHZNdz09>

Meeting ID: 892 5414 9942

Passcode: 164701

Join by phone:

1-253-215-8782

Meeting ID: 892 5414 9942

Passcode: 164701

## **CITY OF GRANDVIEW PUBLIC HEARING PROCEDURE**

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

### **Hearing Examiner:**

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

**Applicant(s):** Pro Made Construction – Peter Strizhak & Ruslen Gorbatyuk

### **Property Owner(s)/Address/Parcel No.:**

Felicitas & Maria S. Lara\*, 720 Wilson Hwy, 230914-24006  
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**Location of Project:** Wilson Hwy, N. 4th Street, N. 5th Street, Grandview, Yakima County, WA

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

**THE PUBLIC HEARING IS NOW OPEN.**

1. Before hearing from the public, the staff report will be presented.
2. Now the applicant will present the proposal.
3. Comments received by mail will now be entered in the record. The Clerk reads any received.
4. As this public hearing must proceed in an orderly fashion, I am asking your cooperation in the following procedure:
  - a. When you address the Hearing Examiner, begin by stating your name and address for the record.
  - b. Speak slowly and clearly.
  - c. You will be allowed five minutes to comment.
  - d. If additional time is needed, it will be provided after everyone has had an opportunity to comment.
5. Public comments will now be received.
6. Does the applicant have any additional comments?
7. City Staff, do you have additional comments?
8. Are there additional comments from the public?
9. The public testimony portion of this hearing is now closed. No further comments will be received.

**LETTER OF INTENTION (60% PETITION METHOD) TO COMMENCE ANNEXATION  
PROCEEDINGS TO THE CITY OF GRANDVIEW, WASHINGTON**

TO: The City Council  
City of Grandview  
Grandview, Washington

We, the undersigned, owners of property representing not less than 10% of the assessed value of the property for which annexation is sought, described herein below, lying contiguous to the City of Grandview, Washington do hereby notify the City Council of the City of Grandview of our intention to seek annexation to and be made a part of the City of Grandview under the provisions of R.C.W. 35A.14.120, et seq., and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Yakima County, Washington, and is legally described as follows: (Attach map outlining the boundaries of the property sought to be annexed). *SEE ATTACHMENT:*

We are requesting City Council consideration of our request and are asking that the above property as R-1 zone.

OWNER'S SIGNATURE: *Peter Strizhak* DATE: 8-10-2021

OWNER'S SIGNATURE: *Ruslan Gorbatyuk* DATE: 8-10-2021

PRINTED NAME: PETER STRIZHAK / RUSLAN GORBATYUK

MAILING ADDRESS: 650 WILSON HIGHWAY

TELEPHONE NO.: 509-440-1555

PARCEL NO.: 23091431003

PROPERTY LEGAL DESCRIPTION:

PORTION OF NE 1/4 OF SW 1/4

**60% PETITION METHOD FOR ANNEXATION**  
**TO THE CITY OF GRANDVIEW, WASHINGTON**

TO: The City Council  
City of Grandview  
Grandview, Washington

We, the undersigned, being owners of not less than 60% of the assessed value of the property for which annexation is petitioned lying contiguous to the City of Grandview, Washington do hereby petition that such territory be annexed to and made a part of the City of Grandview under the provisions of RCW 35A.14.120 and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Yakima County, Washington, and is legally described as follows: (Attach map outlining the boundaries of the property sought to be annexed). *SEE ATTACHMENT:*

WHEREFORE, the undersigned respectively petition the Honorable City Council and ask:

A. That appropriate action be taken to entertain this petition, fixing a date for public hearing, causing notice to be published and posted, specifying the time and place of such hearing and inviting all persons interested to appear and voice approval or disapproval of such annexation; and

B. That following such hearing, and subsequent to approval of the Yakima County Boundary Review Board if such is convened, the City Council determine by Ordinance that such annexation shall be effective; and that property to be annexed shall become part of the City of Grandview, Washington, subject to its laws and ordinances then and after in force.

The Petitioners subscribing hereto agree “. . . that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Grandview for any now outstanding

indebtedness of said City, including assessments or taxes in payment of any bonds issued or debts contracted, prior to or existing at the date of annexation, and that simultaneous adoption of proposed zoning regulations be required" in accordance with the requirements of the City Council of said City, and as quoted herein from the minute entry of the records of said City Council meeting. It is further understood that the zoning of said area proposed for annexation as shown in the Comprehensive Plan as adopted is RESIDENTIAL.

This petition is accompanied and has attached hereto as Exhibit "A", a diagram which outlines the boundaries of the property sought to be annexed.

**PRAYER OF PETITION:**

1. Annexation of area described herein and on Exhibit "A";
2. Assumption of indebtedness of the City of Grandview; and
3. Zoning of R-1, consistent with the City of Grandview Comprehensive Plan.

**WARNING:** Every person who signs this petition with any other than his/her true name, or who knowingly signs a petition when he/she is otherwise not qualified to sign, or who makes any false statements, shall be guilty of a misdemeanor.

OWNER'S SIGNATURE: [Signature] DATE: 7-21-21

OWNER'S SIGNATURE: Patricia C. Coleman DATE: 7-21-21

PRINTED NAME: FRANK + PATRICIA COLEMAN

MAILING ADDRESS: 450 WILSON HIGHWAY

TELEPHONE NO.: 509-830-5878

PARCEL NO.: 23091434006

PROPERTY LEGAL DESCRIPTION:

PORTION OF SE 1/4 SW 1/4

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: 7-21-21

OWNER'S SIGNATURE: Maria M Ruiz DATE: \_\_\_\_\_

PRINTED NAME: MARIA RUIZ DAVID BARASAS

MAILING ADDRESS: 307 N. 4TH ST

TELEPHONE NO.: 509-273-20 509-203-0102

PARCEL NO.: 23091434421

PROPERTY LEGAL DESCRIPTION:

\_\_\_\_\_ LOT 1 SP 7532862 \_\_\_\_\_

OWNER'S SIGNATURE: Salvador DATE: 7-21-21

OWNER'S SIGNATURE: Juanita Avalos DATE: 7-21-21

PRINTED NAME: JUANITA I. & SALVADOR AVALOS

MAILING ADDRESS: 401 N. 4TH

TELEPHONE NO.: 509-391-5978

PARCEL NO.: 23091434402

PROPERTY LEGAL DESCRIPTION:

\_\_\_\_\_ WEBB ADDATION LOT 2 \_\_\_\_\_

OWNER'S SIGNATURE: Felicitas Lara DATE: 7-28-21  
7-27-21

OWNER'S SIGNATURE: Maria Juana Lara DATE: 7-28-21  
7-27-21

PRINTED NAME: Felicitas Lara Maria S Juana Lara

MAILING ADDRESS: 720 WILSON HIGHWAY 98930

TELEPHONE NO.: 509-203-0192

PARCEL NO.: 23091424006 AND 23091424010

PROPERTY LEGAL DESCRIPTION:

TH PT S1/2 S1/2 SE1/4 NW1/4 LY SW'LY OF SR-82 R/W

TH PT OF N3/4 SE1/4 NW1/4 LY S'LY OF SR-82 R/W



OWNER'S SIGNATURE: JOSE PRIETO DATE: 7-27-21

OWNER'S SIGNATURE: MARGALITA PRIETO DATE: 7-27-21

PRINTED NAME: JOSE B & MARGALITA RAMIREZ PRIETO

MAILING ADDRESS: 411 N 4TH

TELEPHONE NO.: 509 830 0332 <sup>(509)</sup> 882-2778

PARCEL NO.: 23091434405

PROPERTY LEGAL DESCRIPTION:

WEBB ADDITION LOT 5

OWNER'S SIGNATURE: Roberto Frias DATE: 7-27-21

OWNER'S SIGNATURE: Myra Frias DATE: 7-27-21

PRINTED NAME: ROBERTO & MYRA E. FRIAS

MAILING ADDRESS: 405 N 4TH

TELEPHONE NO.: 509-515-6019

PARCEL NO.: 23091434403

PROPERTY LEGAL DESCRIPTION:

WEBB ADDITION LOT 3

OWNER'S SIGNATURE: JOEL MARTINEZ DATE: 7-28-21

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: JOEL MARTINEZ-FRANCO

MAILING ADDRESS: 305 N. 4TH ST

TELEPHONE NO.: 509-831-8578

PARCEL NO.: \_\_\_\_\_ 23091434422 -

PROPERTY LEGAL DESCRIPTION:

LOT 2 SP 7532862

OWNER'S SIGNATURE: [Signature] DATE: 7-28-21  
OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: ESTUARDO VELASQUEZ

MAILING ADDRESS: 315 N 4TH

TELEPHONE NO.: 509-832-2803

PARCEL NO.: 23091434401

PROPERTY LEGAL DESCRIPTION:

WEBB ADDITION LOT 1

OWNER'S SIGNATURE: [Signature] DATE: 7-28-21

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: MARIA S SHERILL

MAILING ADDRESS: 301 N 4TH ST

TELEPHONE NO.: 509 439 1801

PARCEL NO.: 23091434423

PROPERTY LEGAL DESCRIPTION:

LOT 3 SP 7532862

OWNER'S SIGNATURE: [Signature] DATE: 7-28-21

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: Ruslan Gorbatyuk

MAILING ADDRESS: 1650 WILSON HIGHWAY

TELEPHONE NO.: 509-440-1555

PARCEL NO.: 23091431003

PROPERTY LEGAL DESCRIPTION:

PORTION OF NE1/4 OF SW1/4

OWNER'S SIGNATURE: Patricia Mai Schlotfeldt DATE: 7/29/2021

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: PATRICIA SCHLOTFELDT

MAILING ADDRESS: 507 N. 5TH ST

TELEPHONE NO.: 509-882-3541

PARCEL NO.: 23091431004

PROPERTY LEGAL DESCRIPTION:

PORTION OF NE1/4 OF SW1/4

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

PARCEL NO.: \_\_\_\_\_

PROPERTY LEGAL DESCRIPTION:

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

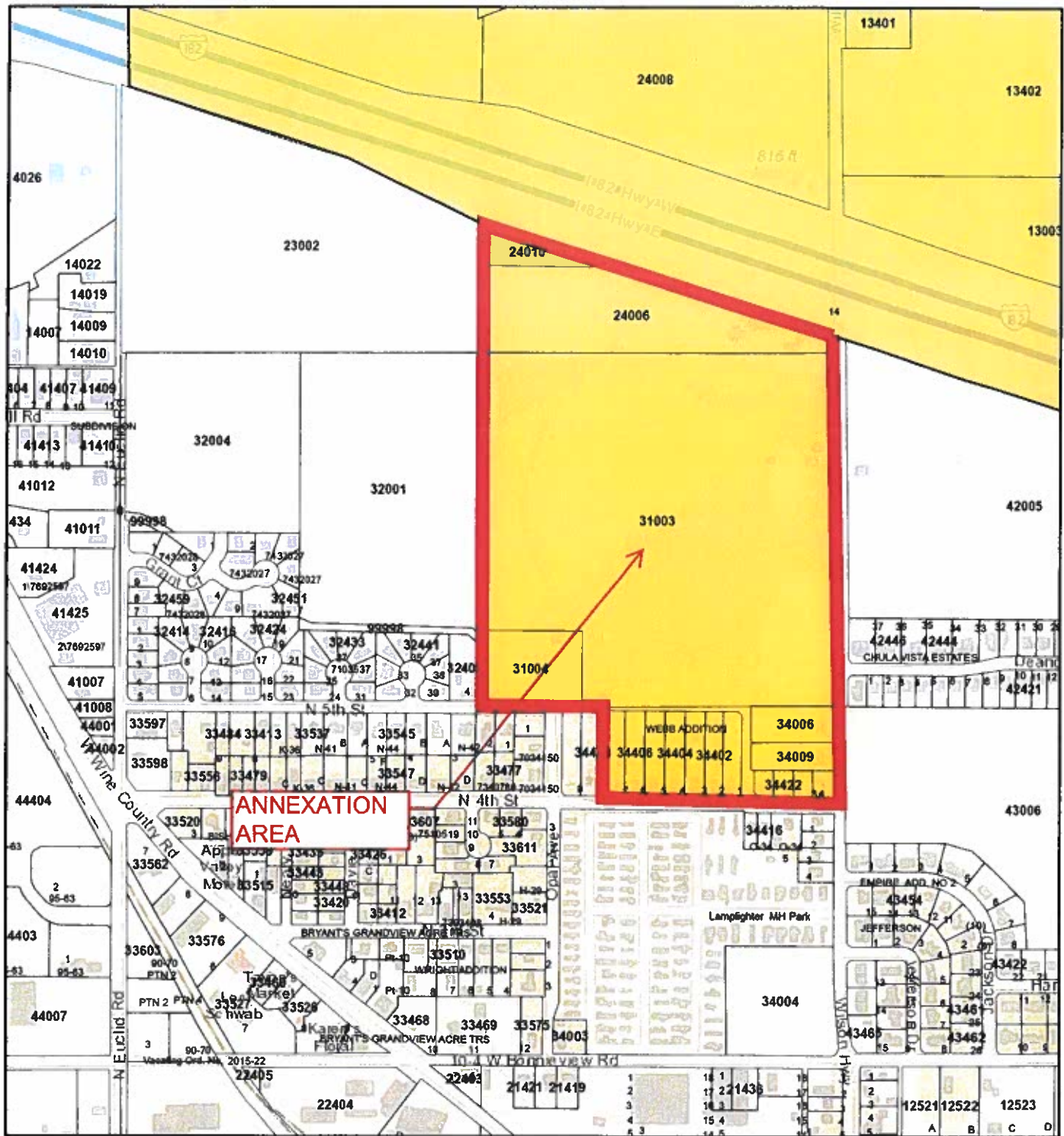
MAILING ADDRESS: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

PARCEL NO.: \_\_\_\_\_

PROPERTY LEGAL DESCRIPTION:

# Yakima County Planning



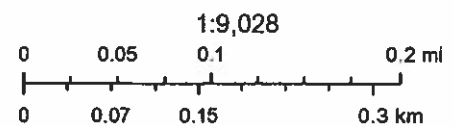
7/30/2021, 10:04:32 AM

**Tax Lot Text Zoning**

Taxlots

Single-Family Residential

City Limits



City of Yakima, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

RECEIVED

JUL 30 2021

CITY OF GRANDVIEW

Land located in the Northeast Quarter and the Southeast Quarter of Section 14, Township 9 North, Range 23 East of the Willamette Meridian, Yakima County, Washington, described as follows:

Beginning at the intersection of the Westerly right of way of Wilson Highway and the Southerly boundary of the Interstate Highway 82, thence South along the Westerly right of way of Wilson Highway to its intersection with the Northerly right of way of North 4<sup>th</sup> Street; thence West along the Northerly right of way of North 4<sup>th</sup> Street to its intersection with the Westerly line of Lot 7 of Webb Addition, records of Yakima County; thence North along the Westerly line of Lot 7 of Webb Addition and its extension thereof to the South line of the Northeast Quarter of the Southwest Quarter of said Section 14; thence West along the South line of the Northeast Quarter of the Southwest Quarter of said Section 14 to the Southwest corner thereof; thence North along the West line of the Northeast Quarter of the Southwest Quarter of said Section 14 to the Northwest corner thereof; thence North along the West line of the Southeast Quarter of the Northwest Quarter of said Section 14 to its intersection with the Southerly boundary of the Interstate Highway 82; thence Southeasterly along the Southerly boundary of said Interstate Highway 82 to the point of beginning.



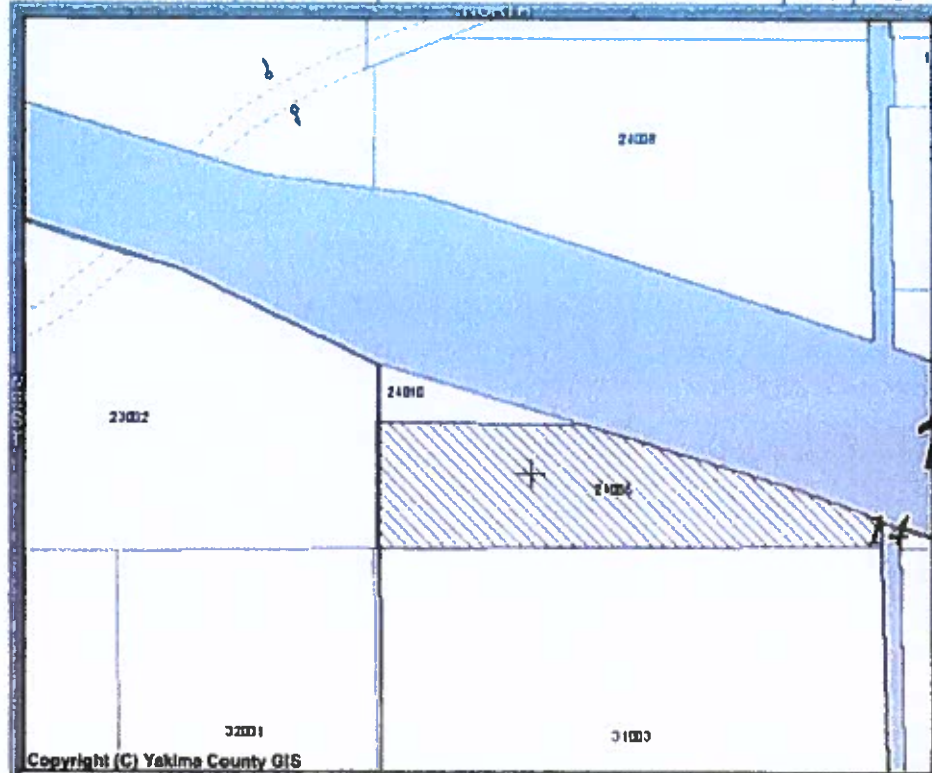
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**Land Information Portal**

 Yakima County Assessor  
 Yakima County GIS  
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Search By: Parcel Number

Parcel #:

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

Search

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Overlays: Aerial Photography

☐ FEMA  
☐ Contours

☐ Critical Areas  
☐ Utilities

MapSize: Small (800x800)

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Map
 Report

Easting(E) | Northing(N)

Longitude(E) | Latitude(N)

 Click Map to: [Get Information](#)

 One Inch = 400 Feet  
 Feet 200 400 600


PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 1/19/2021 11:07:28 PM										PRINTING			
		Parcel Address		720 WILSON HWY, WA								Printer-Friendly Page			
		Parcel Owner(s):		FELICITAS & MARIA S LARA											
		Parcel Number:		23091424006				Parcel Size		7.33 Acres(s)					
		Property Use:		11 Single Unit										Detailed Report	
TAX AND ASSESSMENT INFORMATION															
Tax Code Area (TCA)		441				Tax Year:		2020				Print Detailed MAP			
Improvement Value:		\$205600				Land Value:		\$32800							
Current Use Value:		\$0				Current Use Improvement:		\$0							
New Construction:		\$0				Total Assessed Value:		\$238400							
RESIDENTIAL INFORMATION														SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full 3/4, 1/2)	Garage (bsmt/at/bthn)	Carport	Section Map 1in=400ft					
AVERAGE	1965	1.00	2050		576/1728	3	1/1/0	0/0/0							
SALE INFORMATION														Qtr SECTION MAPS	
Excise	Sale Date	Sale Price	Grantor					Portion					NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft		
406952	12/10/2008	\$54000	FLOWER, WILLIAM E & EDNA					N							
412756	12/30/2009	\$255000	NEWBY, GAYLORD B & VALDA I					N							
DISCLAIMER															
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.															

OVERLAY INFORMATION					
Zoning:	R-1	Jurisdiction:	County		
Urban Growth Area	Grandview	Future Landuse Designation	Urban Residential (Yakima County Plan 2015)		
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D	<a href="#">Download Map</a>	
LOCATION INFORMATION					
+ Latitude.46° 15' 58.409"		+ Longitude.-119° 54' 31.518"		Range 23 Township:09 Section 14	
Narrative Description: TH PT S1/2 S1/2 SE1/4 NW1/4 LY SWLY OF 3R-62 R/W					
DISCLAIMER					
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD					




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**Land Information Portal**

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 Yakima County

  
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**Search By:** Parcel Number Parcel #


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

**Search**

**MapScale:** 1 inch = 300 ft.

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


**MapSize:** Small (800x600)

**Maps brought to you by:**  
  
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[www.vtgc.com](http://www.vtgc.com)  
 (509) 248-4442

**Map** **Report**

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

Click Map to: [Get Information](#)

PROPERTY PHOTOS: 1 2 3 4				PROPERTY INFORMATION AS OF 8/1/2021 11:08:13 PM					PRINTING					
				Parcel Address:		650 WILSON HWY, GRANDVIEW, WA 98930				Printer-Friendly Page				
				Parcel Owner(s):		PRO MADE CONSTRUCTION LLC								
				Parcel Number:		23091431003		Parcel Size:		36.7 Acre(s)		Detailed Report		
				Property Use:		81 Agricultural Not Current Use								
TAX AND ASSESSMENT INFORMATION											Print Detailed MAP			
Tax Code Area (TCA):				441		Tax Year:		2021						
Improvement Value:				\$301300		Land Value:		\$196900						
Current Use Value:				\$105640		Current Use Improvement:		\$301300						
New Construction:				\$0		Total Assessed Value:		\$406940						
RESIDENTIAL INFORMATION											SECTION MAPS			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bln)	Carport	Section Map 1in=400ft				
AVERAGE	1935	2.00	1667	855	0/256	3	2/0/0	0/0/0						
SALE INFORMATION											Qtr SECTION MAPS			
Excise	Sale Date		Sale Price		Grantor				Portion					
459937	7/13/2021		\$1650000		SCHLOTFELDT, PETER & CAROLE				N					
DISCLAIMER											NW-Qtr 1"=200ft		NE-Qtr 1"=200ft	
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.											SW-Qtr 1"=200ft		SE-Qtr 1"=200ft	

OVERLAY INFORMATION					
Zoning:	R-1	Jurisdiction:	County		
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)		
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D	Download Map	
LOCATION INFORMATION					
+ Latitude: 46° 15' 50.137"		+ Longitude: -119° 54' 27.879"		Range: 23 Township: 09 Section: 14	
Narrative Description: Section 14 Township 09 Range 23 Quarter SW: The Northeast Quarter of the Southwest Quarter of Section 14 EXCEPT That portion of the West Half of the Northeast Quarter of the SoSection 14, described as follows: Beginning at the Southwest corner thereof, thence North 89° 56' 18" East along the South line of said subdivision, 378.43 feet, thence 3 North 00° 11feet, thence South 89° 56' 18" West, parallel with the South line thereof, 377.94 feet to the West line of said subdivision, thence South 00° 12' 22" East 272.79 feet to thePoint ofright of way and or easements for irrigation and drainage					
DISCLAIMER					



# Yakima County GIS - Washington Land Information Portal

Yakima County Assessor  
Yakima County GIS  
Yakima County

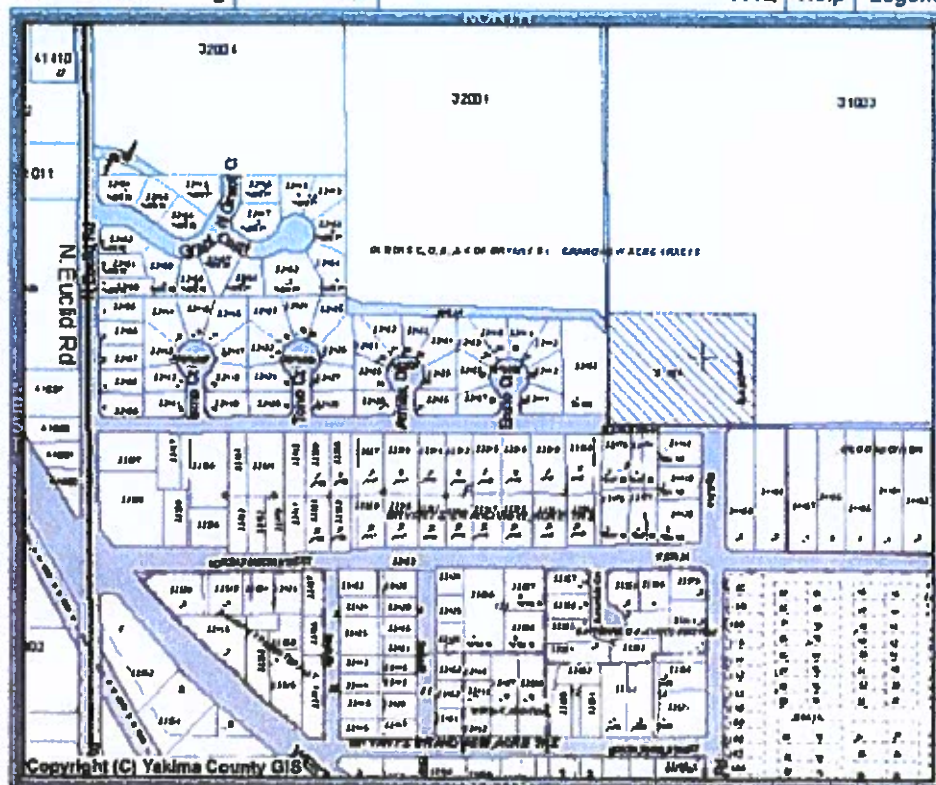


## VALLEY TITLE GUARANTEE

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Assessor Planning Real Estate

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Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 inch = 400 ft.



Overlays: Aerial Photography

☐ FEMA

☐ Critical Areas

☐ Contours

☐ Utilities

MapSize: Small (800x600)

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(509) 248-4442



Map



Report


Easting(R) | Northing(R)

Longitude(E) | Latitude(N)

Click Map to: Get Information

One inch = 400 Feet

Feet 200 400 600

PROPERTY PHOTOS 1				PROPERTY INFORMATION AS OF 1/19/2021 11:07:20 PM						PRINTING					
				Parcel Address		507 N 5TH ST, GRANDVIEW, WA 98930						Printer-Friendly Page			
				Parcel Owner(s)		PATRICIA SCHLOTFELDT									
				Parcel Number		23091431004		Parcel Size		2.4 Acre(s)					
				Property Use		11 Single Unit						Detailed Report			
TAX AND ASSESSMENT INFORMATION															
Tax Code Area (TCA)		441		Tax Year		2020									
Improvement Value		\$110600		Land Value		\$25500									
Current Use Value		\$0		Current Use Improvement		\$0		Print Detailed MAP							
New Construction		\$0		Total Assessed Value		\$136100									
RESIDENTIAL INFORMATION												SECTION MAPS			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (w/b3/4, 1/2)	Garage (bsm/at/bk/n)	Carport	Section Map 1in=400ft					
AVERAGE	1950	1.00	1506		0/1506	3	1/0/1	0/0/0							
SALE INFORMATION												Qtr SECTION MAPS			
Excise	Sale Date		Sale Price		Grantor		Portion								
No Sales Information Found.															
DISCLAIMER															
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.															
												NW-Qtr 1"=200ft		NE-Qtr 1"=200ft	
												SW-Qtr 1"=200ft		SE-Qtr 1"=200ft	

OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area	Grandview	Future Landuse Designation	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
		<a href="#">Download Map</a>	
LOCATION INFORMATION			
+ Latitude: 46° 15' 45.378"		+ Longitude: -118° 54' 33.644"	
		Range 23 Township 08 Section 14	
Narrative Description: BEG AT A PT ON E LINE OF W 1/2 OF NE 1/4 OF SW 1/4 SEC 14 WHERE IT MEETS N BOUNDARY OF THE PUBLIC R/W. TH W ALONG S BOUNDARY THERE OF A DIS OF 292 FT TO TRUE POB: TH N PARALLEL TDIS OF 220 FT: TH WLY PARALLEL TO S LINE THEREOF, A DIS OF 130 FT: TH S PARALLEL TO E LINE THEREOF, A DIS OF 220 FT, MORE OR LESS TO S LINE OF W 1/2 OF NE 1/4 OF SW 1/4 OF SEC 14: THEROF, A DIS OF 130 FT, MORE OR LESS, TO TRUE POB: EX ROAD R/W			
DISCLAIMER			



# Yakima County GIS - Washington Land Information Portal

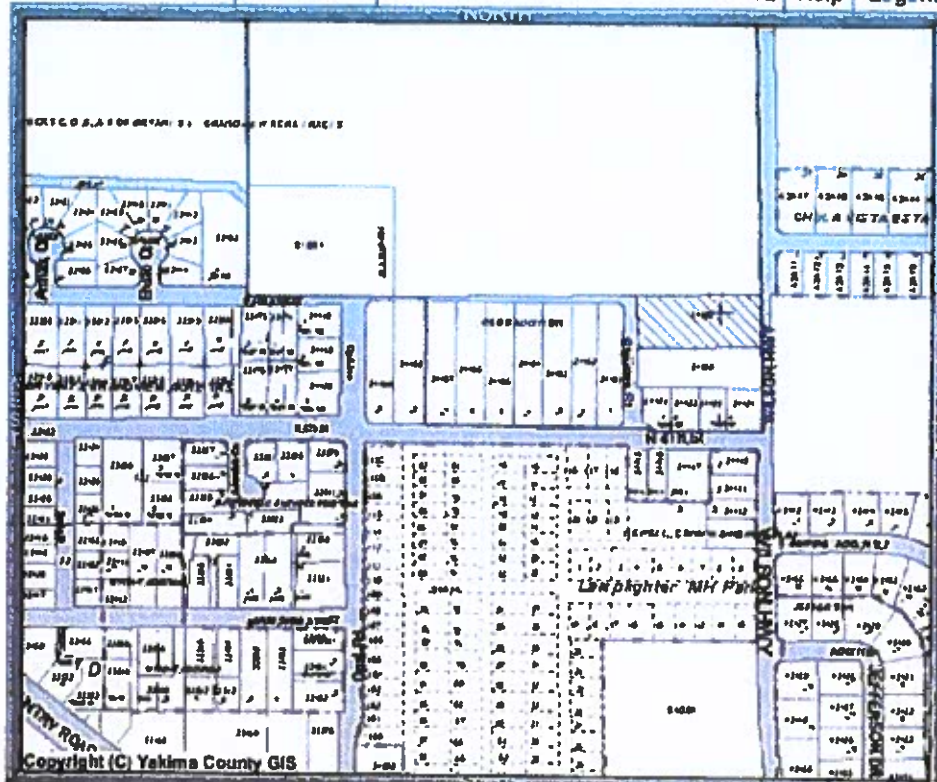
Yakima County Assessor  
Yakima County GIS  
Yakima County



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Assessor Planning Real Estate

FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

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Title Insurance & Escrow Service  
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Easting(E) | Northing(N)

Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet  
Feet 200 400 600

Map Report

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 1/19/2021 11:07:20 PM							PRINTING	
		Parcel Address		450 WILSON HWY, GRANDVIEW, WA 98930					Printer-Friendly Page	
		Parcel Owner(s)		FRANK J & PATRICIA C COLEMAN						
		Parcel Number:		23091434006	Parcel Size:		0.98 Acres(s)			
		Property Use		11 Single Unit						
TAX AND ASSESSMENT INFORMATION									Detailed Report	
Tax Code Area (TCA)		441		Tax Year:		2020				
Improvement Value:		\$131800		Land Value:		\$27800				
Current Use Value:		\$0		Current Use Improvement:		\$0				
New Construction:		\$0		Total Assessed Value:		\$159600				
RESIDENTIAL INFORMATION									SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/btln)	Carport	Section Map 1in=400ft
FAIR/AVERAGE	1920	1.00	1402		0/0	3	1/0/1	1/0/20/0		
SALE INFORMATION									Qtr SECTION MAPS	
Excise	Sale Date		Sale Price		Grantor			Portion		
No Sales Information Found.										
DISCLAIMER										
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NW-Qtr 1"=200ft		NE-Qtr 1"=200ft		SW-Qtr 1"=200ft		SE-Qtr 1"=200ft				

OVERLAY INFORMATION				
Zoning	R-1	Jurisdiction	County	
Urban Growth Area	Grandview	Future Landuse Designation	Urban Residential (Yakima County Plan 2015)	
FEMA 100 Year	FEMA Map	FIRM Panel Number	53077C1925D	<a href="#">Download Map</a>
LOCATION INFORMATION				
+ Latitude: 48° 15' 43.322"		+ Longitude -119° 54' 19.859"		Range 23 Township: 09 Section 14
Narrative Description: BEG AT NE COR SE1/4 SW1/4, TH S 89 D53°15 W 331.70 FT, TH S 131.65 FT, TH EPAR TO N LN 331.70 FT, TH N 132.30 FT TO POB.				
DISCLAIMER				
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED. THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION				



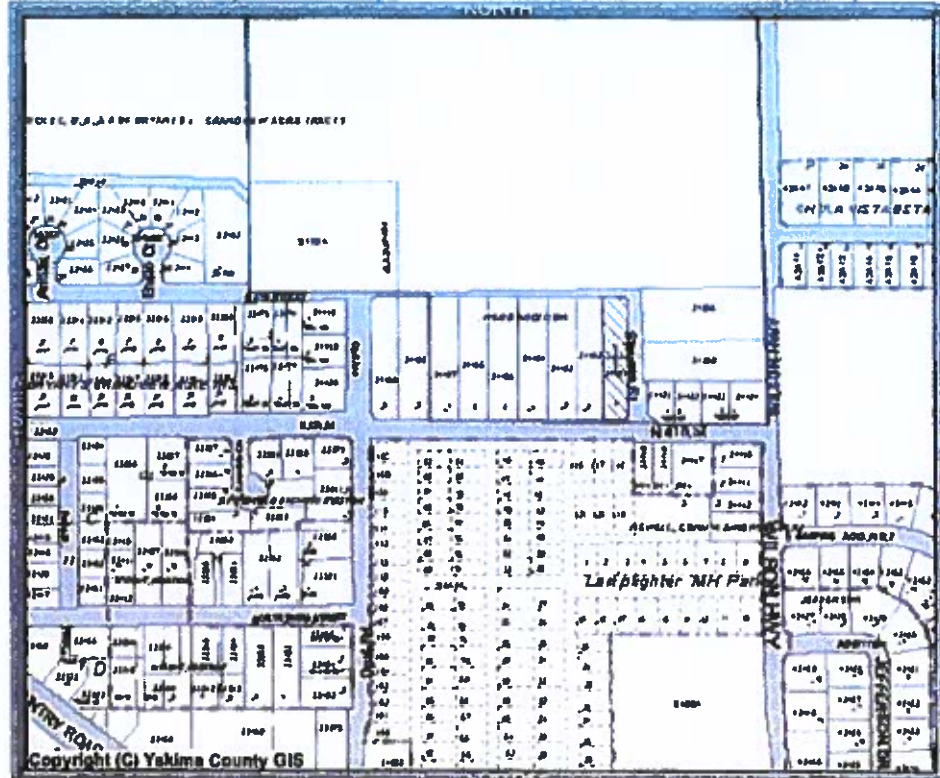
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Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

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Easting(N) | Northing(N)

Longitude(E) | Latitude(N)

Click Map to: Get Information

 One Inch = 400 Feet  
 Feet 200 400 600

Map Report

## PROPERTY PHOTOS



## PROPERTY INFORMATION AS OF 1/19/2021 11:07:20 PM

 Parcel Address: 315 N 4TH ST, WA  
 Parcel Owner(s): ESTUARDO VELASQUEZ  
 Parcel Number: 23091434401 Parcel Size: 0.48 Acre(s)  
 Property Use: 11 Single Unit

## TAX AND ASSESSMENT INFORMATION

 Tax Code Area (TCA): 441 Tax Year: 2020  
 Improvement Value: \$101900 Land Value: \$27000  
 Current Use Value: \$0 Current Use Improvement: \$0  
 New Construction: \$0 Total Assessed Value: \$128900

## PRINTING

Printer-Friendly Page

Detailed Report

Print Detailed MAP

## RESIDENTIAL INFORMATION

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsm1 SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/bt/n)	Carport
FAIR/AVERAGE	1940	1.00	1461		0/0	3	1/0/1	0/0/0	

## SECTION MAPS

 Section Map  
 1in=400ft

## SALE INFORMATION

Excise	Sale Date	Sale Price	Grantor	Portion
E006267	2/24/2015	\$124000	ELIZABETH R OLIVER SUCCESSOR TRUSTEE OF THE WINNOM	N

## Qtr SECTION MAPS

NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
SW-Qtr 1"=200ft	SE-Qtr 1"=200ft

## DISCLAIMER

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## OVERLAY INFORMATION

Zoning:	R-1	Jurisdiction:	County
Urban Growth Area	Grandview	Future Landuse Designation	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D

## LOCATION INFORMATION

+ Latitude: 46° 15' 42.021"	+ Longitude: -119° 54' 23.864"	Range: 23 Township: 09 Section: 14
-----------------------------	--------------------------------	------------------------------------

Narrative Description: WEBB ADDITION LOT 1

## DISCLAIMER

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Yakima County

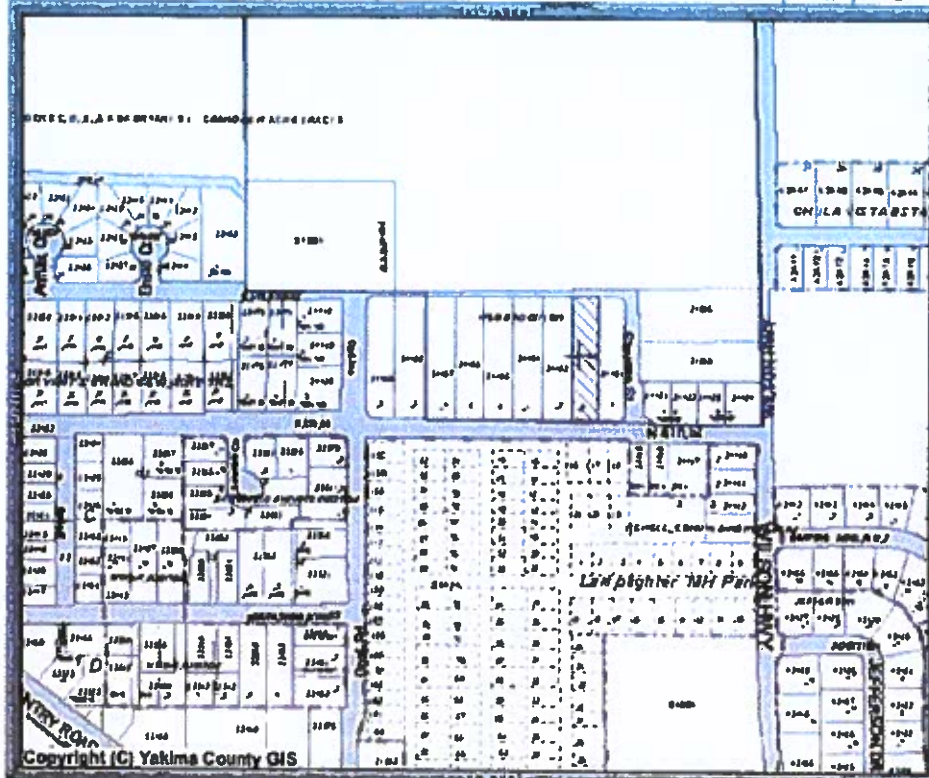


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Search Tools Overview



Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography

☐ FEMA

☐ Critical Areas

☐ Contours

☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

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Easting(N) | Northing(h)

Longitude(E) | Latitude(N)




Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600

Map

Report

PROPERTY PHOTOS 1 2 3			PROPERTY INFORMATION AS OF 1/19/2021 11:07:20 PM						PRINTING			
			Parcel Address:		401 N 4TH ST, WA				Printer-Friendly Page			
			Parcel Owner(s):		JUANITA I & SALVADOR AVALOS							
			Parcel Number:		23091434402		Parcel Size		0.49 Acres(s)			
			Property Use		11 Single Unit				Detailed Report			
			TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA):		441		Tax Year		2020		Print Detailed MAP				
Improvement Value		\$72100		Land Value		\$27400						
Current Use Value		\$0		Current Use Improvement		\$0						
New Construction		\$0		Total Assessed Value		\$99500						
RESIDENTIAL INFORMATION										SECTION MAPS		
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (fuw/3/4, 1/2)	Garage (bsmt/at/bltn)	Carport	Section Map 1in=400ft		
FAIR	1930	1.00	1092		0/0	3	1/0/0	0/0/0				
SALE INFORMATION										Qtr SECTION MAPS		
Excise	Sale Date		Sale Price		Grantor				Portion			
No Sales Information Found.												
DISCLAIMER												
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NW-Qtr 1"=200ft				NE-Qtr 1"=200ft								
SW-Qtr 1"=200ft				SE-Qtr 1"=200ft								

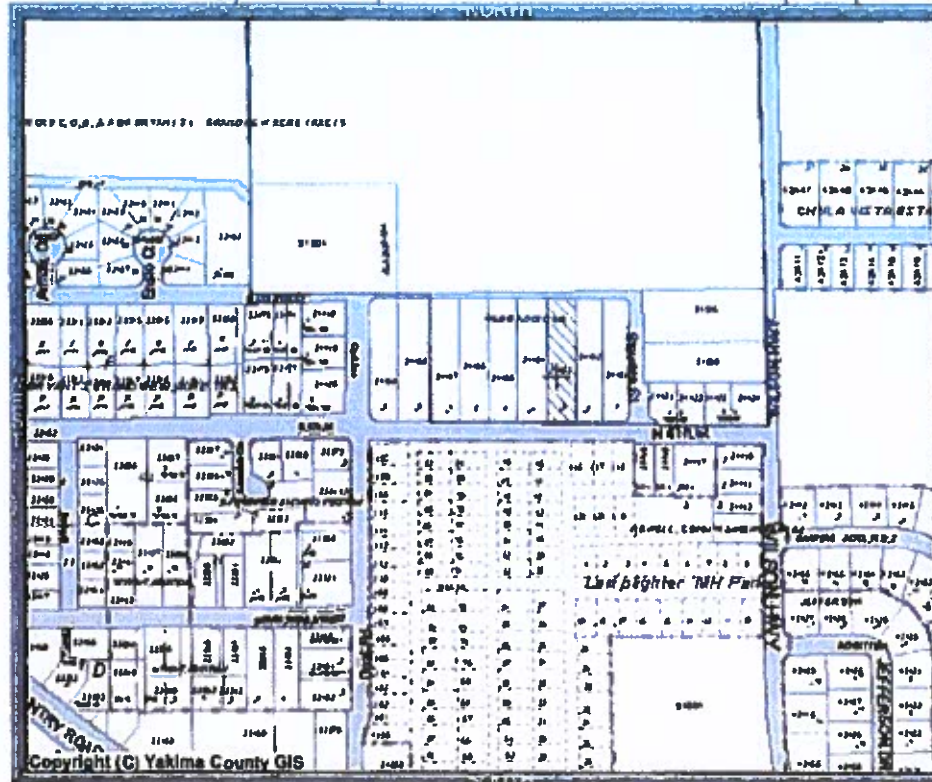
OVERLAY INFORMATION					
Zoning	R-1	Jurisdiction	County		
Urban Growth Area	Grandview	Future Landuse Designation	Urban Residential (Yakima County Plan 2016)		
FEMA 100 Year	FEMA Map	FIRM Panel Number	53077C1925D	Download Map	
LOCATION INFORMATION					
+ Latitude 46° 15' 42.068"		+ Longitude -119° 54' 25.054"		Range: 23 Township: 09 Section: 14	
Narrative Description: WEBB ADDITION LOT 2					
DISCLAIMER					
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Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 Inch = 400 ft.

Overlays: Aerial Photography

☐ FEMA  
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☐ Critical Areas  
☐ Utilities

MapSize: Small (800x600)

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Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600

Map | Report

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 1/13/2021 11:07:29 PM							PRINTING		
		Parcel Address		405 N 4TH ST, GRANDVIEW, WA 98930					Printer-Friendly Page		
		Parcel Owner(s)		ROBERTO & MAYRA E FRIAS							
		Parcel Number		23091434403		Parcel Size		0.54 Acres(s)			
		Property Use		11 Single Unit							Detailed Report
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA)		441		Tax Year		2020				Print Detailed MAP	
Improvement Value		\$108200		Land Value		\$25600					
Current Use Value		\$0		Current Use Improvement		\$0					
New Construction		\$0		Total Assessed Value		\$133800					
RESIDENTIAL INFORMATION									SECTION MAPS		
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (b1/b3/4, 1/2)	Garage (bsm/att/bltn)	Carport	Section Map 1in=400ft	
FAIR/AVERAGE	1940	1.00	1761		0/0	3	1/1/0	0/0/0			
SALE INFORMATION									Qtr SECTION MAPS		
Excise	Sale Date	Sale Price	Grantor				Portion				
E024209	10/24/2019	\$170000	FRIAS GUILLERMO & SONIA				N				
388409	8/31/2008	\$125000	WRIGHT, J LOUISE				N				
404214	9/2/2008	\$78700	PINEDA, OSCAR BARNARDO SEQUEN				N				
406484	12/9/2008	\$70000	DEUTSCHE BANK NATIONAL TRUST CO				N				
E008482	12/3/2015	\$82000	FRIAS PEDRO				N				
DISCLAIMER											
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OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction	County
Urban Growth Area:	Grandview	Future Landuse Designation	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number	53077C1925D
LOCATION INFORMATION			
Latitude: 46° 15' 41.578"	Longitude: -119° 54' 28.012"	Range 23	Township 09 Section 14



# Yakima County GIS - Washington Land Information Portal

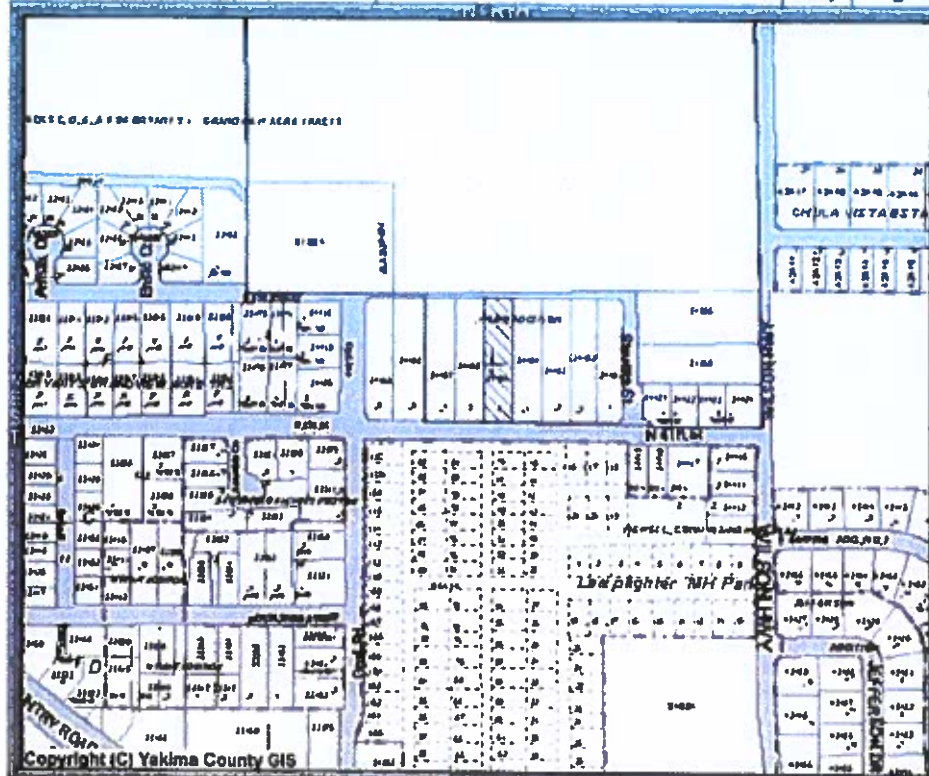
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Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

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Easting(N) | Northing(N)


Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600

Map Report

PROPERTY PHOTOS 1 4 3				PROPERTY INFORMATION AS OF 1/19/2021 11:07:20 PM					PRINTING			
	Parcel Address		411 N 4TH ST, GRANDVIEW, WA 98930							Printer-Friendly Page		
	Parcel Owner(s)		JOSE B & MARGARITA RAMIREZ PRIETO									
	Parcel Number		23091434405			Parcel Size		0.54 Acre(s)		Detailed Report		
	Property Use		11 Single Unit									
	TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA)		441		Tax Year		2020					Print Detailed MAP	
Improvement Value		\$131300		Land Value		\$28700						
Current Use Value		\$0		Current Use Improvement		\$0						
New Construction:		\$0		Total Assessed Value		\$160000						
RESIDENTIAL INFORMATION											SECTION MAPS	
Quality	Year Bu't	Stories	Main SqFt	Upper SqFt	Bsm't SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/bln)	Carport	Section Map 1in=400ft		
AVERAGE	1930	1.00	1594		0/0	3	1/1/0	0/0/0				
SALE INFORMATION											Qtr SECTION MAPS	
Exclse	Sale Date	Sale Price		Grantor					Portion		NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft	
410455	8/25/2009	\$34000		CHADIS, GUADALUPE & ANTONIA					N			
DISCLAIMER												
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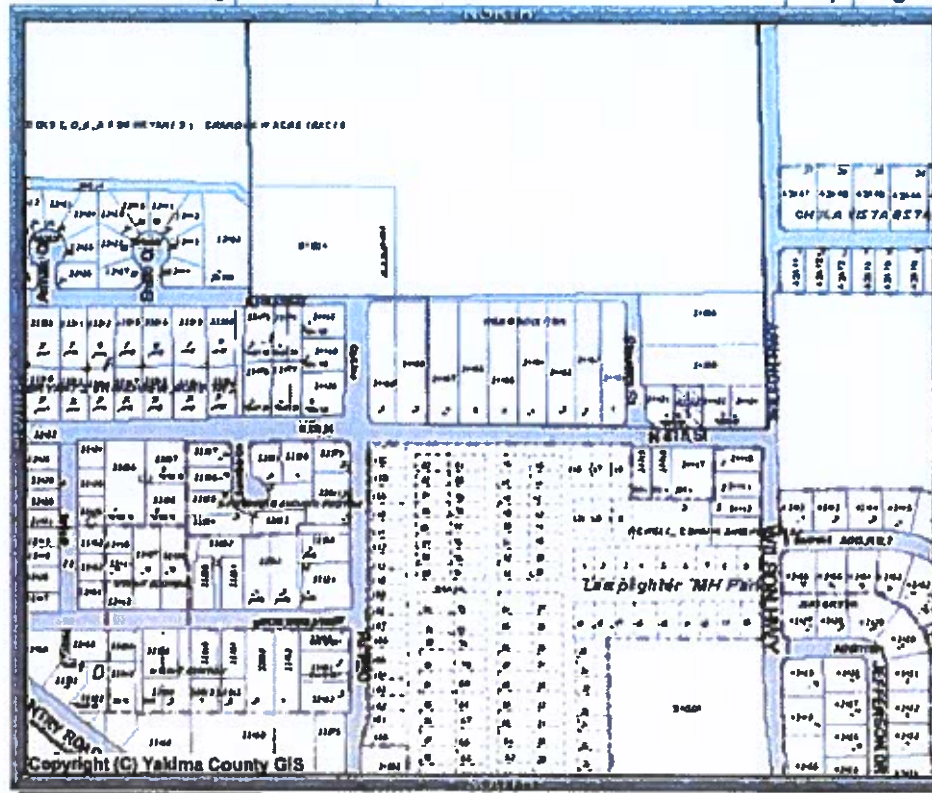
OVERLAY INFORMATION				
Zoning:	R-1	Jurisdiction:	County	
Urban Growth Area	Grandview	Future Landuse Designation	Urban Residential (Yakima County Plan 2015)	
FEMA 100 Year:	FEMA Map	FIRM Panel Number	53077C1925D	<a href="#">Download Map</a>
LOCATION INFORMATION				
+ Latitude: 46° 15' 41.920"		+ Longitude: -119° 54' 28.212"		Range: 23 Township: 09 Section: 14
Narrative Description: WEBB ADDITION LOT 5				
DISCLAIMER				
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 Search By: **Parcel Number**

 Parcel #: 

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Search

MapScale: 1 inch = 400 ft.

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

 MapSize: **Small (600x600)**

Maps brought to you by:

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Longitude(E) | Latitude(N)

 Click Map to: **Get Information**

 One Inch = 400 Feet  
 Feet 200 400 600

Map Report

PROPERTY PHOTOS			PROPERTY INFORMATION AS OF 1/19/2021 11:07:20 PM							PRINTING	
			Parcel Address		305 N 4TH ST, GRADNVIEW, WA 98930					Printer-Friendly Page	
			Parcel Owner(s):		JOEL MARTINEZ-FRANCO						
			Parcel Number:		23091434422		Parcel Size		0.18 Acre(s)		
			Property Use:		11 Single Unit						
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA)			441		Tax Year			2020			
Improvement Value			\$144800		Land Value			\$24900			
Current Use Value:			\$0		Current Use Improvement			\$0			
New Construction:			\$0		Total Assessed Value			\$169700			
RESIDENTIAL INFORMATION											
Quality		Year Built	Stories	Main SqFt	Upper SqFt	Bsmf SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/at/btlin)	Carport	Section Map 1in=400ft
AVERAGE		2013	1.00	1260		0/0	3	2/0/0	0/0/0		
SALE INFORMATION											
Excise		Sale Date		Sale Price		Grantor			Portion		
433918		12/12/2013		\$125000		JENNINGS, CHARLES & VICKI			N		
393086		5/17/2007		\$80000		FORGEY, JUDY S			N		
DISCLAIMER											
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NW-Qtr 1"=200ft		NE-Qtr 1"=200ft		SW-Qtr 1"=200ft		SE-Qtr 1"=200ft					

OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year	FEMA Map	FIRM Panel Number:	53077C1925D
Download Map			
LOCATION INFORMATION			
+ Latitude: 46° 15' 40.892"	+ Longitude: -119° 54' 21.196"	Range: 23	Township: 09
Section: 14			
Narrative Description: Section 14 Township 09 Range 23 Quarter SW: SP 7532662 Lot 2			
DISCLAIMER			
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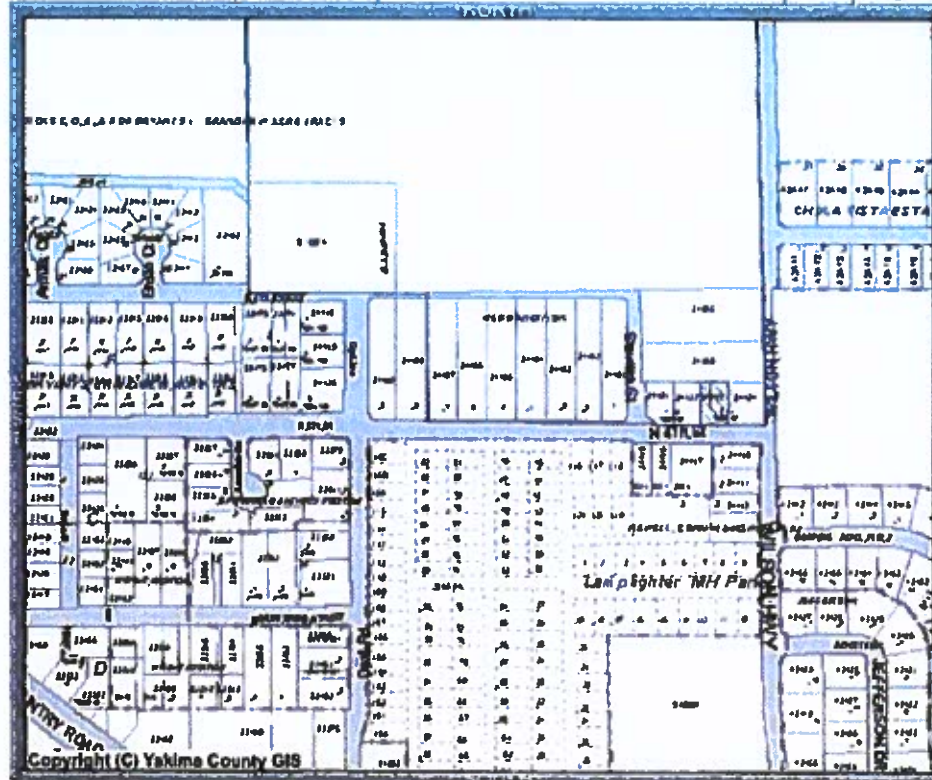
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MapScale: 1 Inch = 400 ft.

Overlays: Aerial Photography

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

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Map Report


Easting(N) | Northing(N)

Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 1/19/2021 11:07:20 AM						PRINTING	
		Parcel Address		301 N 4TH ST, GARDVIEW, WA 98930				Printer-Friendly Page	
		Parcel Owner(s)		MARIA S SHERRILL					
		Parcel Number		23091434423		Parcel Size		0.18 Acre(s)	
		Property Use		11 Single Unit					
TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA)		441		Tax Year		2020			
Improvement Value		\$63100		Land Value		\$22300			
Current Use Value		\$0		Current Use Improvement		\$0			
New Construction		\$0		Total Assessed Value		\$85400			
RESIDENTIAL INFORMATION									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsm1 SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/at/bft/in)	Carport
FAIR	2001	1.00	1080		0/0	3	2/0/0	0/0/0	
SALE INFORMATION									
Excise		Sale Date		Sale Price		Grantor		Portion	
393086		5/17/2007		\$60000		FORGEY, JUDY S		N	
E018947		10/4/2018		\$143400		GARCIA, MELINDA A		N	
DISCLAIMER									
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.									

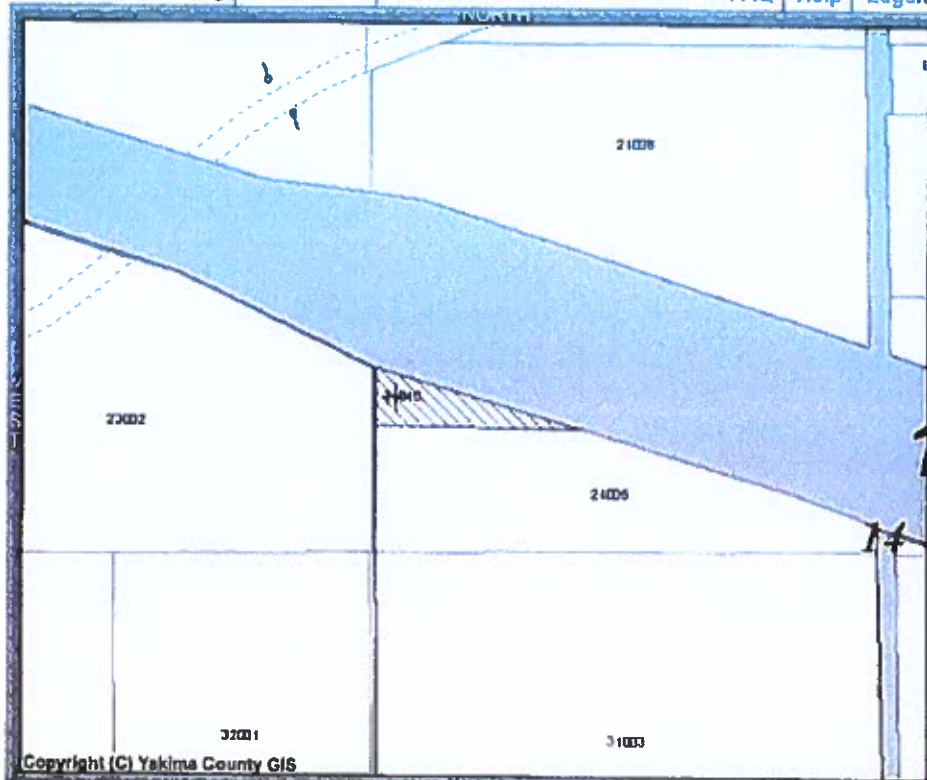
OVERLAY INFORMATION			
Zoning	R-1	Jurisdiction	County
Urban Growth Area	Grandview	Future Landuse Designation	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year	FEMA Map	FIRM Panel Number	53077C1925D <a href="#">Download Map</a>
LOCATION INFORMATION			
+ Latitude 46° 15' 41.094"		+ Longitude -119° 54' 20.301"	
		Range 23 Township 09 Section 14	
Narrative Description Section 14 Township 09 Range 23 Quarter SW: SP 7532862 Lot 3 MH>REAL 2001 MODULINE 40X28 SER# 11827948 (TE)			
DISCLAIMER			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD			





Assessor Planning | Real Estate

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**Search By:** Parcel Number  

Parcel #:

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

## Search

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



Overlays: Aerial Photography ▾



### Critical Areas

 Control☐ Utilities

MapSize: Small (800x600) ▼

**Maps brought to you by:****Valley Title Guarantee**

## Title Insurance & Escrow Service

[www.vigco.com](http://www.vigco.com)

**(509) 248-4442**

Easting{N} | Northing{N}

Longitude(E) | Latitude(N)



**Click Map to: Get information**

One Inch = 400 Feet


Feet 200 400 600



Map



**Report**

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 1/19/2021 11:07:20 PM						PRINTING			
		Parcel Address		SR-32, WA						Printer-Friendly Page	
		Parcel Owner(s):		DONALD E & TERRIA L GOLLADAY							
		Parcel Number:		23091424010		Parcel Size		0.93 Acre(s)			
		Property Use		91 Undeveloped Land						Detailed Report	
		TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA)		441		Tax Year		2020		Print Detailed MAP			
Improvement Value		\$0		Land Value		\$6300					
Current Use Value		\$0		Current Use Improvement		\$0					
New Construction		\$0		Total Assessed Value		\$6300					
RESIDENTIAL INFORMATION										SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/bltn)	Carport	Section Map 1in=400ft	
No Residence Information Found.											
SALE INFORMATION										Qtr SECTION MAPS	
Exclse	Sale Date	Sale Price	Grantor				Portion				
431590	6/16/2013	\$265175	GOLLADAY, D E ETAL-TRUST				N				
DISCLAIMER											
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NW-Qtr 1"=200ft		NE-Qtr 1"=200ft		SW-Qtr 1"=200ft		SE-Qtr 1"=200ft					

OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction	County
Urban Growth Area	Grandview	Future Landuse Designation	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map:	FIRM Panel Number:	53077C1925D <a href="#">Download Map</a>
LOCATION INFORMATION			
+ Latitude: 48° 16' 00.459"		+ Longitude: -119° 54' 38.439"	
		Range: 23	Township: 09 Section: 14
Narrative Description: Section 14 Township 09 Range 23 Quarter NW: TH PT OF N3/4 SE1/4 NW1/4 LY S'LY OF SR-82 RAW			
DISCLAIMER			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			



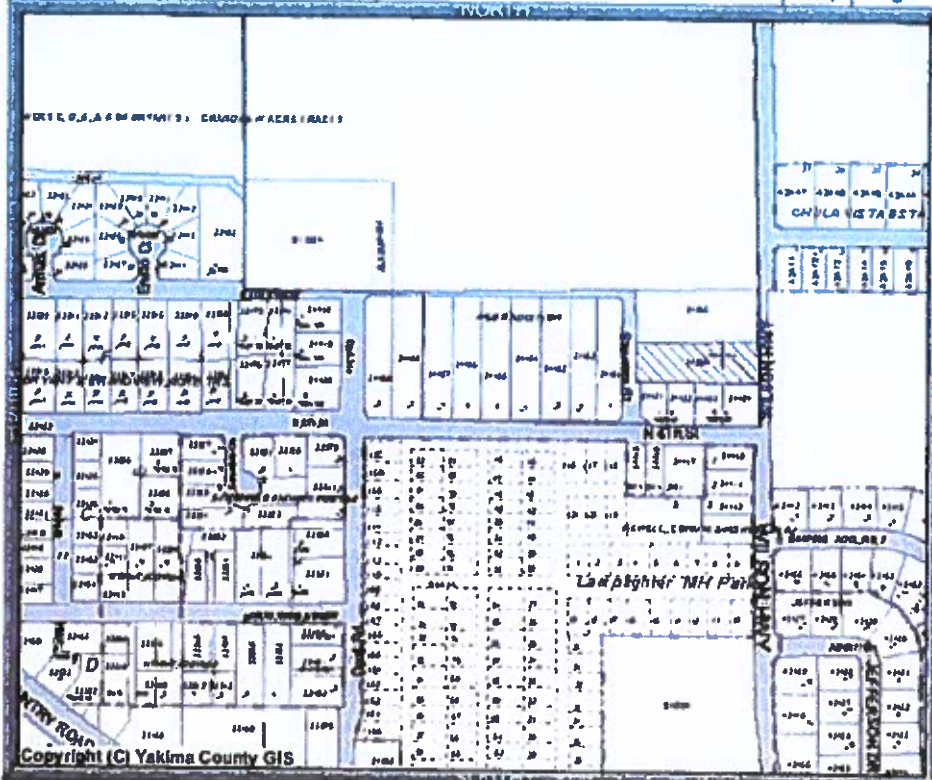
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Assessor Planning Real Estate

FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

**Valley Title Guarantee**

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 Escrow Service

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Easting(N) | Northing(N)

Longitude(E) | Latitude(N)



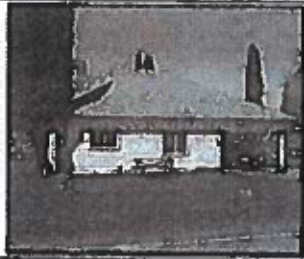
Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600

Map Report

## PROPERTY PHOTOS



PROPERTY INFORMATION AS OF 1/19/2021 11:07:20 PM

 Parcel Address: 438 WILSON HWY, GRANDVIEW, WA 98930  
 Parcel Owner(s): TOM HONEYCUTT  
 Parcel Number: 23091434009 Parcel Size: 0.76 Acre(s)  
 Property Use: 11 Single Unit

PRINTING

Printer-Friendly Page

Detailed Report

Print Detailed MAP

## TAX AND ASSESSMENT INFORMATION

 Tax Code Area (TCA): 441 Tax Year: 2020  
 Improvement Value: \$71100 Land Value: \$28100  
 Current Use Value: \$0 Current Use Improvement: \$0  
 New Construction: \$0 Total Assessed Value: \$97200

## RESIDENTIAL INFORMATION

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsm1 SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm1/att/bfin)	Carport
FAIR/AVERAGE	1935	1.00	1284		0/0	3	1/0/0	0/0/0	500

## SECTION MAPS

 Section Map  
 1in=400ft

## SALE INFORMATION

Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

## Qtr SECTION MAPS

NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
SW-Qtr 1"=200ft	SE-Qtr 1"=200ft

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## OVERLAY INFORMATION

Zoning	R-1	Jurisdiction	County
Urban Growth Area	Grandview	Future Landuse Designation	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year	FEMA Map	FIRM Panel Number	53077C1925D
		Download Map	

## LOCATION INFORMATION

+ Latitude 46° 15' 42.123"	+ Longitude -119° 54' 19.634"	Range 23 Township 09 Section 14
Narrative Description E 331.7 FT OF N 100 FT OF S 1168.80 FT OF SE 1/4 SW 1/4 EX R-W FOR CO. ROAD		

## DISCLAIMER

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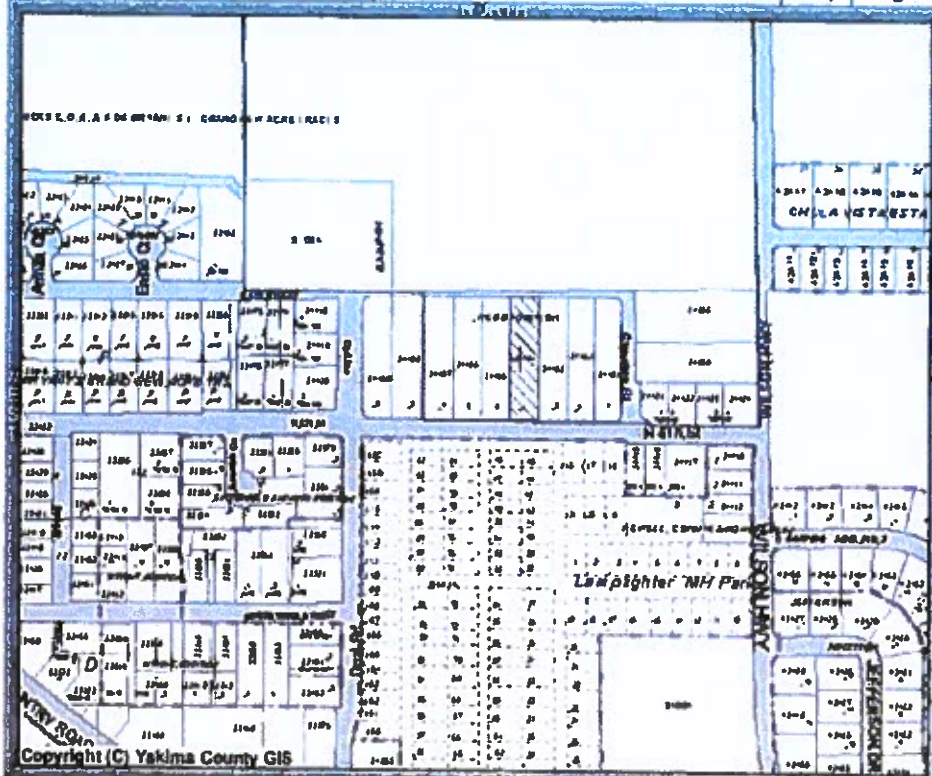
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**Land Information Portal**

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 Yakima County GIS  
 Yakima County

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 (509) 248-4442

Assessor Planning Real Estate

FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #

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

Search

MapScale: 1 inch = 400 ft.



Overlays: Aerial Photography

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

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Easting(E) | Northing(N)

Longitude(E) | Latitude(N)



Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600

Map Report

## PROPERTY PHOTOS



## PROPERTY INFORMATION AS OF 1/19/2021 11:07:20 PM

 Parcel Address: 407 N 4TH ST, WA  
 Parcel Owner(s): LORENZO & MARLENE CISNEROS  
 Parcel Number: 23091434404 Parcel Size: 0.54 Acre(s)  
 Property Use: 11 Single Unit

PRINTING

Printer-Friendly Page

Detailed Report

Print Detailed MAP

**TAX AND ASSESSMENT INFORMATION**  
 Tax Code Area (TCA): 441 Tax Year: 2020  
 Improvement Value: \$107000 Land Value: \$25200  
 Current Use Value: \$0 Current Use Improvement: \$0  
 New Construction: \$0 Total Assessed Value: \$132200

## RESIDENTIAL INFORMATION

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bfin)	Carport
AVERAGE	1935	2.00	1432	416	0/0	4	1/0/0	0/0/0	

## SECTION MAPS

 Section Map  
 1in=400ft

## SALE INFORMATION

Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

## Q: SECTION MAPS

NW Qtr 1"=200ft	NE Qtr 1"=200ft
SW Qtr 1"=200ft	SE Qtr 1"=200ft

## DISCLAIMER

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## OVERLAY INFORMATION

Zoning	R-1	Jurisdiction	County
Urban Growth Area	Grandview	Future Landuse Designation	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year	FEMA Map	FIRM Panel Number	53077C1925D
		Download Map	

## LOCATION INFORMATION

Latitude: 46° 15' 41.996"	Longitude: -119° 54' 27.080"	Range: 23	Township: 09	Section: 14
Narrative Description: WEBB ADDITION LOT 4				

## DISCLAIMER

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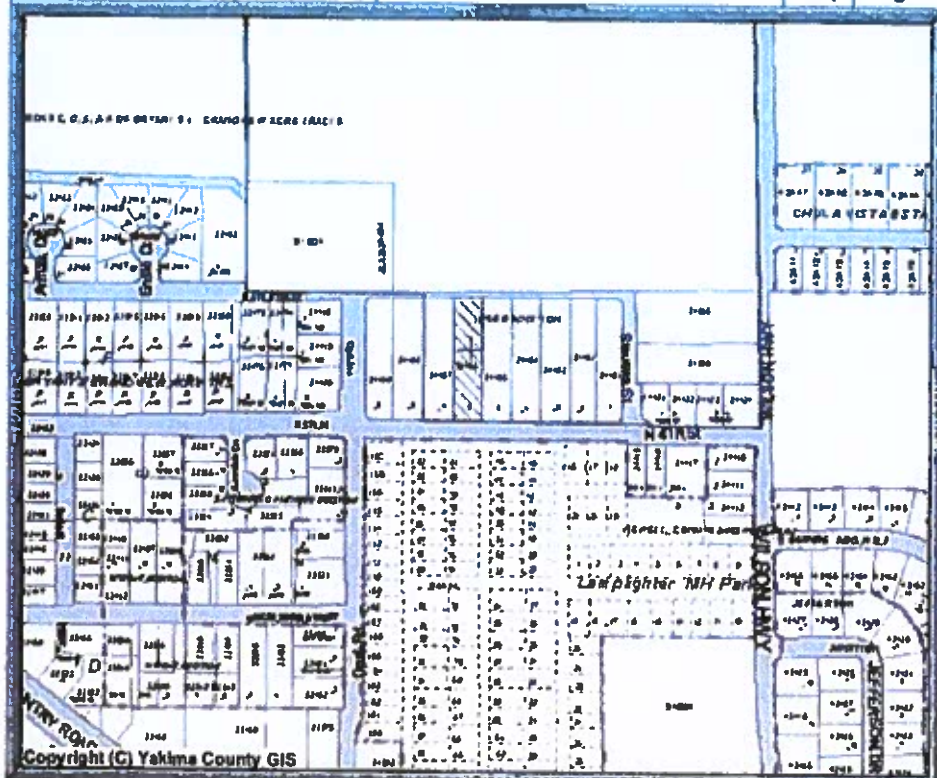
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FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 inch = 400 ft.



Overlays: Aerial Photography:

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ LULUs

MapSize: Small (800x600)

Maps brought to you by:

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Map Report

Easting(N) | Northing(N)

Longitude(E) | Latitude(N)

Click Map to: Get Information

 One Inch = 400 Feet  
 Feet 200 400 600

PROPERTY PHOTOS 1 2 3 4

PROPERTY INFORMATION AS OF 1/19/2021 11:07:20 PM

PRINTING


 Parcel Address: 501 N 4TH ST, WA  
 Parcel Owner(s): GUADALUPE & ANTONIA CHADIS  
 Parcel Number: 23091434406 Parcel Size: 0.54 Acre(s)  
 Property Use: 11 Single Unit

Printer-Friendly Page

TAX AND ASSESSMENT INFORMATION

 Tax Code Area (TCA): 441 Tax Year: 2020  
 Improvement Value: \$43000 Land Value: \$24700  
 Current Use Value: \$0 Current Use Improvement: \$0  
 New Construction: \$0 Total Assessed Value: \$67700

Detailed Report

Print Detailed Map

RESIDENTIAL INFORMATION

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsm't SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm't/at/bilin)	Carport
FAIR	1920	1.00	946		0/0	2	1/0/0	0/0/0	

SECTION MAPS

 Section Map  
 1in=400ft

SALE INFORMATION

Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

Qtr SECTION MAPS

NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
SW-Qtr 1"=200ft	SE-Qtr 1"=200ft

DISCLAIMER

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OVERLAY INFORMATION

Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D

Download Map

LOCATION INFORMATION

+ Latitude: 46° 15' 42.254"	+ Longitude: -119° 54' 28.983"	Range 23 Township: 09 Section 14
-----------------------------	--------------------------------	----------------------------------

Narrative Description: WEBB ADDITION LOT 6

DISCLAIMER

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# Yakima County GIS - Washington Land Information Portal

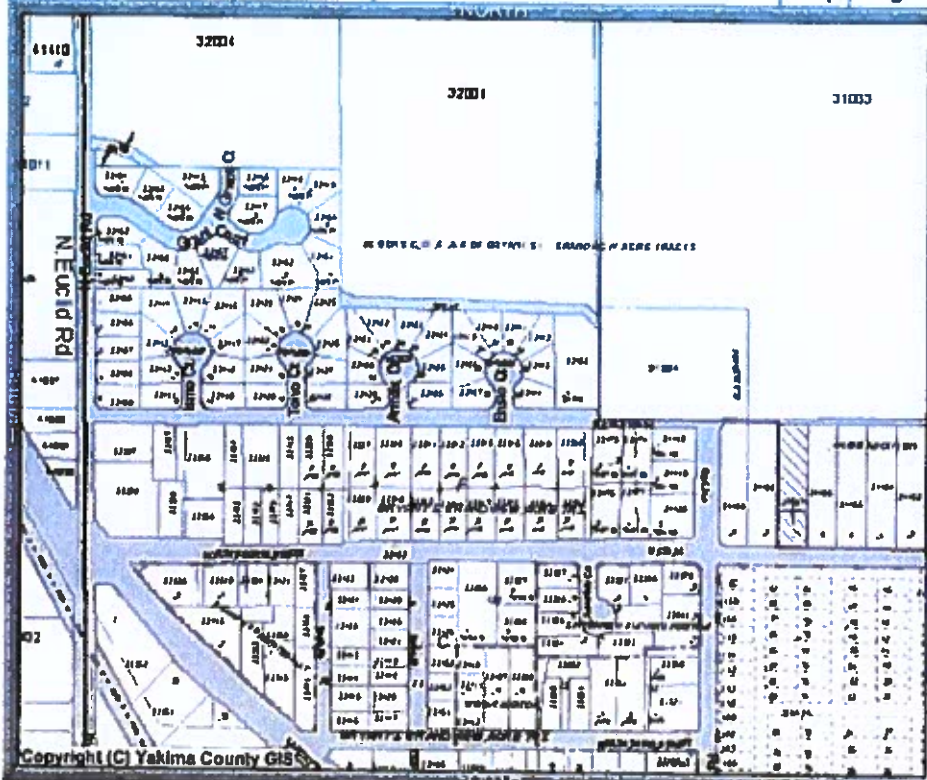
Yakima County Assessor  
Yakima County GIS  
Yakima County



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Assessor Planning Real Estate

FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

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

Eastings(H) | Northings(I)

Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet  
Feet 200 400 600

Map Report

PROPERTY PHOTOS 1 1 1 1				PROPERTY INFORMATION AS OF 1/19/2021 11:07:20 PM					PRINTING		
				Parcel Address:		505 N 4TH ST, WA			Printer-Friendly Page		
				Parcel Owner(s):		JOSE LUIS & FRANCISA MENDEZ					
				Parcel Number:		23091434407		Parcel Size:		0.54 Acre(s)	
				Property Use:		11 Single Unit			Detailed Report		
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):		441		Tax Year:		2020					
Improvement Value:		\$136300		Land Value:		\$26400					
Current Use Value:		\$0		Current Use Improvement:		\$0		Print Detailed MAP			
New Construction:		\$0		Total Assessed Value:		\$162700					
RESIDENTIAL INFORMATION									SECTION MAPS		
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bilin)	Carport	Section Map (1in=400ft)	
AVERAGE	2006	1.00	1184		0/0	3	2/0/0	0/0/0			
SALE INFORMATION									Qtr: SECTION MAPS		
Excise	Sale Date		Sale Price		Grantor				Portion		
No Sales Information Found.											
DISCLAIMER									NW Qtr 1"=200ft NE-Qtr 1"=200ft		
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.									SW Qtr 1"=200ft SE-Qtr 1"=200ft		

OVERLAY INFORMATION				
Zoning:	R-1	Jurisdiction:	County	
Urban Growth Area	Grandview	Future Landuse Designation	Urban Residential (Yakima County Plan 2015)	
FEMA 100 Year	FEMA Map	FIRM Panel Number:	53077C1925D	<a href="#">Download Map</a>
LOCATION INFORMATION				
• Latitude: 46° 15' 41.353"		• Longitude: -119° 54' 30.115"		Range 23 Township: 09 Section 14
Narrative Description: WEBB ADDITION LOT 7				
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  
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Yakima County



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Assessor Planning Real Estate FAQ Help Legend Search Tools Overview

Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

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Map Report

Copyright (C) Yakima County GIS

Easting(N) | Northing(N)  
Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet  
Feet 200 400 600

PROPERTY PHOTOS 1 2 3 4		PROPERTY INFORMATION AS OF 1/19/2021 11:07:30 PM						PRINTING			
		Parcel Address		307 N 4TH STR, GRANDVIEW, WA 98930						Printer-Friendly Page	
		Parcel Owner(s):		DAVID BARAJAS MARIA RUIZ							
		Parcel Number:		23091434421		Parcel Size		0.17 Acre(s)		Detailed Report	
		Property Use		11 Single Unit							
TAX AND ASSESSMENT INFORMATION										Print Detailed MAP	
Tax Code Area (TCA)		441		Tax Year		2020					
Improvement Value		\$145300		Land Value		\$25500					
Current Use Value		\$0		Current Use Improvement		\$0					
New Construction:		\$0		Total Assessed Value		\$170800					
RESIDENTIAL INFORMATION										SECTION MAPS	
Quality	Year Bu'lt	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	Carport	Section Map 1in=400ft	
FAIR/AVERAGE	2013	1.00	1216		0/0	4	2/0/0	0/0/0			
SALE INFORMATION										Qtr SECTION MAPS	
Exclse	Sale Date	Sale Price	Grantor					Portion			
E003689	10/30/2013	\$116450	YAKIMA VALLEY PARTNERS HABITAT FOR HUMANITY					N		NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
393086	5/17/2007	\$60000	FORGEY, JUDY S					N			
E002835	4/1/2013	\$27500	JENNINGS CHARLES & VICKIE					N		SW-Qtr 1"=200ft	SE-Qtr 1"=200ft
DISCLAIMER											
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354 or email us.											

OVERLAY INFORMATION*				
Zoning	R-1	Jurisdiction	County	
Urban Growth Area	Grandview	Future Landuse Designation	Urban Residential (Yakima County Plan 2015)	
FEMA 100 Year	FEMA Map	FIRM Panel Number	53077C1925D	<a href="#">Download Map</a>
LOCATION INFORMATION*				
+ Latitude 46° 15' 41.104"		+ Longitude -119° 54' 22.208"		Range 23 Township 09 Section 14
Narrative Description: Section 14 Township 09 Range 23 Quarter SW: 9P 7532862 Lot 1				



# Yakima County GIS - Washington Land Information Portal

Yakima County Assessor  
Yakima County GIS  
Yakima County



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FAQ Help Legend Search Tools Overview

Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 Inch = 400 ft.

Overlays: Aerial Photography

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

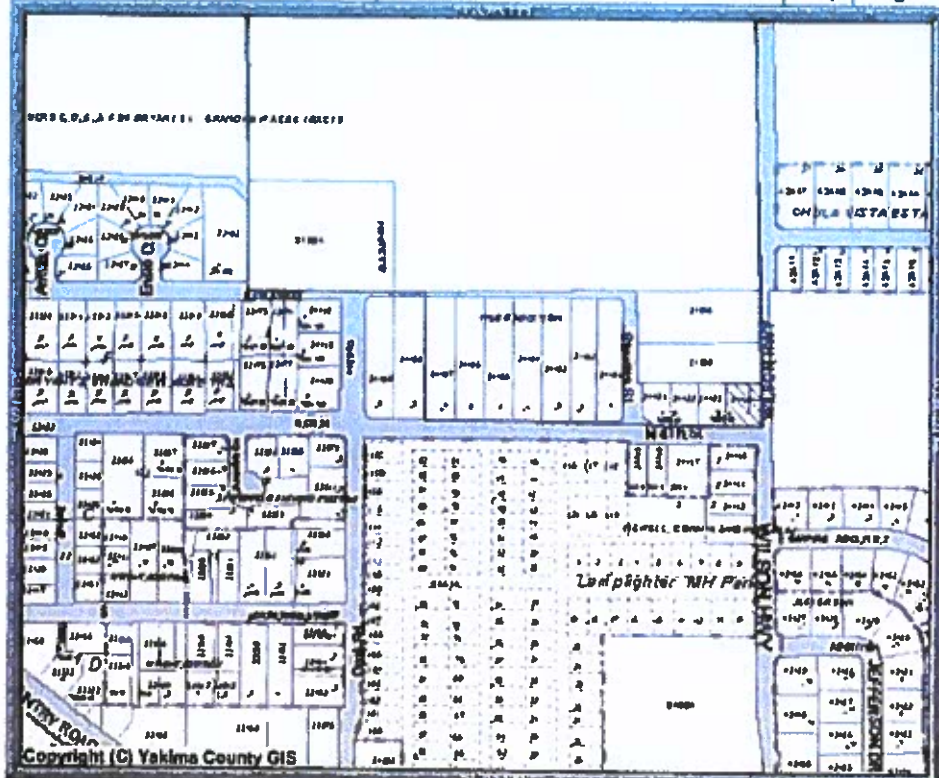
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Map Report



Eastings(N) Northings(N)

Longitude(W) Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet  
Feet 200 400 600

## PROPERTY PHOTOS



## PROPERTY INFORMATION AS OF 1/19/2021 11:07:20 PM

Parcel Address: 410 WILSON HWY, GRANDVIEW, WA 98930  
Parcel Owner(s): MATTHEW SEARS  
Parcel Number: 23091434424 Parcel Size: 0.25 Acre(s)  
Property Use: 11 Single Unit

## TAX AND ASSESSMENT INFORMATION

Tax Code Area (TCA): 441 Tax Year: 2020  
Improvement Value: \$98400 Land Value: \$25400  
Current Use Value: \$0 Current Use Improvement: \$0  
New Construction: \$0 Total Assessed Value: \$123800

## RESIDENTIAL INFORMATION

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (btl/3/4, 1/2)	Garage (bsm/batt/blin)	Carport
FAIR/AVERAGE	1935	1.00	1184		0/0	3	1/0/1	0/348/0	

## SALE INFORMATION

Excise Sale Date Sale Price Grantor Portion

No Sales Information Found.

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## PRINTING

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Detailed Report

Print Detailed MAP

## SECTION MAPS

Section Map 1in=400ft

## Qtr SECTION MAPS

NW-Qtr 1"=200ft NE-Qtr 1"=200ft  
SW-Qtr 1"=200ft SE-Qtr 1"=200ft

## OVERLAY INFORMATION

Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
		Download Map:	

## LOCATION INFORMATION

+ Latitude: 48° 15' 40.862" + Longitude: -119° 54' 18.754" Range 23 Township 09 Section 14  
Narrative Description: Section 14 Township 09 Range 23 Quarter SW: SP 7532862 Lot 4

## DISCLAIMER

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## RESOLUTION NO. 2021-39

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
ACCEPTING A REQUEST FROM PRO MADE CONSTRUCTION LLC FOR  
ANNEXATION OF PARCEL NOS. 230914-24006, 230914-24010, 230914-31003,  
230914-31004, 230914-34006, 230914-34009, 230914-34401, 230914-34402, 230914-  
34403, 230914-34404, 230914-34405, 230914-34406, 230914-34407, 230914-34421,  
230914-34422, 230914-34423, 230914-34424 LOCATED ON WILSON HWY, NORTH  
FOURTH STREET, AND NORTH FIFTH STREET, GRANDVIEW, YAKIMA COUNTY,  
WASHINGTON TO THE CITY OF GRANDVIEW**

**WHEREAS**, Pro Made Construction LLC, the owners of Parcel No. 230914-31003, 650 Wilson Hwy, Grandview, Yakima County, Washington, submitted a Letter of Intent to the City requesting annexation to the City of Grandview of the following Parcel Nos.: 230914-24006, 230914-24010, 230914-31003, 230914-31004, 230914-34006, 230914-34009, 230914-34401, 230914-34402, 230914-34403, 230914-34404, 230914-34405, 230914-34406, 230914-34407, 230914-34421, 230914-34422, 230914-34423, 230914-34424; and,

**WHEREAS**, the Petition for Annexation was signed by the following property owners highlighted in yellow representing not less than 60% of the assessed value of the total property proposed for annexation:

Parcel No.	Property Owner	Address	Assessed Value	60%
230914-24006	Felicitas & Maria S. Lara	720 Wilson Hwy	\$ 238,400	\$ 238,400
230914-24010	Donald E. & Terry Golladay	Wilson Hwy	\$ 6,300	
230914-31003	Pro Made Construction Inc.	650 Wilson Hwy	\$ 402,960	\$ 402,960
230914-31004	Patricia Schlotfeldt	507 N. 5 <sup>th</sup>	\$ 136,100	\$ 136,100
230914-34006	Frank J. & Patricia C. Co eman	450 Wilson Hwy	\$ 159,600	\$ 159,600
230914-34009	Tom Honeycutt	430 Wilson Hwy	\$ 97,200	
230914-34401	Estuardo Velasquez	315 N. 4 <sup>th</sup>	\$ 128,900	\$ 128,900
230914-34402	Juanita I. & Salvador Avalos	401 N. 4 <sup>th</sup>	\$ 99,500	\$ 99,500
230914-34403	Roberto & Mayra E. Frias	405 N. 4 <sup>th</sup>	\$ 133,800	\$ 133,800
230914-34404	Lorenzo & Marlene Cisneros	407 N. 4 <sup>th</sup>	\$ 132,200	
230914-34405	Jose B. & Margarita Ramirez Prieto	411 N. 4 <sup>th</sup>	\$ 160,000	\$ 160,000
230914-34406	Guadalupe & Antonia Chadis	501 N. 4 <sup>th</sup>	\$ 67,700	
230914-34407	Jose Luis & Francisa Mendez	505 N. 4 <sup>th</sup>	\$ 162,700	
230914-34421	David Barajas Maria Ruiz	307 N. 4 <sup>th</sup>	\$ 170,800	
230914-34422	Joel Martinez-Franco	305 N. 4 <sup>th</sup>	\$ 169,700	\$ 169,700
230914-34423	Maria S. Sherrill	301 N. 4 <sup>th</sup>	\$ 85,400	\$ 85,400
230914-34424	Matthew Sears	410 Wilson Hwy	\$ 123,800	
			\$ 2,475,060	\$ 1,714,360



and,

**WHEREAS**, on August 24, 2021, the City Council was presented with the Letter of Intent and Petition for Annexation and reviewed the proposed annexation,

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

Section 1. The City of Grandview hereby accepts the request for annexation subject to the following conditions:

- That the annexation be accepted as proposed on Exhibit A attached hereto.
- That the City requires the simultaneous adoption of the City's zoning regulations consistent with the Urban Growth Area Future Land Use Designation: R-1 Single Family Residential for the proposed annexation.
- That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

Section 2. Staff is hereby directed to present the Petition for Annexation to the Hearing Examiner who shall receive and examine available information, conduct a public hearing, prepare a record thereof and enter findings of fact and conclusions based upon those facts, together with a recommendation to the City Council.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on September 14, 2021.

**MAYOR**



**ATTEST:**



**CITY CLERK**

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
**CITY ATTORNEY**



## EXHIBIT A

City of Grandview  
Wilson Estates Annexation  
HLA Project 21007G  
August 30, 2021

### LEGAL DESCRIPTION

That portion of the West half of Section 14, Township 9 North, Range 23 East, W.M., described as follows:

Commencing at the Center of said Section 14;

Thence Westerly along the North line of the Southwest quarter of said Section 14, to the Westerly right of way line of Wilson Highway and the Point of Beginning;

Thence Southerly along said right of way line to the Northerly right of way line of North 4<sup>th</sup> Street;

Thence Westerly along said right of way line to the Southwest corner of Lot 7 of WEBB ADDITION according to the official plat thereof recorded in Volume 'Y', Page 8, records of Yakima County, Washington;

Thence North along the West line thereof and its Northerly extension to the South line of the Northeast quarter of the Southwest quarter of said Section 14;

Thence Westerly along said South line to the Southwest corner of said Northeast quarter of the Southwest quarter;

Thence North along the West line of said Northeast quarter of the Southwest quarter to the Northwest corner thereof;

Thence North along the West line of the Southeast quarter of the Northwest quarter of said Section 14 to the Southerly right of way line of Interstate 82;

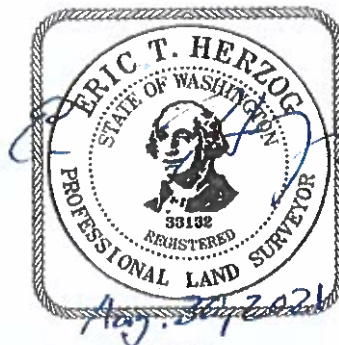
Thence Southeasterly along said right of way line to the Westerly right of way line of Wilson Highway;

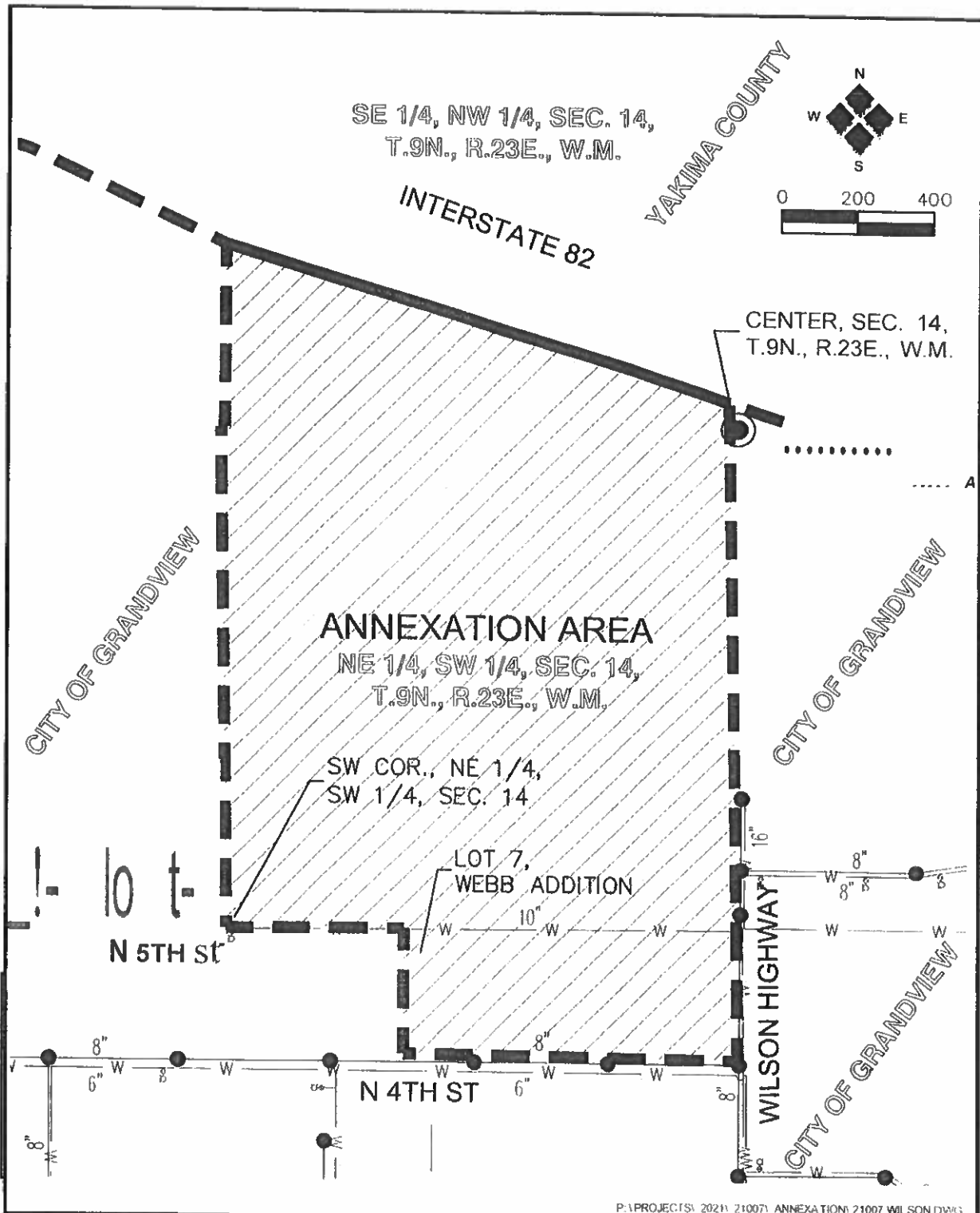
Thence Southerly along said Westerly right of way line to the Point of Beginning;

Situate in Yakima County, State of Washington.

### Yakima County Parcel Numbers

230914-24006  
230914-24010  
230914-31003  
230914-31004  
230914-34407  
230914-34406  
230914-34405  
230914-34404  
230914-34403  
230914-34402  
230914-34401  
230914-34006  
230914-34009  
230914-34421  
230914-34422  
230914-34423  
230914-34424





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

2803 River Road  
Yakima, WA 98902  
509.966.7000  
Fax 509.965.3800  
[www.hlactvdl.com](http://www.hlactvdl.com)

**ANNEXATION EXHIBIT A**  
**for, CITY OF GRANDVIEW**  
YAKIMA COUNTY, WASHINGTON  
WILSON ESTATES ANNEXATION



# Dave Cook, Assessor

Courthouse • Room 112 • Yakima, WA 98901 • (509) 574-1100

Toll Free 800-572-7354 • FAX (509) 574-1101

website: [www.co.yakima.wa.us/assessor](http://www.co.yakima.wa.us/assessor)

## Office of the Yakima County Assessor

**Determination of Sufficiency of Annexation Petition;  
City of Grandview  
(RCW 35.21.005(4))**

**RECEIVED**

**AUG 20 2021**

**CITY OF GRANDVIEW**

To: Anita G. Palacios, MMC, City Clerk, City of Grandview

On August 17, 2021, a City of Grandview Annexation Petition for the Wilson Estates Annexation, was received by this office for determination of the sufficiency of the petitions according to RCW 35.13.130 and 35.21.005

The determination of the sufficiency was begun by this office on the terminal date of August 17, 2021 and has now been completed based on the records of this office, the above-mentioned petition, and the agreements and legal authorities cited therein.

The owners of and real properties comprising not less than 75% of the assessed value of real property in the area proposed for annexation are signers of or subject to annexation covenants which are equivalent to petition signatures, and the above petition is determined and declared sufficient.

Done this 17<sup>th</sup> day of August 2021

Dave Cook, Yakima County Assessor

Determination of Sufficiency of Annexation Petition

## **SEPA ENVIRONMENTAL CHECKLIST**

### ***Purpose of checklist:***

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

### ***Instructions for applicants:***

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

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

### ***Instructions for Lead Agencies:***

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

### ***Use of checklist for nonproject proposals:***

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

## **A. Background [HELP]**

1. Name of proposed project, if applicable:

*The annexation and rezone does not have a name.*

2. Name of applicant: *RP Development, c/o Steve Bauman*

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

105609 E Wiser Parkway  
Kennewick, Washington 9938  
steve.b.bauman@gmail.com

4. Date checklist prepared:

July 30, 2021

5. Agency requesting checklist:

City of Grandview

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

*It is anticipated that the annexation and rezone of the site will be completed by the end of 2021.*

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

*After annexation and rezone, the applicant plans to develop the site as a residential subdivision.*

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

*This proposal for annexation and rezone does not include development or construction, so no environmental information will be prepared directly for the annexation/rezone action.*

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

*The applicant is not aware of any applications pending for governmental approvals of other proposals directly affecting the site.*

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

*The annexation and rezone application will need to be approved by the city.*

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

*This proposal is to annex the site into the city of Grandview and rezone to the city's residential zone.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic

map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

*The site is located west of Wilson Highway, south of US Highway 12, and north of 5th Street in Grandview, addressed as 650 Wilson Highway, in Yakima County, Washington. The site is identified as parcel number 23091431003, comprising 36.7 acres. The site is in the NE ¼ and the SE ¼ of Section 14, Township 9 North, Range 23 East of the Willamette Meridian, Yakima County, Washington.*

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

#### **a. General description of the site:**

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

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

*Information from the website of United States Department of Agriculture Natural Resources Conservation Service lists 5% as the steepest slope on the site.*

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

*Information from the website of United States Department of Agriculture Natural Resources Conservation Service lists Warden fine sandy loam as the soils on the site.*

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

*There are no known surface indicators of unstable soils on or in the immediate vicinity of the site.*

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

*No filling, excavation, or grading is proposed as part of this annexation/rezone.*

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

*The annexation/rezone application does not include any clearing or construction, so there will be no erosion occurring as a result of this application.*

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

*This proposal does not include any project construction, so there will be no change in impervious surfaces because of this project.*

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

*There are no proposed measures to reduce or control erosion because there won't be any erosion resulting from this application.*

## **2. Air** [\[help\]](#)

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

*There will be no emissions to the air resulting from this annexation/rezone since no development or construction is part of this application.*

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

*No off-site sources of emissions or odor will affect this application.*

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

*No measures are proposed to reduce or control emissions or other impacts to air because the application will not produce any emissions or other impacts to air.*

## **3. Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

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

*There are no surface water bodies on or in the immediate vicinity of the site.*

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

*This is a request for annexation/rezone. No work is involved in the request.*

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

*There will be no fill and dredge material placed in or removed from surface water or wetlands because of this application.*

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

*The annexation/rezone proposal will not require surface water withdrawals or diversions.*

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

*The site does not lie within a 100-year floodplain.*

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

*No, the annexation/rezone proposal does not involve any discharges of waste materials to surface waters.*

b. Ground Water: [\[help\]](#)

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

*No, groundwater will not be withdrawn from a well for the annexation/rezone proposal.*

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

*There will be no discharge of waste material as part of the annexation/rezone.*

c. Water runoff (including stormwater):

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

*This annexation/rezone application will not generate runoff.*

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

*No, waste materials could not enter ground or surface waters due to this application.*

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

*The annexation/rezone proposal does not alter or otherwise affect drainage patterns.*

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

*The annexation/rezone proposal does not include any measures to reduce or control surface, ground, and runoff water.*



#### 4. **Plants** [\[help\]](#)

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

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☒ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

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

*The annexation/rezone proposal will not remove or alter any vegetation.*

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

*To the applicant's knowledge, there are no threatened or endangered species known to be on or near the site.*

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

*The annexation/rezone proposal will not involve any landscaping.*

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

*To the applicant's knowledge, there are no noxious weeds or invasive species known to be on or near the site.*

#### 5. **Animals** [\[help\]](#)

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

*To the applicant's knowledge, there are no threatened or endangered species known to be on or near the site.*

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

*Yes, the site is within the Pacific Flyway. Canada geese and ducks are known to migrate through this area.*

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

*The annexation/rezone proposal does not include any measures to preserve or enhance wildlife.*

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

*To the applicant's knowledge, there are no invasive animal species known to be on or near the site.*

## **6. Energy and Natural Resources** [\[help\]](#)

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

*There are no energy needs for this application.*

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

*The annexation/rezone application will not affect the potential use of solar energy by adjacent properties.*

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

*This annexation/rezone project does not include any energy conservation features.*

## **7. Environmental Health** [\[help\]](#)

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

*There are no environmental health hazards that could occur as a result of this proposal.*

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

*To the applicant's knowledge, the site does not contain any known or possible contamination from the past or present.*

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

*The site does not contain any existing hazardous chemicals/conditions.*

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

*The annexation project does not involve the storage, use, or production of any toxic or hazardous chemicals.*

- 4) Describe special emergency services that might be required.

*The annexation/rezone request does not require any special emergency services.*

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

*There are no proposed measures to reduce or control environmental health hazards, since the annexation/rezone request will not produce any environmental health hazards.*

#### **b. Noise**

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

*There are no known sources of noise in the area which will affect the annexation/rezone request. The site is adjacent to Wilson Highway, which has typical highway traffic.*

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

*The annexation/rezone project will not create any noise.*

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

*There are no proposed measures to reduce or control noise impacts.*

### **8. Land and Shoreline Use** [\[help\]](#)

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

*The site is presently in agricultural production. North of the site is a residence, the highway, and agriculture. South of the site is residential. East and west of the site is a mix of residential and agriculture. The annexation/rezone will not affect current land uses.*

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

*The site is presently in use as working farmland.*



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

*The annexation/rezone will not affect or be affected by surrounding working farm business operations.*

- c. Describe any structures on the site.

*The site contains a residential dwelling and outbuildings.*

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

*The annexation/rezone does not involve any demolition, development, construction, or grading.*

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

*The site's current zoning classification is Yakima County's Residential R-1.*

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

*The site's current comprehensive plan designation is Yakima County's Urban Residential and Grandview's Residential.*

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

*The site does not have a shoreline master program designation.*

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

*To the applicant's knowledge, the site has not been classified as a critical area by the city or county.*

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

*The completed annexation/rezone will not result in any people working or residing at the site.*

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

*The annexation/rezone will not displace any people.*

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

*The annexation/rezone does not propose any measures to avoid or reduce displacements impacts.*

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

*The annexation/rezone does not propose any measures to ensure compatibility with land uses and plans. The annexation/rezone is consistent with the city's future land use map designation for the site.*

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

*The annexation/rezone does not propose any measures to reduce or control impacts to agricultural and forest lands.*

## **9. Housing** [\[help\]](#)

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

*The annexation/rezone itself will not provide any housing units.*

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

*The annexation/rezone itself will not provide any housing units.*

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

*The annexation/rezone does not propose any measures to reduce or control housing impacts.*

## **10. Aesthetics** [\[help\]](#)

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

*The annexation/rezone does not propose any structures.*

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

*The annexation/rezone will not alter or obstruct any views.*

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

*The annexation/rezone does not propose any measures to reduce or control aesthetic impacts.*

## **11. Light and Glare** [\[help\]](#)

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

*The annexation/rezone will not produce any light or glare.*

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

*No.*

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

*None.*



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

None.

## **12. Recreation** [\[help\]](#)

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

*Vista Grande Park is approximately 4/10 mile from the site. Grandview Community Center is approximately 1 ½ miles from the site.*

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

No.

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

None.

## **13. Historic and cultural preservation** [\[help\]](#)

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

*Not to the applicant's knowledge.*

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

*There are no known landmarks, features, or other evidence of Indian or historic use or occupation. No professional studies have been conducted at the site.*

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

*GIS data shows no cultural or historic resources on or near the site. As part of the actual development of the site as a residential subdivision, an archaeological survey will be performed and submitted to DAHP for review.*

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

None.

## **14. Transportation** [\[help\]](#)

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

*Wilson Highway is the east boundary of the site. N 5th Street is the south boundary of the site. SR 82 is north of the project area, and not adjacent to the site.*

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

*People for People operates a bus system that serves Grandview. The nearest bust stop to the site is approximately 0.6 mile to the south.*

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

*The annexation/rezone will not add or eliminate parking spaces.*

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

*The annexation/rezone itself will not require any new or improvements to existing roads, streets, or pedestrian/bicycle facilities. Ultimate development of the site as a residential subdivision, though, will require improvements, and those improvements will be addressed in the SEPA for the subdivision development.*

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

*The annexation/rezone will not use water, rail, or air transportation.*

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

*The completed annexation/rezone itself will not gerenate any vehicular trips. Vehicular trips generated by the future development of the site as a residential subdivision will be addressed in the SEPA for the subdivision development.*

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

*No.*

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

*None.*

## **15. Public Services** [\[help\]](#)

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



The annexation/rezone itself will not result in an increased need for public services.

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

None proposed for the annexation/rezone.

## 16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No utilities are proposed for the annexation/rezone itself. No construction activities on the site or in the immediate vicinity of the site will be needed for the annexation/rezone. Future development of the site as a residential subdivision will require utilities and construction activities, all of which will be addressed in the SEPA for the subdivision.

## C. Signature [\[HELP\]](#)

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

Signature: \_\_\_\_\_

Name of signer STEPHEN DALIMAN

Position and Agency/Organization GM

Date Submitted: \_\_\_\_\_

## D. Supplemental sheet for nonproject actions [\[HELP\]](#)

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

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

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

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

*Residential use resulting from the annexation into the city and the change to the city's residential zone from the county's residential zone is not likely to increase discharge to water, emissions to air, production of noise, or production, storage, or release of toxic/hazardous substances.*

Proposed measures to avoid or reduce such increases are:

*Compliance with the uses allowed and standards required for development in the city's residential zone will avoid any increases.*

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

*The site does not contain any known animals, fish, or marine life. Plants only consist of annual farm crops, which will be removed as part of development. Birds in the vicinity will not be impacted by construction on the ground of residential units.*

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

*Landscaping will be installed as part of the future residential development.*

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

*Residential units will utilize electricity and natural gas.*

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

*Development of and construction on the site will comply with local, state, and federal energy and natural resource conservation rules and regulations.*

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

*Development of the site will not affect environmentally sensitive areas because there aren't any on or near the site.*

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

*Development of the site will comply with local, state, and federal regulations.*

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

*The site is not part of a shoreline management program. The annexation and zone change from county residential to city residential will be consistent with residential development to the south, east, and west, and the city's future land use designation for the site.*

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

*The project will comply with the city's development standards, zoning ordinance, public works and engineering requirements, and applicable state and federal rules and regulations to avoid or reduce land use impacts.*

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

*Development of the site as a residential project will increase the amount of traffic on the street network, increase the use of public services, and increase the use of utilities.*

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

*All required impact and development fees will be paid as part of the development to mitigate for the increase in demand. Development of the site will include any required street frontage improvements, installation of new streets as needed for the project, and installation and extension of utilities as needed. All installations will be to city standards.*

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

*The applicant is not aware of any conflicts with local, state, or federal laws or requirements for the protection of the environment that would occur as a result of the project.*



**City of Grandview**

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

**Development Traffic Impact Data Checklist**

Development Name: Grandview Subdivision  
 Development Address: 850 Wilson Highway, Grandview, Washington  
 Developer Name: RP Development  
 Developer Address: 105609 E. Wiser Parkway  
 Kennewick, Washington 99338

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

Number of Units: 175

2. Average vehicle trips per unit:
- ☒ Single Family 10 trips per day
  - ☐ Mobile Home Park 5 trips per day
  - ☐ Duplex 8 trips per day
  - ☐ Retirement Community 4 trips per day
  - ☐ Multi-family 6 trips per day
  - ☐ Other \_\_\_\_\_

3. Total vehicle trips per day for the development: 1,750

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

<u>1,750</u>	daily trips to <u>Wilson Highway</u>
<u>450</u>	daily trips to <u>4th Street</u>
<u>900</u>	daily trips to <u>Wine Country Road</u>

5. Peak hour trips to public streets from development:

<u>175</u>	Peak hour trips to <u>Wilson Highway</u>
<u>45</u>	Peak hour trips to <u>4th Street</u>
<u>90</u>	Peak hour trips to <u>Wine Country Road</u>

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

<u>4,500 ADT on</u>	<u>750 ADT on</u>	<u>8,400 ADT on</u>
<u>Wilson Highway*</u>	<u>4th Street*</u>	<u>Wine Country Road*</u>

7. Existing level of service (LOS) capacity for existing public streets accessed by development:
- |  |  |
|--|--|
| <u>Wilson Highway &amp; 4th Street</u> | Two lane street, LOS C. - 8,000 ADT                |
| <u>Wine Country Road</u>               | Two lane, plus left turn lane, LOS C. - 12,000 ADT |
| _____                                  | Four lane, LOS C. - 20,000 ADT                     |
| _____                                  | Other _____  |

		<u>Wilson Highway</u>	<u>4th Street</u>	<u>Wine Country Road</u>
Concurrency Test:	Available capacity (subtract #6 from #7)	<u>3,500</u>	<u>7,250</u>	<u>3,600</u>
	Projected number of trips (#3)	<u>1,750</u>	<u>450</u>	<u>900</u>
	Remaining capacity	<u>1,750</u>	<u>6,800</u>	<u>2,700</u>

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

8. Three-year accident history of existing public streets accessed by development:  
 (In vicinity of development) Collision history was reviewed along the property frontage on Wilson Highway.
- ☐ None
  - ☒ See Attached
9. Traffic/street improvements proposed to mitigate this development:
- ☒ None at this time
  - ☐ See Attached

Completed By \_\_\_\_\_



Digitally signed by \_\_\_\_\_  
 Date: 2021.08.05  
 17:23:59-07'00'







66324.000 Grandview Subdivision

Approximately 2,700 square feet medical offices building that generates 16 average daily trips. See attached trip generation below.

Approximately 73 dwelling units of single family residential that generates 730 average daily trips



**Detailed Land Use Data**  
**For 2.7 1000 Sq. Ft. GFA of OFFICEMEDICAL 1**  
**( 720 ) Medical-Dental Office Building**

Open Date: 8/5/2021  
 Analysis Date: 8/5/2021

Project: Grandview Subdivision

Day / Period	Total Trips	Pass-By Trips	Avg Rate	Min Rate	Max Rate	Std Dev	Avg Size	% Enter	% Exit	Use Eq.	Equation	R <sup>2</sup>
Weekday Average Daily Trips Source : Trip Generation Manual 10th Edition	16	0	34.8	9.14	100.75	9.79	24	50	50	True	$T = 38.42(X) - 87.62$	0.95
Weekday AM Peak Hour of Adjacent Street Traffic Source : Trip Generation Manual 10th Edition	9	0	2.78	0.85	14.3	1.28	32	78	22	True	$\ln(T) = 0.89 \ln(X) + 1.31$	0.8
Weekday PM Peak Hour of Adjacent Street Traffic Source : Trip Generation Manual 10th Edition	11	0	3.46	0.25	8.86	1.58	28	28	72	True	$T = 3.39(X) + 2.02$	0.73

## Trip Generation Summary

Alternative: Alternative 2

Phase:

Project: Grandview Subdivision

Open Date: 8/3/2021

Analysis Date: 8/3/2021

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
720	OFFICEMEDICAL 1		8	8	16		7	2	9		3	8	11
2.7	1000 Sq. Ft. GFA												
Unadjusted Volume													
	Internal Capture Trips		8	8	16		7	2	9		3	8	11
	Pass-By Trips		0	0	0		0	0	0		0	0	0
	Volume Added to Adjacent Streets		0	0	0		0	0	0		0	0	0
			8	8	16		7	2	9		3	8	11

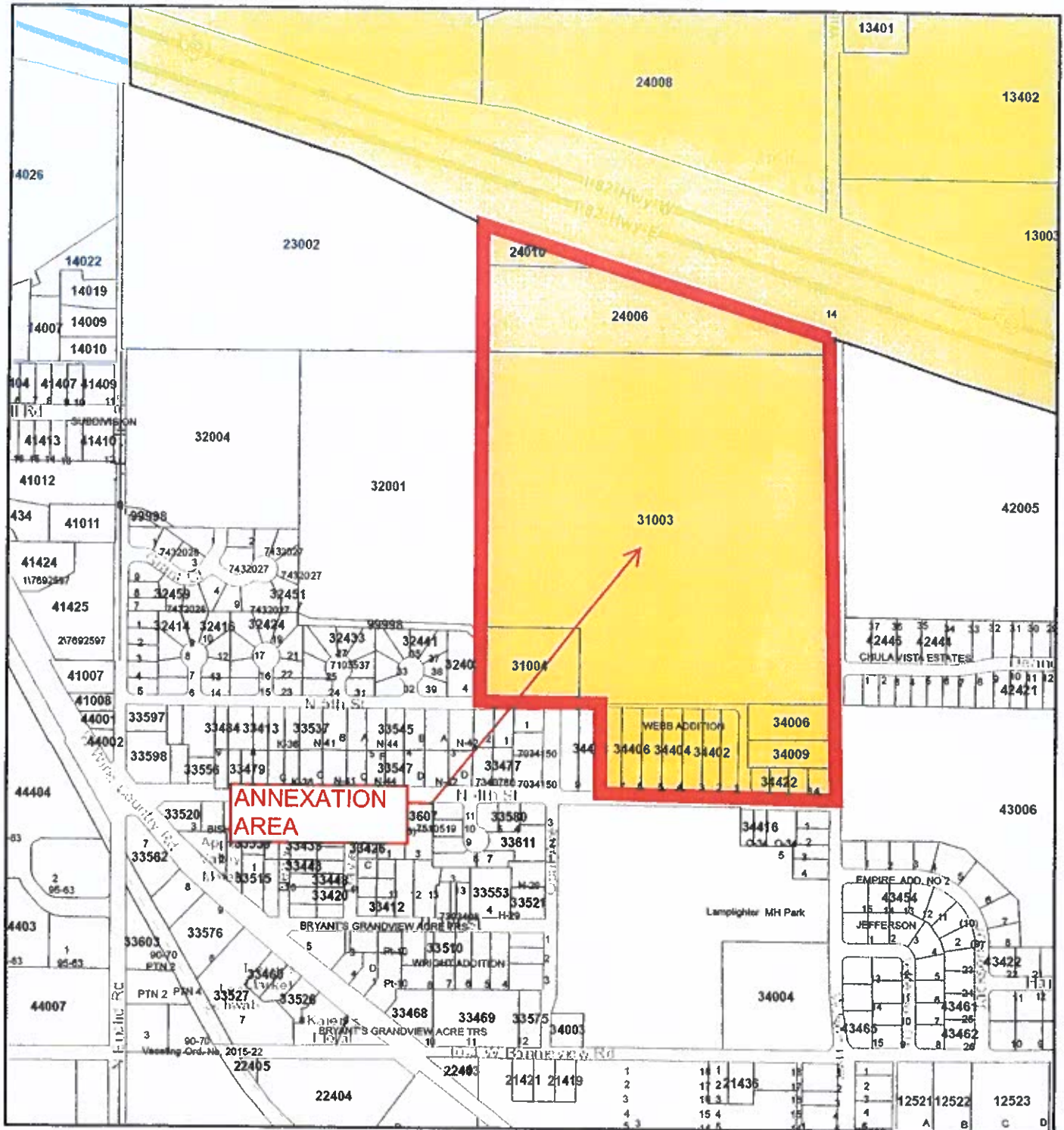
Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

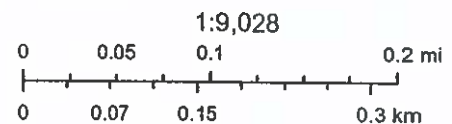
Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

\* - Custom rate used for selected time period.

# Yakima County Planning



7/30/2021, 10:04:32 AM



City of Yakima, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



RECEIVED

JUL 30 2021

CITY OF GRANDVIEW

Land located in the Northeast Quarter and the Southeast Quarter of Section 14, Township 9 North, Range 23 East of the Willamette Meridian, Yakima County, Washington, described as follows:

Beginning at the intersection of the Westerly right of way of Wilson Highway and the Southerly boundary of the Interstate Highway 82, thence South along the Westerly right of way of Wilson Highway to its intersection with the Northerly right of way of North 4<sup>th</sup> Street; thence West along the Northerly right of way of North 4<sup>th</sup> Street to its intersection with the Westerly line of Lot 7 of Webb Addition, records of Yakima County; thence North along the Westerly line of Lot 7 of Webb Addition and it's extension thereof to the South line of the Northeast Quarter of the Southwest Quarter of said Section 14; thence West along the South line of the Northeast Quarter of the Southwest Quarter of said Section 14 to the Southwest corner thereof; thence North along the West line of the Northeast Quarter of the Southwest Quarter of said Section 14 to the Northwest corner thereof; thence North along the West line of the Southeast Quarter of the Northwest Quarter of said Section 14 to its intersection with the Southerly boundary of the Interstate Highway 82; thence Southeasterly along the Southerly boundary of said Interstate Highway 82 to the point of beginning.



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

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

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

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

**Applicant(s):** Pro Made Construction – Peter Strizhak & Ruslen Gorbatyuk

**Property Owner(s)/Address/Parcel No.:**

Felicitas & Maria S. Lara\*, 720 Wilson Hwy, 230914-24006  
Donald E. & Terry Golladay, Wilson Hwy, 230914-24010  
Pro Made Construction Inc.\*, 650 Wilson Hwy, 230914-31003  
Patricia Schlotfeldt\*, 507 N. 5<sup>th</sup> Street, 230914-31004  
Frank J. & Patricia C. Coleman\*, 450 Wilson Hwy, 230914-34006  
Tom Honeycutt, 430 Wilson Hwy, 230914-34009  
Estuardo Velasquez\*, 315 N. 4th Street, 230914-34401  
Juanita I. & Salvador Avalos\*, 401 N. 4th Street, 230914-34402  
Roberto & Mayra E. Frias\*, 405 N. 4th Street, 230914-34403  
Lorenzo & Marlene Cisneros, 407 N. 4th Street, 230914-34404  
Jose B. & Margarita Ramirez Prieto\*, 411 N. 4th Street, 230914-34405  
Guadalupe & Antonia Chadis, 501 N. 4th Street, 230914-34406  
Jose Luis & Francisa Mendez, 505 N. 4th Street, 230914-34407  
David Barajas Maria Ruiz\*, 307 N. 4th Street, 230914-34421  
Joel Martinez-Franco\*, 305 N. 4th Street, 230914-34422  
Maria S. Sherrill\*, 301 N. 4th Street, 230914-34423  
Matthew Sears, 410 Wilson Hwy, 230914-34424

**(\*)denotes property owners who signed annexation petition**

**Proposed Project:** Annexation & Rezone

**Current Zoning/Future Land Use:** R-1 Single Family Residential

**Proposed Zoning:** R-1 Single Family Residential

**Location of Project:** Wilson Hwy, N. 4th Street, N. 5th Street, Grandview, Yakima County, WA

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

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

Responsible official: Cus Arteaga

Position/title: City Administrator/Public Works Director

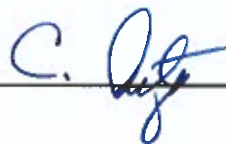
Phone: (509) 882-9200

Address: 207 West Second Street, Grandview, WA 98930

Email: carteaga@grandview.wa.us

Date: October 15, 2021

Signature: \_\_\_\_\_







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

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

**Applicant(s):** Pro Made Construction – Peter Strizhak & Ruslen Gorbatyuk

**Property Owner(s)/Address/Parcel No.:**

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Maria S. Sherrill\*, 301 N. 4<sup>th</sup> Street, 230914-34423  
Matthew Sears, 410 Wilson Hwy, 230914-34424

**(\*)denotes property owners who signed annexation petition**

**Proposed Project:** Annexation & Rezone

**Current Zoning/Future Land Use:** R-1 Single Family Residential

**Proposed Zoning:** R-1 Single Family Residential

**Location of Project:** Wilson Hwy, N. 4<sup>th</sup> Street, N. 5<sup>th</sup> Street, Grandview, Yakima County, WA

**Application Date:** August 10, 2021

**Application Acceptance:** September 14, 2021

**Decision-Making Authority:** City of Grandview

**Project Description:** Applicants request annexation and rezone to R-1 Single Family Residential

**Requested Approvals & Actions:** Annexation and rezone

**Existing Environmental Documents:** An Environmental Checklist has been prepared and is available from the City upon request.

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

### **Environmental Determination**

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any are scheduled or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **Thursday, October 14, 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 **Thursday, October 14, 2021**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **Thursday, October 14, 2021** may not be considered in the staff report.

### **Public Hearing**

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on , **Thursday, October 28, 2021 at 2:00 p.m.** The public hearing will be held in person and will also be available via teleconference as follows:

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

Join Zoom Meeting

<https://us06web.zoom.us/j/89254149942?pwd=RmhUS3JNOTU1UINXMVpnRnVJOHZTd09>

Meeting ID: 892 5414 9942

Passcode: 164701

Join by phone:

1-253-215-8782

Meeting ID: 892 5414 9942

Passcode: 164701

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

### **CITY OF GRANDVIEW**

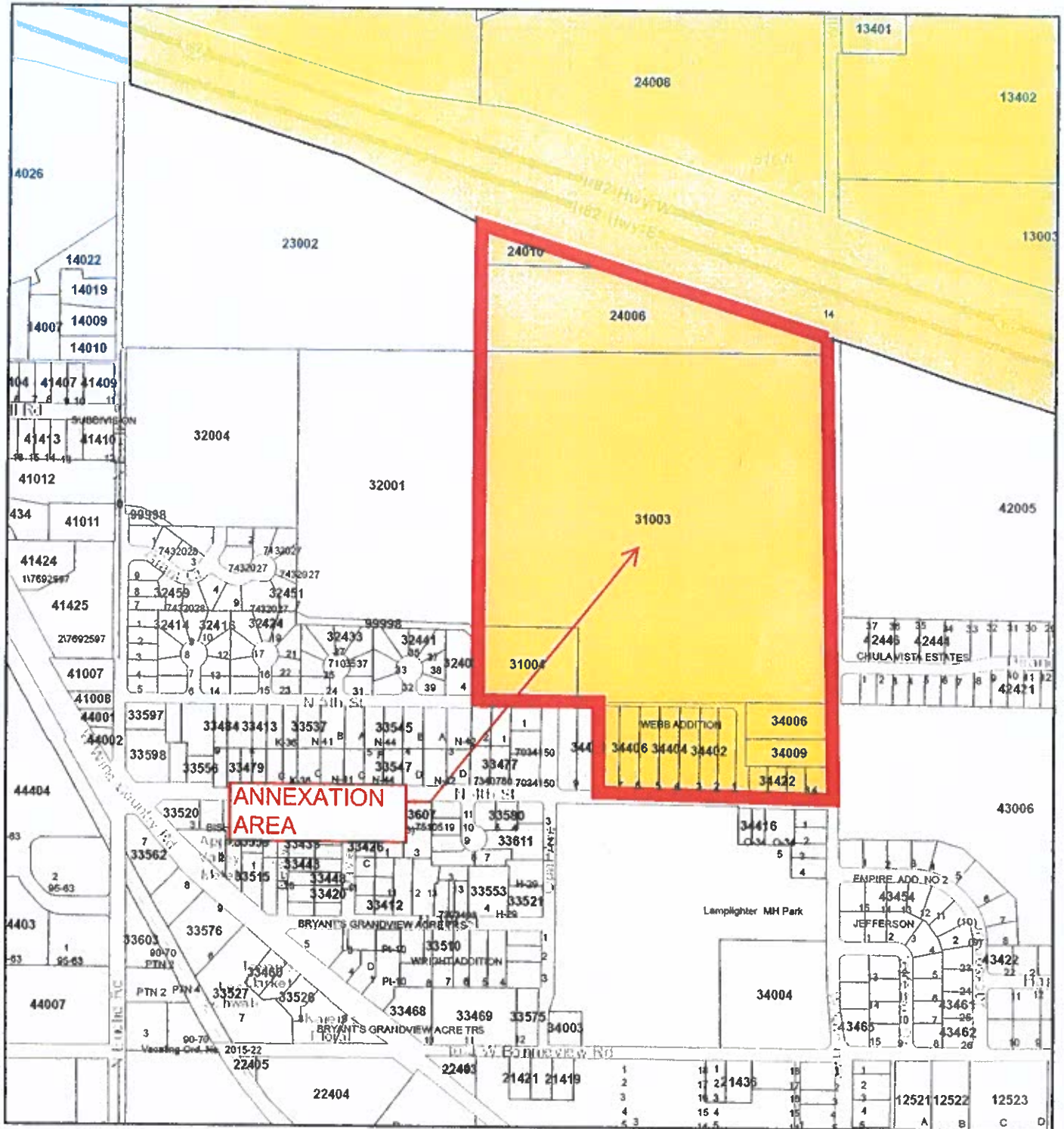
Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – September 29, 2021

Property Posted: September 29, 2021

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): September 27, 2021

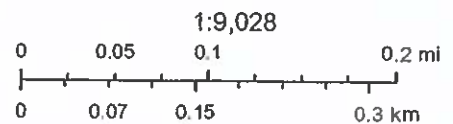
# Yakima County Planning



7/30/2021, 10:04:32 AM

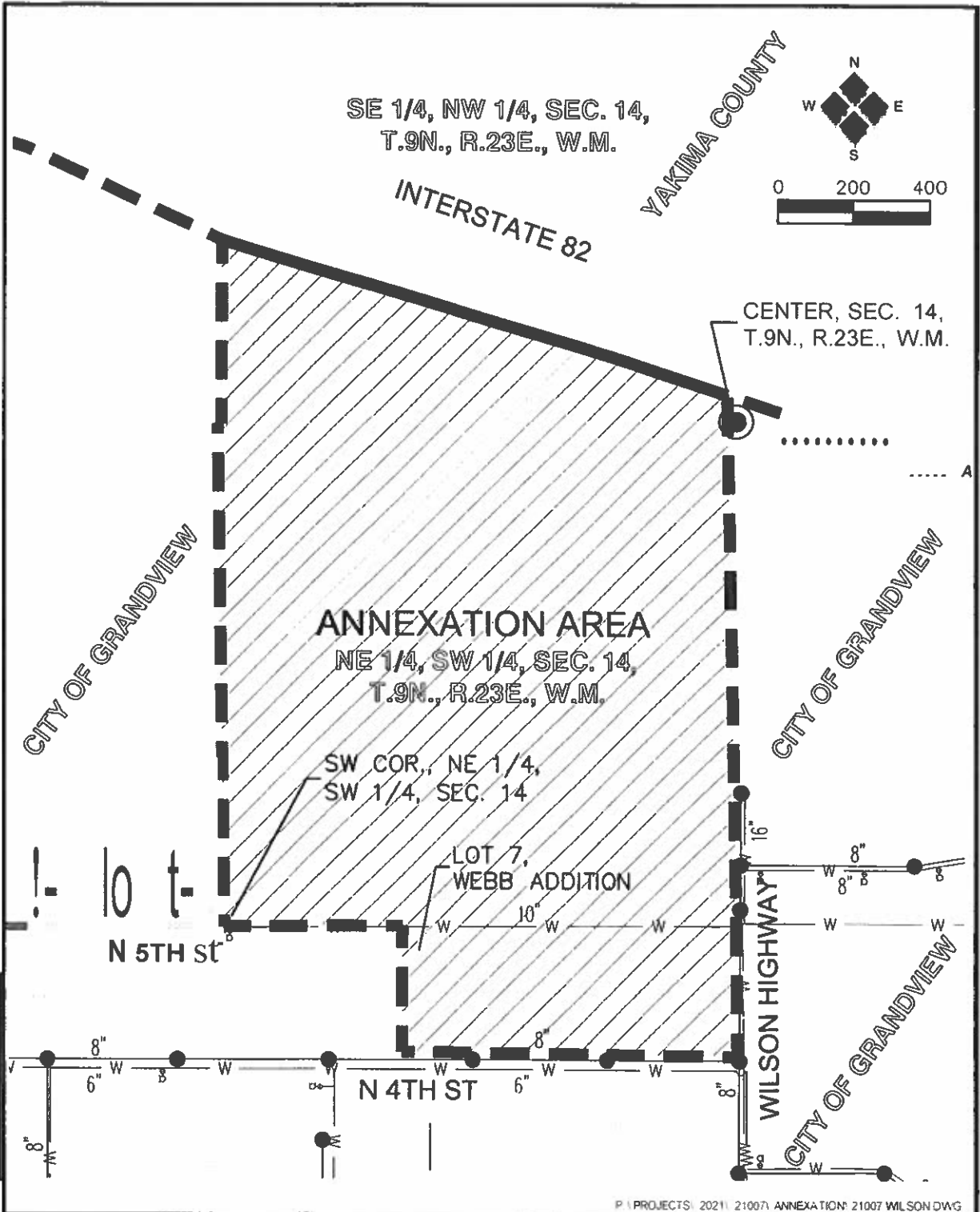
Tax Lot Text Zoning

- Taxlots
- Single-Family Residential
- City Limits



City of Yakima, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA





**+HLA**

Engineering and Land Surveying, Inc.

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

**ANNEXATION EXHIBIT**  
**for, CITY OF GRANDVIEW**  
YAKIMA COUNTY, WASHINGTON  
WILSON ESTATES ANNEXATION

## 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 Notice of

Application - Wilson Estates

was published on September 22, 2021

The amount of the fee charged for the foregoing publication is the sum of \$ 182.12 which amount has been paid in full.

Jacob Hatch

Subscribed and sworn to before me on

September 22, 2021

Annette C. Jones

Notary Public for the State of Washington

## Notice

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

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**Current Zoning/Future Land Use:** R-1 Single Family Residential

**Proposed Zoning:** R-1 Single Family Residential

**Location of Project:** Wilson Hwy, N. 4th Street, N. 5th Street, Grandview, Yakima County, WA

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on, **Thursday, October 28, 2021 at 2:00 p.m.** The public hearing will be held in person and will also be available via teleconference as follows:

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

Join Zoom Meeting

<https://us06web.zoom.us/j/89254149942?pwd=RmhUS3JNOFlUINXMYpRnVJOHZZTlZ09>

Meeting ID: 892 5414 9942

Passcode: 164701

Join by phone:

1-253-215-8782

Meeting ID: 892 5414 9942

Passcode: 164701

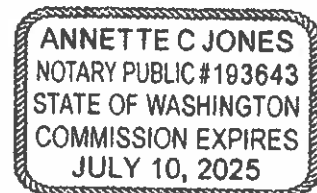
The public hearing will consider the application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided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

**CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

Published: The Grandview Herald

Publish Date: September 22, 2021



## Notice

### **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):** Pro Made Construction – Peter Strizhak & Ruslen Gorbatyuk

**Property Owner(s)/Address/Parcel No.:**

Felicitas & Maria S. Lara\*, 720 Wilson Hwy, 230914-24006

Donald E. & Terry Golladay, Wilson Hwy, 230914-24010

Pro Made Construction Inc.\*, 650 Wilson Hwy, 230914-31003

Patricia Schlotfeldt\*, 507 N. 5th Street, 230914-31004

Frank J. & Patricia C. Coleman\*, 450 Wilson Hwy, 230914-34006

Tom Honeycutt, 430 Wilson Hwy, 230914-34009

Estuardo Velasquez\*, 315 N. 4th Street, 230914-34401

Juanita I. & Salvador Avalos\*, 401 N. 4th Street, 230914-34402

Roberto & Mayra E. Frias\*, 405 N. 4th Street, 230914-34403

Lorenzo & Marlene Cisneros, 407 N. 4th Street, 230914-34404

Jose B. & Margarita Ramirez Prieto\*, 411 N. 4th Street, 230914-34405

Guadalupe & Antonia Chadis, 501 N. 4th Street, 230914-34406

Jose Luis & Francisca Mendez, 505 N. 4th Street, 230914-34407

David Barajas Maria Ruiz\*, 307 N. 4th Street, 230914-34421

Joel Martinez-Franco\*, 305 N. 4th Street, 230914-34422

Maria S. Sherrill\*, 301 N. 4th Street, 230914-34423

Matthew Scars, 410 Wilson Hwy, 230914-34424

(\*denotes property owners who signed annexation petition)

**Proposed Project:** Annexation & Rezone

**Current Zoning/Future Land Use:** R-1 Single Family Residential

**Proposed Zoning:** R-1 Single Family Residential

**Location of Project:** Wilson Hwy, N. 4th Street, N. 5th Street, Grandview, Yakima County, WA

**Application Date:** August 10, 2021

**Application Acceptance:** September 14, 2021

**Decision-Making Authority:** City of Grandview

**Project Description:** Applicants request annexation and rezone to R-1 Single Family Residential

**Requested Approvals & Actions:** Annexation and rezone

**Existing Environmental Documents:** An Environmental

Checklist has been prepared and is available from the City upon request.

**Environmental Determination**

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **Thursday, October 14, 2021.**

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

**Environmental Determination**

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **Thursday, October 14, 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 **Thursday, October 14, 2021**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **Thursday, October 14, 2021** may not be considered in the staff report.

**Public Hearing**  
The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **Thursday, October 28, 2021 at 2:00 p.m.** The public hearing will be held in person and will also be available via teleconference as follows: Please join the public hearing from your computer, tablet or smartphone.

**Join Zoom Meeting**  
<https://us06web.zoom.us/j/89254149942?pwd=RmRlU3JNO1U1UINXMYpnRnVJQHZTd09>  
Meeting ID: 892 5414 9942  
Passcode: 164701

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Meeting ID: 892 5414 9942

Passcode: 164701

**Join by phone:**

1-253-215-8782

Meeting ID: 892 5414 9942

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

**CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

Published: The Grandview Herald

Publish Date: September 22, 2021





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

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 27<sup>th</sup> day of September, 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):** Pro Made Construction – Peter Strizhak & Ruslen Gorbatyuk

**Property Owner(s)/Address/Parcel No.:**

Felicitas & Maria S. Lara\*, 720 Wilson Hwy, 230914-24006  
Donald E. & Terry Golladay, Wilson Hwy, 230914-24010  
Pro Made Construction Inc.\*, 650 Wilson Hwy, 230914-31003  
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Joel Martinez-Franco\*, 305 N. 4th Street, 230914-34422  
Maria S. Sherrill\*, 301 N. 4th Street, 230914-34423  
Matthew Sears, 410 Wilson Hwy, 230914-34424

**(\*)denotes property owners who signed annexation petition**

**Proposed Project:** Annexation & Rezone

**Current Zoning/Future Land Use:** R-1 Single Family Residential

**Proposed Zoning:** R-1 Single Family Residential

**Location of Project:** Wilson Hwy, N. 4th Street, N. 5th Street, Grandview, Yakima County, WA

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  
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### **CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

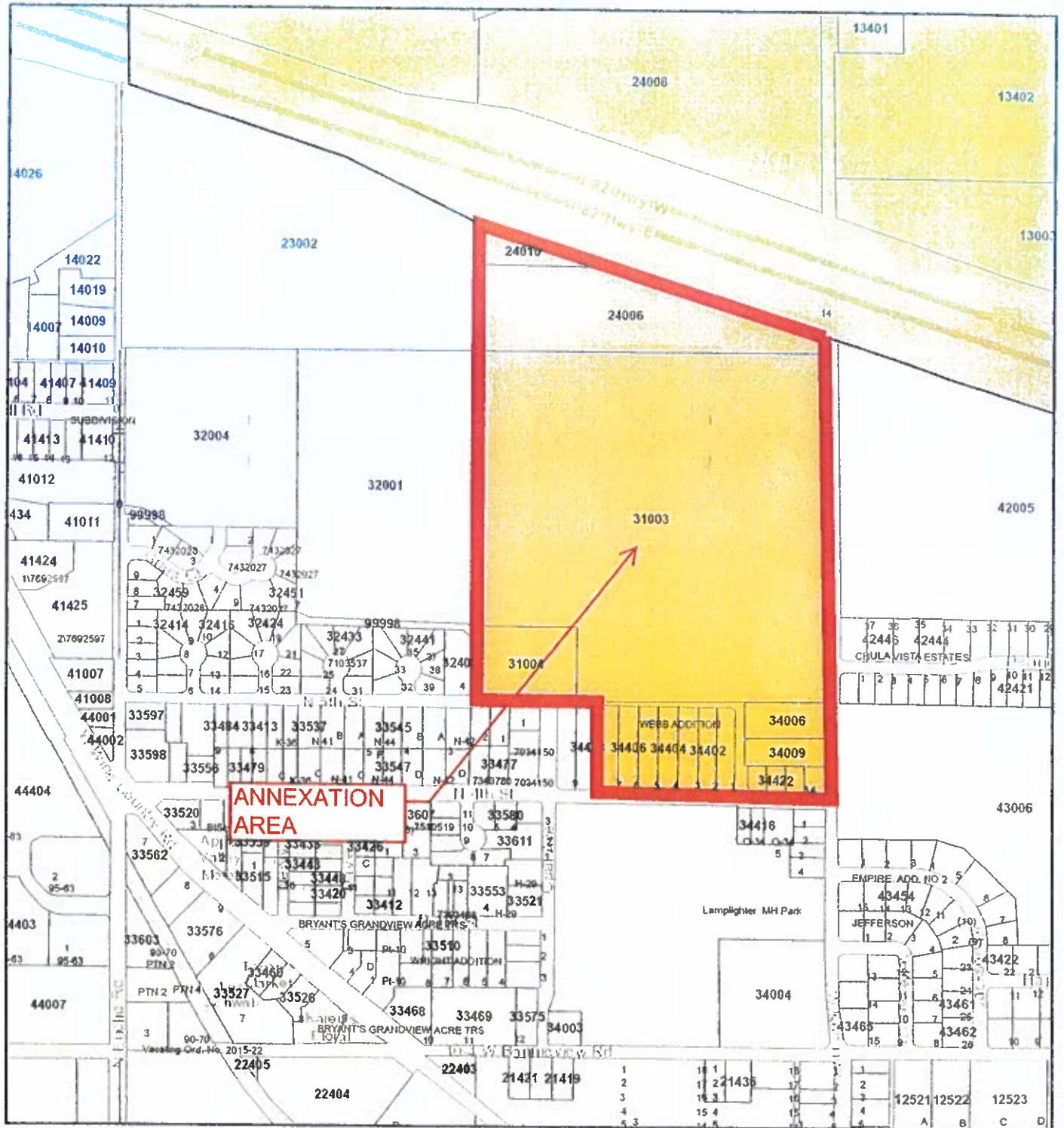
Publication: Grandview Herald – September 29, 2021

Property Posted: September 29, 2021

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): September 27, 2021



# Yakima County Planning



7/30/2021, 10:04:32 AM

Tax Lot Text Zoning

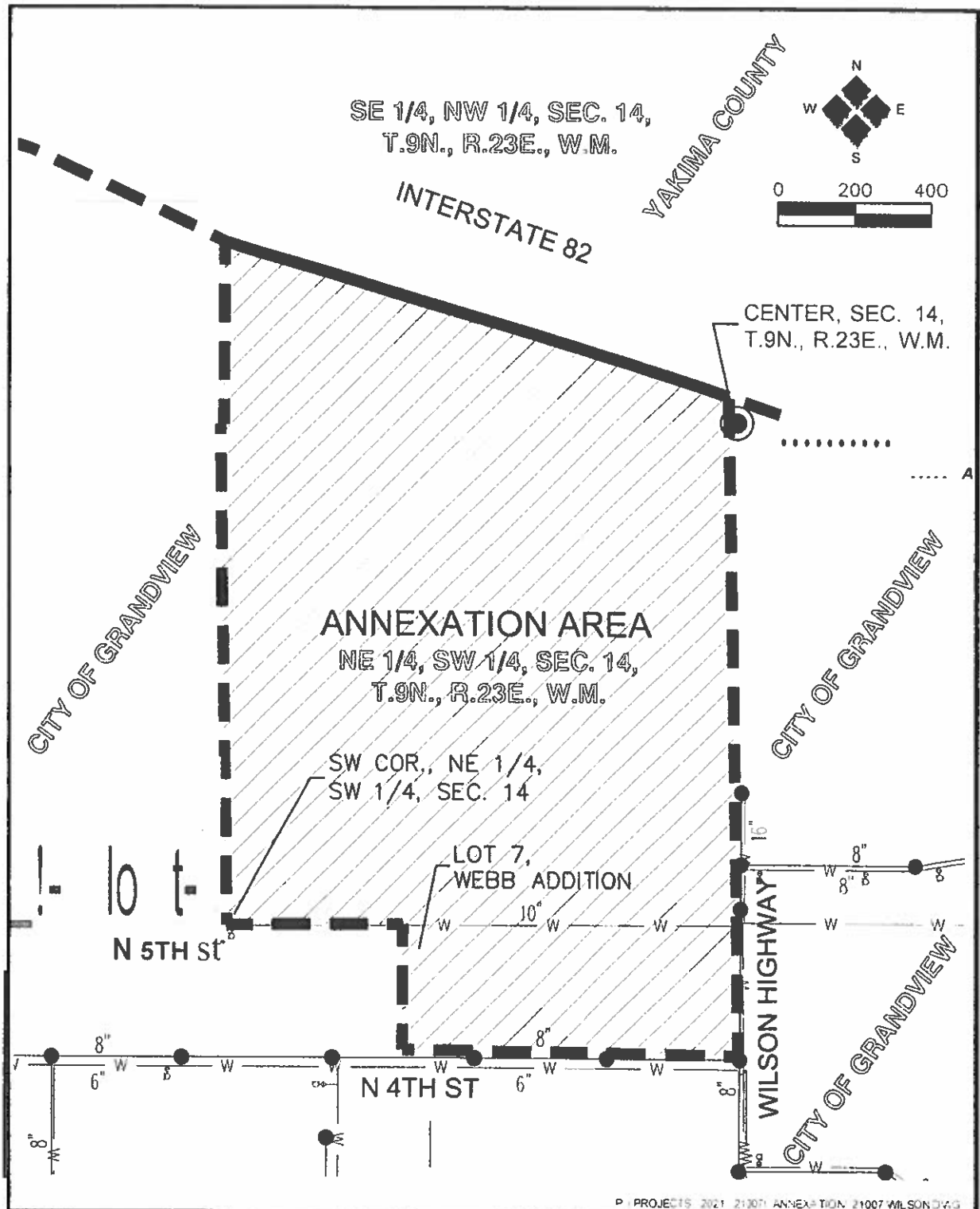
 Taxlots  Single-Family Residential

 City Limits

1:9,028

0 0.05 0.1 0.2 mi

City of Yakima, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METANASA, EPA, USDA



**+HLA**

Engineering and Land Surveying, Inc.

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

**ANNEXATION EXHIBIT**  
**for, CITY OF GRANDVIEW**  
YAKIMA COUNTY, WASHINGTON  
WILSON ESTATES ANNEXATION

230914-34405  
Jose Prieto  
411 N 4<sup>th</sup> Street  
Grandview, WA 98930

230914-34402  
Juanita Avalos  
401 N 4<sup>th</sup> Street  
Grandview, WA 98930

230914-34422  
Joel Martinez Franco  
305 N 4<sup>th</sup> Street  
Grandview, WA 98930

230914-34009  
Tom Honeycutt  
8503 N Albro Rd.  
Prosser, WA 99350

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

230914-32439  
Jose L Ramos  
504 Ensio Ct  
Grandview, WA 98930

230914-32442  
Emperatriz & Martha Rivas  
505 Ensio Ct  
Grandview, WA 98930

230914-32403  
Leroy & Wilma Radach  
705 N 5<sup>th</sup> Street  
Grandview, WA 98930

230914-42445  
Tolman Properties  
160 Linderman Rd  
Mabton, WA 98935

230914-42412  
Ector & Maria Garcia  
102 Deangela Ct  
Grandview, WA 98930

230914-34404  
Lorenzo Cisneros  
407 N 4<sup>th</sup> Street  
Grandview, WA 98930

230914-34401  
Estuardo Velasquez  
315 N 4<sup>th</sup> Street  
Grandview, WA 98930

230914-34423  
Maria S. Sherrill  
301 N 4<sup>th</sup> Street  
Grandview, WA 98930

230914-34006  
Frank & Patricia Coleman  
450 Wilson Hwy  
Grandview, WA 98930

230914-32437  
Jose Hernandez  
500 Ensio Ct  
Grandview, WA 98930

230914-32440  
Jose Camarena  
506 Ensio Ct  
Grandview, WA 98930

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

230914-42447  
Angel D & Angelica Torres  
P.O. Box 583  
Pasco, WA 99301

230914-42005  
Custodio & Maria Olivera  
11802 N Hinzlerling Rd  
Prosser, WA 99350

230914-42413  
Raul Saucedo  
42382 N Griffin Rd  
Grandview, WA 98930

230914-34403  
Roberto Frias  
405 N 4<sup>th</sup> Street  
Grandview, WA 98930

230914-34421  
David Barajas & Maria Ruiz  
307 N 4<sup>th</sup> Street  
Grandview, WA 98930

230914-34424  
Mathew Sears  
624 E South Hill Rd.  
Sunnyside, WA 98944

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

230914-32438  
Saul Rivera  
502 Ensio Ct  
Grandview, WA 98930

230914-32441  
Armando & Teresa Vargas  
Grandview, WA 98930

230914-32444  
Erika Pacheco  
501 Ensio Ct  
Grandview, WA 98930

230914-42446  
Carmona Jones Properties LLC  
6113 Westmorland Ln  
Pasco, WA 99301

230914-442411  
Manuel & Sara Herrera  
100 Deangela Ct  
Grandview, WA 98930

230914-42414  
Tolman Properties LLC  
P.O. Box 64  
Mabton, WA 98935



230914-33545  
Francisco & Margarita Martin  
P.O. Box 744  
Grandview, WA 98930

230914-33546  
Natividad Sanchez  
704 N 5th Street  
Grandview, WA 98930

230914-33549  
Jaime Quilantan  
702 N 5th Street  
Grandview, WA 98930

230914-33550  
Esmeralda & Juan Castaneda  
179501 McCreddie Rd.  
Grandview, WA 98930

230914-33475  
Marcelino & Hermila Valencia  
608 N 5th Street  
Grandview, WA 98930

230914-33474  
Juana Martin  
P.O. Box 744  
Grandview, WA 98930

230914-34418/33419  
Edelmira Lopez  
402 Opal Street  
Grandview, WA 98930

230914-34420  
Christina Lopez  
400 Opal Street  
Grandview, WA 98930

230914-33477  
Gustavo Hernandez  
607 N. 4<sup>th</sup> Street  
Grandview, WA 98930

230914-33746  
Jorge & Virginia Campuzano  
609 N 4<sup>th</sup> Street  
Grandview, WA 98930

230914-3552  
Marcos Gurrola  
701 N 4<sup>th</sup> Street  
Grandview, WA 98930

230914-33551  
Yolanda Mendoza  
703 N 4<sup>th</sup> Street  
Grandview, WA 98930

230914-33548  
Jesus Lopez  
2109 N Bunn Rd.  
Prosser, WA 99350

230914-34408/34409  
Grandview City  
207 W 2<sup>nd</sup> Street  
Grandview, WA 98930

230914-33580  
Salvador & Maria Mojica Hernandez  
602 N 4<sup>th</sup> Street  
Grandview, WA 98930

230914-33579  
Matilde Villicana  
600 N 4<sup>th</sup> Street  
Grandview, WA 98930

230914-33611  
Sandra L. Berney  
312 Opal Street  
Grandview, WA 98930

230914-34414  
Lamp Lighter Village Mobile Home Park  
2460 Twin Peaks View  
East Wenatchee, WA 98802

230914-34415  
Miguel Angel & Maria Alida Garcia  
310 N 4<sup>th</sup> Street  
Grandview, WA 98930

230914-34416  
Aurelio & Ana Maria Jacobo  
308 N 4<sup>th</sup> Street  
Grandview, WA 98930

230914-34417  
Francisco J. Lombero  
304 N 4<sup>th</sup> Street  
Grandview, WA 98930

230914-34410  
Antonio B & Irma Brito  
316 Wilson Hwy  
Grandview, WA 98930

230914-34411  
Elvira Gonzalez  
312 Wilson Hwy  
Grandview, WA 98930

230914-34412  
Fidel M & Anita Gonzalez  
310 Wilson Hwy  
Grandview, WA 98930

230914-34413  
Jose Zepeda & Rosa Vega  
308 Wilson Hwy  
Grandview, WA 98930

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

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

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

230914-34407  
Jose & Francisca Mendez  
505 N 5<sup>th</sup> Street  
Grandview, WA 98930

230914-34406  
Guadalupe & Antonia Chadis  
1971 N Puterbaugh Rd.  
Sunnyside, WA 98944

230914-42415  
Jose L Miranda & Juli Bautista  
108 Deangela Ct  
Grandview, WA 98930

230914-43006  
Grandview School District  
913 W Second Street  
Grandview, WA 98930

230914-43442  
Louis & Patricia Levan  
223 Jackson Street  
Grandview, WA 98930

230914-43443  
Timothy & Theresa Moore  
221 Jackson Street  
Grandview, WA 98930

230914-43444  
Clemente & Ana Orduno Bruno  
219 Jackson Street  
Grandview, WA 98930

230914-34356  
Juan & Stephanie Chavarin  
220 Jackson Street  
Grandview, WA 98930

RP Development  
c/o Steve Bauman  
105609 E. Wiser Parkway  
Kennewick, WA 99338

RP Development  
c/o Ann Rouse  
105609 E. Wiser Parkway  
Kennewick, WA 99338

**Anita Palacios**

---

**From:** Anita Palacios  
**Sent:** Thursday, September 16, 2021 3:22 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 - Annexation & Rezone - Wilson Estates - North 4th, North 5th & Wilson Hwy, Grandview, WA  
**Attachments:** WILSON ESTATES ANNEXATION & REZONE NOTICE OF DEVELOPMENT APPLICATION & SEPA CHECKLIST.pdf

Attached is the Notice of Development Application and SEPA Checklist for Wilson Estates Annexation and Rezone located on North 4<sup>th</sup> Street, North 5<sup>th</sup> Street and Wilson Hwy, Grandview, WA.

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



**Anita Palacios**

---

**From:** NoReply@ecy.wa.gov  
**Sent:** Thursday, September 16, 2021 4:09 PM  
**To:** Anita Palacios  
**Subject:** SEPA record published

---

**CAUTION:** External Email

---

The SEPA admin reviewed and published [SEPA record number 202105050, "Wilson Estates Annexation & Rezone"](#). It will now be available to the public.

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



**CITY OF GRANDVIEW  
CERTIFICATE OF POSTING PROPERTY**

I, Carlos Granados 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 29<sup>th</sup> day of September, 2021, I posted the attached NOTICE OF DEVELOPMENT APPLICATION, ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal as designated on the attached map:

**Applicant(s):** Pro Made Construction – Peter Strizhak & Ruslen Gorbatyuk

**Property Owner(s)/Address/Parcel No.:**

Felicitas & Maria S. Lara\*, 720 Wilson Hwy, 230914-24006  
Donald E. & Terry Golladay, Wilson Hwy, 230914-24010  
Pro Made Construction Inc.\*, 650 Wilson Hwy, 230914-31003  
Patricia Schlotfeldt\*, 507 N. 5<sup>th</sup> Street, 230914-31004  
Frank J. & Patricia C. Coleman\*, 450 Wilson Hwy, 230914-34006  
Tom Honeycutt, 430 Wilson Hwy, 230914-34009  
Estuardo Velasquez\*, 315 N. 4<sup>th</sup> Street, 230914-34401  
Juanita I. & Salvador Avalos\*, 401 N. 4<sup>th</sup> Street, 230914-34402  
Roberto & Mayra E. Frias\*, 405 N. 4<sup>th</sup> Street, 230914-34403  
Lorenzo & Marlene Cisneros, 407 N. 4<sup>th</sup> Street, 230914-34404  
Jose B. & Margarita Ramirez Prieto\*, 411 N. 4<sup>th</sup> Street, 230914-34405  
Guadalupe & Antonia Chadis, 501 N. 4<sup>th</sup> Street, 230914-34406  
Jose Luis & Francisa Mendez, 505 N. 4<sup>th</sup> Street, 230914-34407  
David Barajas Maria Ruiz\*, 307 N. 4<sup>th</sup> Street, 230914-34421  
Joel Martinez-Franco\*, 305 N. 4<sup>th</sup> Street, 230914-34422  
Maria S. Sherrill\*, 301 N. 4<sup>th</sup> Street, 230914-34423  
Matthew Sears, 410 Wilson Hwy, 230914-34424

**(\*)denotes property owners who signed annexation petition**

**Proposed Project:** Annexation & Rezone

**Current Zoning/Future Land Use:** R-1 Single Family Residential

**Proposed Zoning:** R-1 Single Family Residential

**Location of Project:** Wilson Hwy, N. 4<sup>th</sup> Street, N. 5<sup>th</sup> Street, Grandview, Yakima County, WA

Dated this 29<sup>th</sup> day of September, 2021.

**GRANDVIEW PUBLIC WORKS DEPARTMENT**

BY:

  
Signature

Carlos Granados  
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):** Pro Made Construction – Peter Strizhak & Ruslen Gorbatyuk

**Property Owner(s)/Address/Parcel No.:**

Felicitas & Maria S. Lara\*, 720 Wilson Hwy, 230914-24006  
Donald E. & Terry Golladay, Wilson Hwy, 230914-24010  
Pro Made Construction Inc. \*, 650 Wilson Hwy, 230914-31003  
Patricia Schlotfeldt\*, 507 N. 5<sup>th</sup> Street, 230914-31004  
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Jose B. & Margarita Ramirez Prieto\*, 411 N. 4th Street, 230914-34405  
Guadalupe & Antonia Chadis, 501 N. 4th Street, 230914-34406  
Jose Luis & Francisa Mendez, 505 N. 4th Street, 230914-34407  
David Barajas Maria Ruiz\*, 307 N. 4th Street, 230914-34421  
Joel Martinez-Franco\*, 305 N. 4th Street, 230914-34422  
Maria S. Sherrill\*, 301 N. 4th Street, 230914-34423  
Matthew Sears, 410 Wilson Hwy, 230914-34424

**(\*)denotes property owners who signed annexation petition**

**Proposed Project:** Annexation & Rezone

**Current Zoning/Future Land Use:** R-1 Single Family Residential

**Proposed Zoning:** R-1 Single Family Residential

**Location of Project:** Wilson Hwy, N. 4th Street, N. 5th Street, Grandview, Yakima County, WA

**Application Date:** August 10, 2021

**Application Acceptance:** September 14, 2021

**Decision-Making Authority:** City of Grandview

**Project Description:** Applicants request annexation and rezone to R-1 Single Family Residential

**Requested Approvals & Actions:** Annexation and rezone

**Existing Environmental Documents:** An Environmental Checklist has been prepared and is available from the City upon request.

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



### **Environmental Determination**

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any are scheduled or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **Thursday, October 14, 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 **Thursday, October 14, 2021**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **Thursday, October 14, 2021** may not be considered in the staff report.

### **Public Hearing**

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on , **Thursday, October 28, 2021 at 2:00 p.m.** The public hearing will be held in person and will also be available via teleconference as follows:

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

Join Zoom Meeting

<https://us06web.zoom.us/j/89254149942?pwd=RmhUS3JNOTU1UINXMVpnRnVJOHZTd09>

Meeting ID: 892 5414 9942

Passcode: 164701

Join by phone:

1-253-215-8782

Meeting ID: 892 5414 9942

Passcode: 164701

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

### **CITY OF GRANDVIEW**

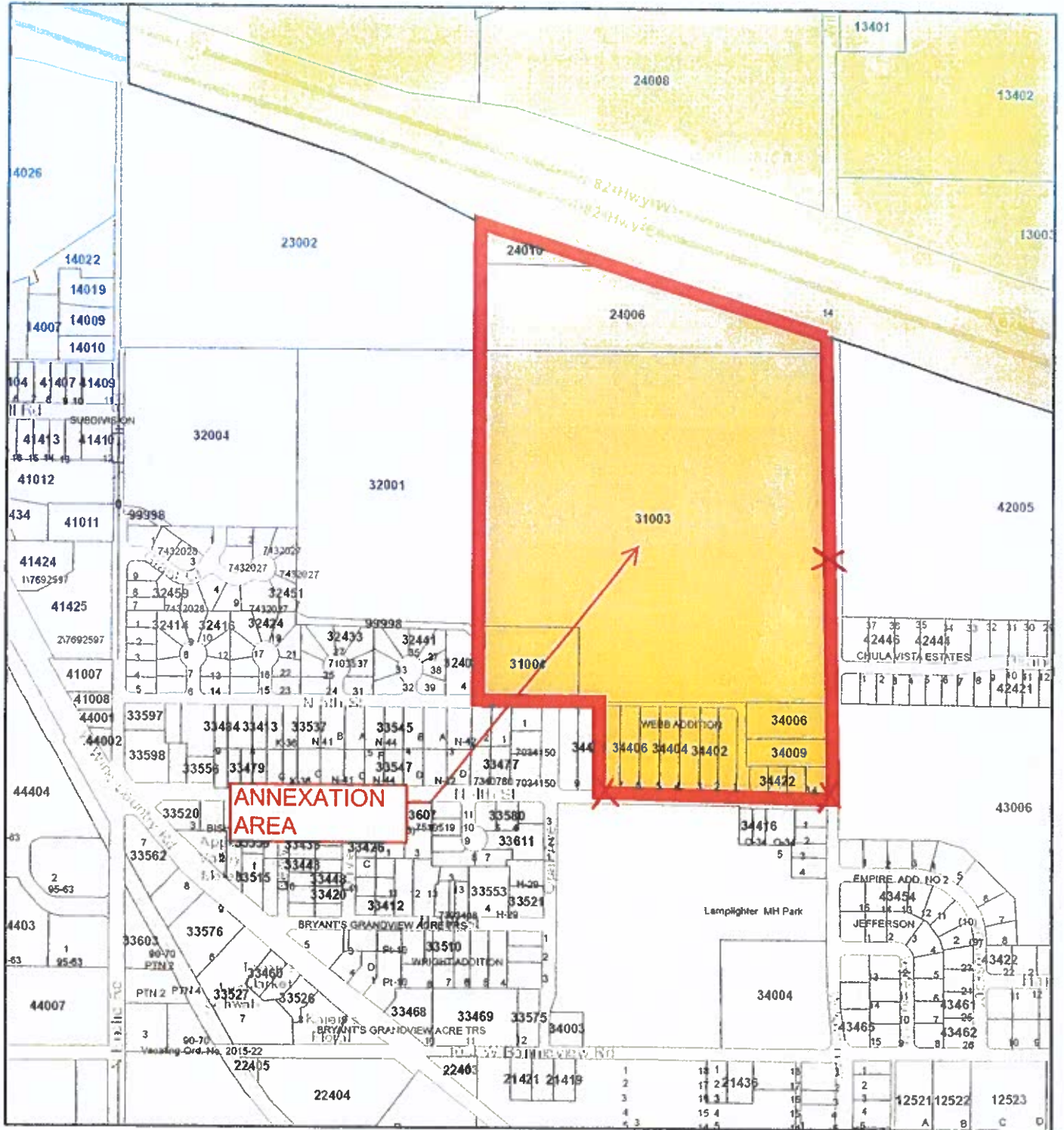
Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – September 29, 2021

Property Posted: September 29, 2021

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): September 27, 2021

# Yakima County Planning



7/30/2021, 10:04:32 AM

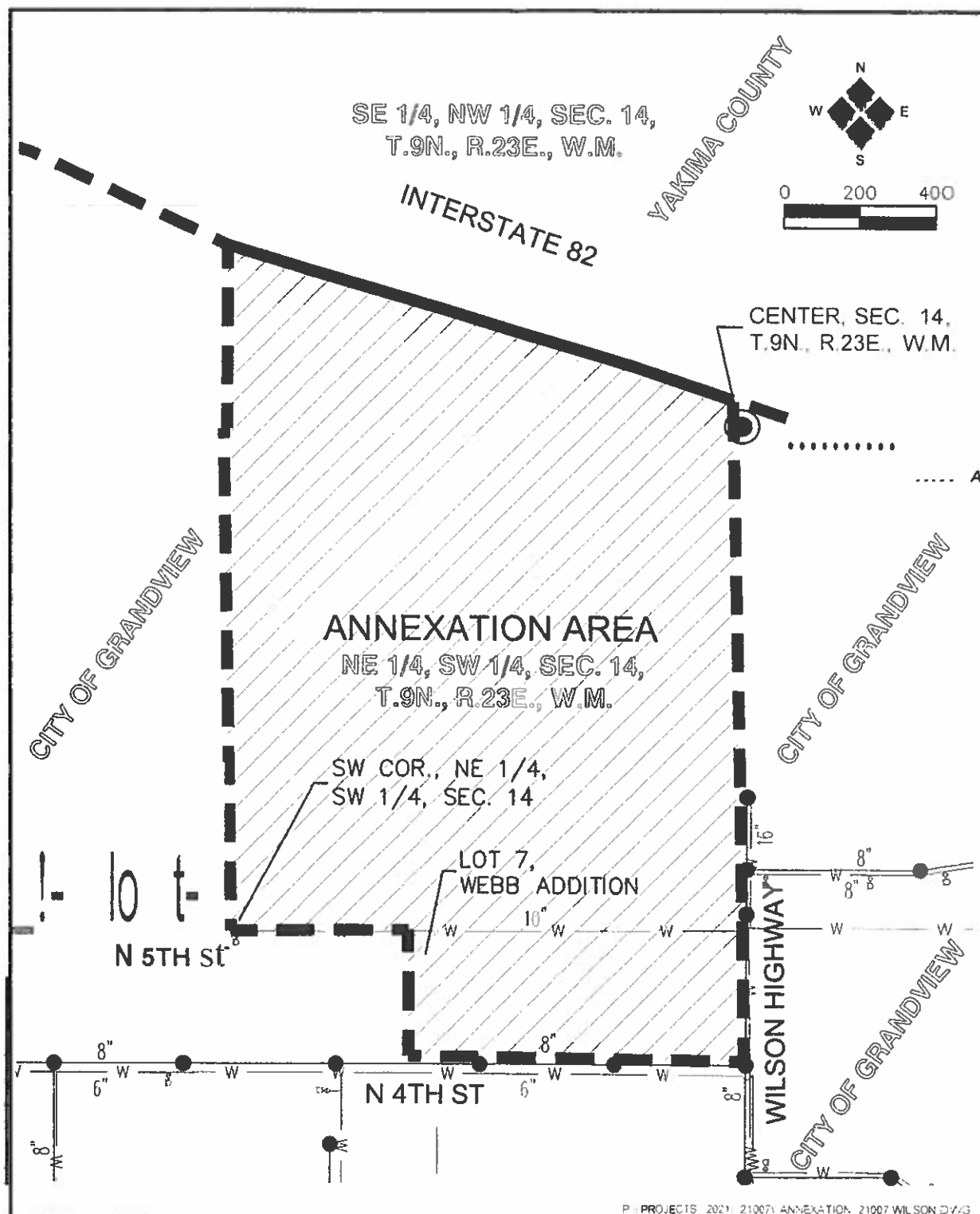
Tax Lot Text Zoning

 Taxlots  Single-Family Residential

 City Limits

1:9,028

City of Yakima, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Internap, USGS, METI/NASA, EPA, USDA



## +HLA

Engineering and Land Surveying, Inc.

2803 River Road  
Yakima, WA 98902  
509.966.7000  
Fax 509.965.3800  
[www.hlacivil.com](http://www.hlacivil.com)

**ANNEXATION EXHIBIT  
for, CITY OF GRANDVIEW**

YAKIMA COUNTY, WASHINGTON  
WILSON ESTATES ANNEXATION





## Yakima County Roads

Matt Pietrusiewicz P.E. - County Engineer

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901  
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • [www.co.yakima.wa.us](http://www.co.yakima.wa.us)

October 18<sup>th</sup>, 2021

City of Grandview  
ATTN: Anita Palacios  
207 West Second Street  
Grandview, WA 98930

RE: Legal Description for Wilson Estates Annexation

As requested in your letter dated September 6<sup>th</sup>, 2021, the legal description for the annexation of tax parcels: 230904-24006, 230914-24010, 230914-31003, 230914-31004, 230914-34407, 230914-34406, 230914-34405, 230914-34404, 230914-34403, 230914-34402, 230914-34401, 230914-34006, 230914-34009, 230914-34421, 230914-34422, 23091434423, & 230914-34424 and the accompanied map have been reviewed and certified to be true and accurate for the purpose of annexation. The documents reviewed have been attached for ease and clarity.

If you need any further assistance, please contact me at (509)574-2300

Sincerely,

Matt Pietrusiewicz, P.E.  
Yakima County Engineer

*Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.*

*If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.*

City of Grandview  
Wilson Estates Annexation  
HLA Project 21007G  
August 30, 2021

**LEGAL DESCRIPTION**

That portion of the West half of Section 14, Township 9 North, Range 23 East, W.M., described as follows:

Commencing at the Center of said Section 14;

Thence Westerly along the North line of the Southwest quarter of said Section 14, to the Westerly right of way line of Wilson Highway and the Point of Beginning;

Thence Southerly along said right of way line to the Northerly right of way line of North 4<sup>th</sup> Street;

Thence Westerly along said right of way line to the Southwest corner of Lot 7 of WEBB ADDITION according to the official plat thereof recorded in Volume "Y", Page 8, records of Yakima County, Washington;

Thence North along the West line thereof and its Northerly extension to the South line of the Northeast quarter of the Southwest quarter of said Section 14;

Thence Westerly along said South line to the Southwest corner of said Northeast quarter of the Southwest quarter;

Thence North along the West line of said Northeast quarter of the Southwest quarter to the Northwest corner thereof;

Thence North along the West line of the Southeast quarter of the Northwest quarter of said Section 14 to the Southerly right of way line of Interstate 82;

Thence Southeasterly along said right of way line to the Westerly right of way line of Wilson Highway;

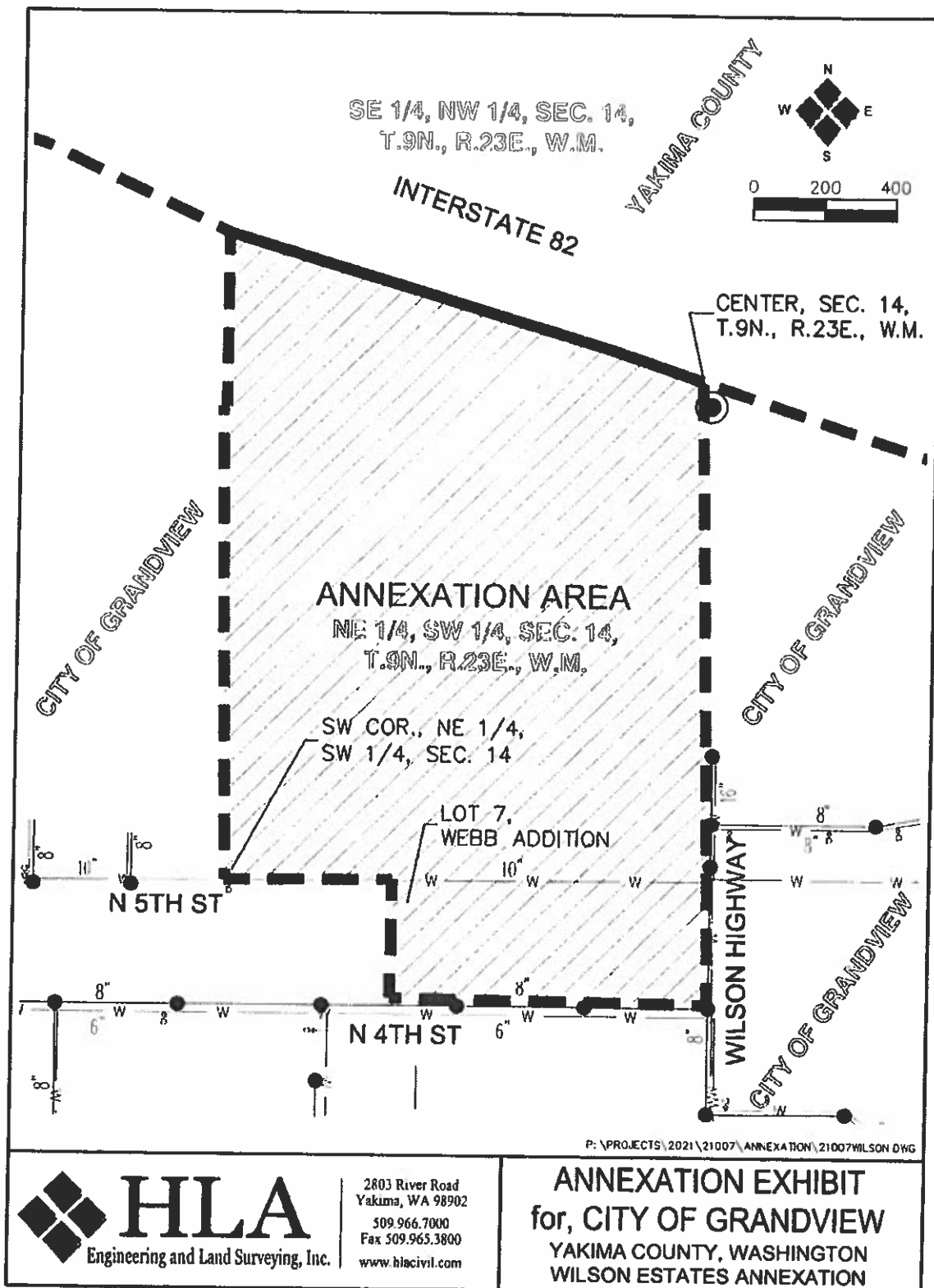
Thence Southerly along said Westerly right of way line to the Point of Beginning;

Situate in Yakima County, State of Washington.

**Yakima County Parcel Numbers**

230914-24006  
230914-24010  
230914-31003  
230914-31004  
230914-34407  
230914-34406  
230914-34405  
230914-34404  
230914-34403  
230914-34402  
230914-34401  
230914-34006  
230914-34009  
230914-34421  
230914-34422  
230914-34423  
230914-34424







**Anita Palacios**

---

**From:** Anita Palacios  
**Sent:** Thursday, September 23, 2021 1:30 PM  
**To:** steve.b.bauman@gmail.com; 'Ann Rouse'  
**Cc:** Cus Arteaga; Jeff Watson  
**Subject:** Wilson Estates Annexation & Rezone - SVID SEPA Comment  
**Attachments:** Xerox Scan\_09232021131823.pdf

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

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



**RECEIVED**

**SEP 23 2021**

**CITY OF GRANDVIEW**

September 17, 2021

City of Grandview  
207 West Second St  
Grandview, WA 98930

Subject: **SEPA DNS - Annexation and Rezone – Wilson Estates – North 4<sup>th</sup>, North 5<sup>th</sup>**  
Parcel: **Multiple – See Vicinity Map**  
Applicant: **Pro Made Construction – Peter Strizhak & Ruslen Gorbatyuk**

To whom it may concern:

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

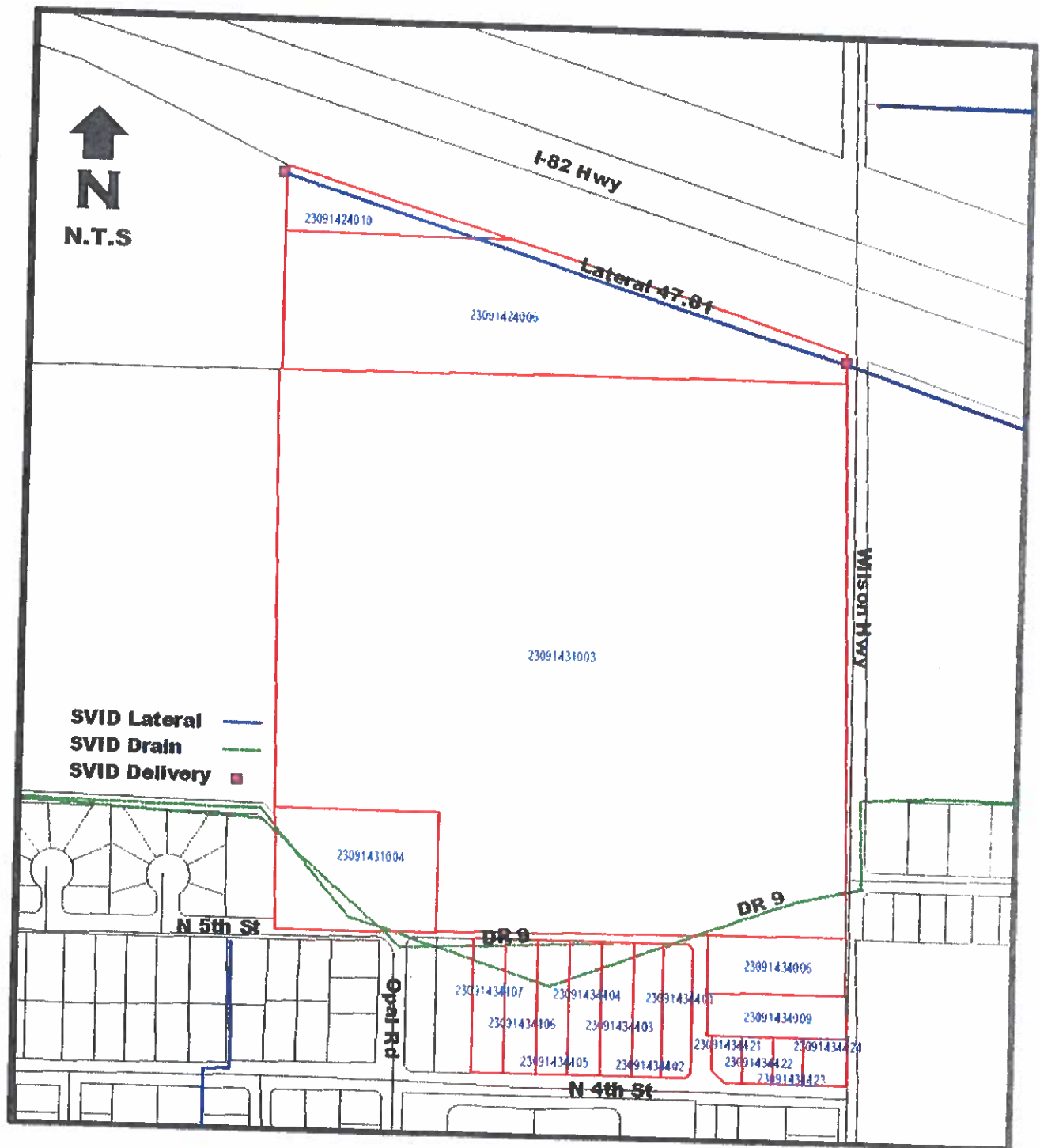
SVID has multiple facilities within the Annexation/Rezone area. All SVID facilities are situated within SVID right of way or easement. Please contact SVID before any development takes place within the proposed Wilson Estates project area for location of SVID facilities and easement information.

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

Sincerely,

Ron Cowin  
Assistant Manager - Engineering

# VICINITY MAP



VICINITY MAP IS FOR VISUAL REFERENCE ONLY.  
ACCURACY IS NOT GUARANTEED.

## STAFF REPORT

**TO:** City of Grandview - Hearing Examiner

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

**DATE:** October 28, 2021

**SUBJECT:** Public hearing to receive comments on proposed Wilson Estates application to annex the following tax parcels located in the Northwest Quarter and the Southwest Quarter of Section 14 Township 9 North Range 23 East into the City of Grandview. There is a short section of unnamed right of way included in the annexation.

23091424010	23091424006	23091431003
23091431004	23091434006	23091434401
23091434405	23091434403	23091434402
23091434423	23091434422	23091434421

### **ACTION REQUESTED**

Approval of the Resolution of Intent to Annex for the proposed annexation and zoning the site as R-1 (Residential Low Density)

### **SITE**

The subject parcels total approximately 54 acres in size. The parcels are currently zoned by Yakima County as R-1 Single Family Residential and have a Grandview Comprehensive Plan Future Land Use Map (FLUM) designation of Residential. The properties and road right of ways are located within the City of Grandview's Urban Growth Area (UGA).

### **PROPOSAL**

The applicants, Peter Strizhak, Ruslen Gorbatyuk, Patricia Coleman and Frank Coleman have petitioned to annex their properties into the City of Grandview and requested that the zoning district of the property be R-1 (low density residential). The City Council accepted the letter of intent to annex, and a petition was circulated to receive signatures from property owners representing at least 60% of the assessed property value. A total of 12 properties have signed on the petition. The petition was forwarded on to the Office of the Yakima County Assessor for a certification of sufficiency. The City of Grandview received a letter dated August 20, 2021 from the Yakima County Assessor determining that owners of not less than 75% of the assessed property value had signed the annexation petition.

On July 30, 2021, the City Council accepted the request for annexation subject to the following conditions:

1. The annexation be accepted as proposed on the Exhibit A attachment to the petition for annexation.
2. That the City requires the simultaneous adoption of the City's zoning regulations consistent with the Urban Growth Area Future Land Use Designation: R-1 for the proposed annexation.
3. That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

The City Council directed staff to present the Petition for Annexation to the Hearing Examiner to receive and examine available information, conduct a public hearing, prepare a record thereof and enter findings of facts and conclusions based upon those facts, together with a recommendation to the City Council.



## **PUBLIC NOTICE**

Public notice was provided in the following manner:

- Notice posted on property: September 29, 2021.
- SEPA Notice of Application, Public Hearing, and DNS distributed: September 27, 2021.
- Notification of properties by mail within 300' of subject property sent: September 29, 2021.
- Notice of public hearing posted in official newspaper of the City (Grandview Herald): September 27, 2021.

## **STATE ENVIRONMENTAL POLICY ACT (SEPA)**

The City of Grandview distributed a Notice of Application and utilization of the optional DNS process authorized by WAC 197-11-355. The comment period ended on Thursday October 14, 2021. The DNS was issued October 15, 2021.

The City of Grandview has determined that the proposed parcel annexation and integration into the City of Grandview will not have a probable adverse environmental impact.

## **COMMENTS**

In response to the SEPA Notice of Application, the Sunnyside Valley Irrigation District (SVID) provided comments related to the future use of the property stipulating that.

*"SVID has multiple facilities within the Annexation/Rezone area. All SVID facilities are situated within SVID right of way or easement. Please contact SVID before any development takes place within the proposed Wilson Estates project area for location of SVID facilities and easement information."*

Their letter dated September 17, 2021 is attached to the annexation information packet.

## **CURRENT ZONING AND LAND USES**

The subject parcels are currently zoned by Yakima County as R-1 Urban Residential the current land use is agricultural. Characteristics of properties adjacent to the subject properties are:

<i>Location</i>	<i>Zoning</i>	<i>Land Use</i>	<i>Jurisdiction</i>
North	Right of Way	Interstate Highway	WSDOT
South	R-1 & R-3	Residential	City of Grandview
East	Light Industrial	Light Industrial	City of Grandview
West	AG, R-1, R-3	Agricultural/ Residential	City of Grandview

## **SITE CONDITIONS**

### ***Floodway***

There are no FEMA floodplains or other flood hazard areas within or near the subject parcels.

### ***Shoreline***

There are no designated Shoreline Environments regulated by the Yakima County Regional Shoreline Master Program within or near the subject parcels.

### ***Critical Areas***

There are no known critical areas, as defined by GMC Chapter 18.06 (Critical Areas), in or near the subject parcel.

**Concurrency**

Because no development is proposed at this time, this proposal is not governed by GMC Chapter 14.10 (Transportation Concurrency Management). Future development(s) may require a Certificate of Concurrency.

**Development Standards**

Because no development is proposed at this time, this proposal is not governed by development standards contained in the Grandview Municipal Code.

**Infrastructure**

*Sewer & Water:* Water and sewer lines are in the area of this proposed annexation. When development of the property is proposed, sewer and water system extension and improvement will be required to serve the property, depending on the type and size of the development.

*Streets:* The parcels are served by Wilson Highway which is currently paved. The abutting section of the road is already in the city's inventory. Future development in the area may require improvements to those roads and additional right of way.

**COMPREHENSIVE PLAN****LAND USE ELEMENT (relevant sections)****Purpose**

The (Comprehensive Plan) 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.

The Washington State Growth Management Act (GMA) requires that the following be addressed by the Land Use Element:

- Designation of the proposed general distribution, extent and general location of a number of land uses for various activities;
- Establishment of population densities, building intensities and estimates of population growth; Wherever possible, the Land Use Element should consider utilizing urban planning approaches that promote physical activity;
- Provisions for the protection of the quality and quantity of groundwater used for public water supplies (this requirement is addressed in the Natural Systems Element); and
- Where applicable, the Land Use Element must review drainage, flooding and storm water runoff in the area covered by the plan and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute the waters of the state (this requirement is addressed in the Natural Systems Element).

Designation of an Urban Growth Area (UGA), integration with countywide planning policies, and identification of lands useful for public purposes and open space corridors within and between UGAs are also GMA inventory requirements, and will also be addressed in this element.

Applicable Revised Code of Washington (RCW), County-wide Planning Policies (CWPPs) and Metropolitan Transportation Plan (MTP) policies

Under the GMA, cities, towns, and their UGAs are identified as the primary areas where future urban growth will be permitted. To achieve the GMA's goal of "interjurisdictional consistency," consistency must be maintained at the state level with the Revised Code of Washington (RCW), and at the regional level with the Yakima Countywide Planning Policy (CWPP), the Yakima Valley Metropolitan Transportation Plan (MTP), and each jurisdiction's comprehensive plan. The land use-related policies covered in detail in this element cite the consistent and applicable federal, state, county, and regional policies.

The following rules and policies apply to discussion of the City of Grandview Land Use Element.

The following policies are related to the process and criteria for establishing and amending Grandview's UGA:

1. Areas designated for urban growth should be determined by preferred development patterns and the capacity and willingness of the community to provide urban governmental services (CWPP A.3.1).
2. All cities and towns will be within a designated UGA. UGAs may include areas not contained within an incorporated city. (CWPP A.3.2, also RCW 36.70A.110)
3. All UGAs will be reflected in County and respective city comprehensive plans (CWPP A.3.3).
4. Urban growth will occur within UGAs only and not be permitted outside of an adopted UGA except for new fully contained communities (CWPP A.3.4, RCW 36.70A.350)
5. The baseline for 20-year Countywide population forecasts shall be the official decennial GMA Population Projections from the State of Washington's Office of Financial Management (OFM) plus unrecorded annexations. The process for allocating forecasted population will be cooperatively reviewed (CWPP A.3.5).
6. Sufficient area must be included in the UGAs to accommodate a minimum 20-year population forecast and to allow for market choice and location preferences (CWPP A.3.6, RCW 36.70A.110 (2)).
7. When determining land requirements for UGAs, allowance will be made for greenbelt and open space areas and for protection of wildlife habitat and other environmentally sensitive areas (CWPP A.3.7, RCW 36.70A.110(2)).
8. The County and cities will cooperatively determine the amount of undeveloped buildable urban land needed. The inventory of the undeveloped buildable urban land supply shall be maintained in a regional GIS database (CWPP A.3.12).
9. The County and cities will establish a common method to monitor urban development to evaluate the rate of growth and maintain an inventory of the amount of buildable land remaining (CWPP A.3.9).
10. The local jurisdiction may initiate an amendment to an existing UGA through the normal comprehensive plan amendment process; however, in no case will amendments be processed more than once a year (CWPP A.3.10, RCW 36.70A.130 (2)).  
Note: this policy was modified in 2009 by Yakima County through Ordinance No. 9-2009. Applications for amendments to UGA boundaries will only be considered at five-year intervals, after the Washington State Office of Financial Management's (OFM's) GMA population projections for the County have been issued.
11. Prior to amending an UGA, the County and respective local jurisdiction will determine the capital improvement requirements of the amendment to ascertain that urban governmental services will be available within the forecast period (CWPP A.3.11).
12. Annexations will not occur outside established UGAs (RCW 35.13.005). Annexations will occur within UGAs according to the provisions of adopted inter-local agreements, if any (CWPP A.3.8).

The following policies relate to phasing growth and development with service and infrastructure provision:

1. Urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities, and urban government services should not be provided in rural areas (CWPP B.3.1, RCW 36.70A.110 (3)).
2. Urban growth management inter-local agreements will identify services to be provided in an UGA, the responsible service purveyors and the terms under which the services are to be provided (CWPP B.3.2).
3. Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next 20 years (CWPP B.3.3).
4. The capital facilities, utilities and transportation elements of each local government's comprehensive plan will specify the general location and phasing of major infrastructure improvements and anticipated revenue sources (RCW 36.70A.070(3)(c)(d)). These plan elements will be developed in consultation with special purpose districts and other utility providers (CWPP B.3.4).
5. New urban development should utilize available/planned urban services (CWPP B.3.5, RCW 36.70A.110(3)).
6. Formation of new water or sewer districts should be discouraged within designated UGAs (CWPP B.3.6).
7. Transportation improvements or strategies to accommodate the impacts resulting from new development will be implemented concurrent with new development. "Concurrent with new development" means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years (CWPP D.3.4, RCW 36.70A.070(6)(e)).
8. The County and cities will work with special purpose districts and other agencies to establish a process for mutual consultation on proposed comprehensive land use plan policies for lands within UGAs. Actions of special purpose districts and other public service providers shall be consistent with comprehensive plans of the County and the cities. (CWPP F.3.1, RCW 56.08.020, RCW 57.16.010).
9. Local economic development plans should be consistent with the comprehensive land use and capital facilities plans, and should:
10. Evaluate existing and potential industrial and commercial land sites to determine short and long term potential for accommodating new and existing businesses;
11. Identify and target prime sites, determine costs and benefits of specific land development options and develop specific capital improvement strategies for the desired option;
12. Implement zoning and land use policies based upon infrastructure and financial capacities of each jurisdiction;
13. Identify changes in UGAs as necessary to accommodate the land and infrastructure needs of business and industry;
14. Support housing strategies and choices required for economic development. (CWPP G.3.2). Coordination of efforts between the many diverse economic development organizations and other related agencies within Yakima County should be encouraged by:
  - a) Identifying linkages between economic development issues and strategies and other growth planning elements (i.e. housing, transportation, utilities and land use);
  - b) Defining roles and responsibilities for carrying out



Grandview's Urban Growth Area (UGA) includes the incorporated City, those lands to which the City may feasibly provide future urban services (i.e. the City's urban service area), and those surrounding areas which directly impact conditions within the City limits (Figure 2-1).

The UGA boundary was designated by the County Commissioners, after an extensive process involving coordination between the City and Yakima County, in which the UGA was identified, management policies for the UGA were established, and annexation policies were developed. County-wide planning policies were taken into consideration in this process.

In the UGA boundary designation process, the following major findings or considerations contributed toward the final location of the boundary.

- Establishing a balance between too much land within the UGA which may contribute to urban sprawl, high costs for public services, and unnecessary conversion of resource lands and farmlands to residential or other uses, and too little land for residential uses which can increase housing costs and limit housing choices. Allowing an inadequate supply of industrially zoned lands can also constrain economic development and may potentially adversely affect the City's future tax base.
- Physical features or environmental constraints should be used to provide a clear separation between urban and rural areas.

The City of Grandview's UGA boundary and future land use designations in the unincorporated portions of the UGA were revised in 2015 after an extensive process involving coordination between the City and the County. The Land Capacity Analysis conducted by the County determined that Grandview's existing UGA contained a surplus of 1,125 (incorporated and unincorporated portions of UGA) acres of vacant residential, commercial, and community facilities land which would accommodate 80 years of growth for non-industrial purposes.

Per GMC § 17.96.040 (Annexation Procedure), "The establishment of zoning for annexation areas shall be guided by the land use designations and policies of the Comprehensive Plan."

### **Future Land Use Needs**

The GMA requires that jurisdictions identify where future growth will occur, how the land will be used, and the density and intensity of that growth. To meet this requirement and wisely manage future growth, the community must decide how it will grow in the future and develop a future land use map that reflects community decisions.

This discussion will analyze and quantify estimated future land use needs based on population projections. The City of Grandview has determined that the medium population projection calculated by Yakima County is the preferred growth projection because it appears to be most aligned with current growth patterns. Therefore, the following analysis is based on the revised medium growth projections (see Table 2-5, page 2-19). Assumptions and methodology are based on the UGA analysis completed by the Yakima County in 2015

### ***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<sup>8</sup>; 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.

**Future Land Use Map** designations include the following. These are discussed along with the corresponding zoning designations that could implement each Future Land Use Map designation.

- Residential: Areas appropriate for rural, single-family, and multifamily residential living.
  - Corresponding zoning designations (GMC Title 17 Zoning):
    - R-1 Single-family Residential Suburban. Provides a low-density residential environment permitting four dwelling units per acre. Lands within this district should contain suburban residential development with large lots and expansive yards. Structures in this district are limited to single-family conventional dwellings. Minimum lot area is 10,000 square feet with one dwelling unit per lot permitted.
    - R-1 Low Density Residential. 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. Minimum lot area is 7,500 square feet with one dwelling unit per lot permitted.
    - R-2 Medium Density Residential. The R-2 district is established to provide a medium density residential environment. Lands within this district generally should contain multiple unit residential structures of a scale compatible with structures in lower density districts with useful yard spaces. The R-2 district is intended to allow for a gradual increase in density from low density residential districts and, where compatible, can provide a transition between different use areas. Minimum area of lot is 7,500 square feet for single-family structures and 8,000 square feet for two-family structures, with two dwelling units per lot permitted.
    - R-3 High Density Residential. 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. Minimum area of lot for single-family dwelling is 7,500 square feet; for two-family dwelling attached, minimum lot area is 8,000 square feet, and governed by the standards in R-1 and R-2 districts. Minimum area of lot for multifamily dwellings is 3,000 square feet per dwelling unit for the first four dwelling units and 6,000 square feet per each additional dwelling unit.
    - R-1P Single-Family Residential Park District. The R-1P single-family residential park district is established to provide for medium density residential areas which would be compatible for the development of residential parks, and to prohibit the development of incompatible uses that are detrimental to the residential character. It is also to provide protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Minimum lot area is 5,000 square feet per unit.
    - MR Manufactured Home Park District. It is the purpose of this chapter to establish a procedure to accommodate the placement of manufactured homes in designated park developments where individual spaces are leased or rented and not sold to the occupants. Up to 12 manufactured homes are permitted per park; up to 18 may be allowed with the addition of site amenities such as sidewalks and walking paths.

## **VI. GOALS AND POLICIES**

This section presents the land use goals and policies for the City of Grandview (Land Use Element).

**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 2: Coordinate land uses to minimize the loss of natural resources due to urbanization, and reduce uncertainty and unpredictable development which sacrifices conservation and sound land management.**

Policy 2.1 Support the preservation and enhancement of natural resource lands and support occupations associated with agriculture, such as farming, and marketing of agricultural products within agricultural areas adjacent to the City and its urban growth area.

Policy 2.2 Support the protection of agricultural and other resource lands within the Grandview area from incompatible development, keeping them available for recreational use, wildlife habitat, and economic purposes.

Policy 2.3 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 2.4 Adequate on-site disposal of surface water runoff shall be provided by all types of development.

Policy 2.5 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 2.6 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. Impacts that may affect the quality of drinking water shall be a priority concern in such reviews.

**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.

Policy 3.3 Development within the unincorporated portion of the urban growth area shall be encouraged to occur only on a limited scale to prevent inefficient use and distribution of public facilities and services. Urban development outside of the urban growth boundary shall be discouraged.

Policy 3.4 To facilitate planned growth, the City encourages combining and assisting in service areas such as fire protection, public transit, water/sewer, criminal justice and administration, where such combinations implement efficient, cost-effective delivery of such services.

Policy 3.5 Future land uses will be coordinated with the Transportation and Capital Facilities Elements of the Comprehensive Plan.

**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. 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 5: Establish and maintain an appropriate image for the community to assist in most effectively attracting the types of economic activities which best meet the needs and desires of the community.**

Policy 5.1 Make revitalization of the downtown core one of the priorities in establishing an appropriate image for the community. As part of the revitalization effort, use urban design treatment to make the downtown a safe, comfortable, clean and convenient place for visitors to be and go. Improvements should provide some kind of amenity for shoppers, such as awnings to protect pedestrians from the climate, large display windows, wide sidewalks with trees, flowers, and occasional benches for people to rest.

Policy 5.2 Identify, preserve and protect archaeologically, architecturally, and historically significant structures and sites where feasible as a means of strengthening the community's identity and image.

Policy 5.3 Consider developing a clean physical appearance as part of an appropriate image for the community. Encourage property maintenance and clean vacant lots as a way to accomplish this.

**GOAL 6: Develop an economic development program or plan that establishes guidelines or actions that accomplish the following:**

- Maintains and enhances existing agricultural production and related agricultural businesses and industries within the community.



- Recruits new business, industry, or facilities to the community that supports diversifying Grandview's economy and provides year-round employment.
- Encourages new business development and supports the retention and expansion of existing businesses and industries.
- Targets industries that are mutually supportive and can serve as suppliers to existing local businesses and industries.
- Decreases small business failures.

**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.

**HOUSING ELEMENT (relevant sections)**

**I. INTRODUCTION**

**Purpose**

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.

**Growth Management Act Requirements**

The Washington Growth Management Act (GMA) requires that the following be addressed by the housing element:

- Inventory and analysis of existing and projected housing needs.
- Adequate provisions for existing and projected housing needs for all economic segments of the community.

- Identification of sufficient land for housing, including government-assisted, low-income, manufactured, multifamily housing, and group homes and foster care facilities.
- Statement of goals, policies, and objectives for the preservation, improvement, and development of housing.

#### **Applicable Countywide Planning Policies**

A goal of the Growth Management Act is to encourage the availability of affordable housing to all economic sectors, promote a variety of residential densities and housing types, and encourage the preservation of existing housing stock. The following provisions of the Countywide Planning Policy relate to this goal:

1. Areas designated for urban growth should be determined by preferred development patterns and the capacity and willingness of the community to provide urban governmental services. (Countywide Planning Policy: A.3.1.)
2. The baseline for twenty-year County-wide population forecasts shall be the official decennial Growth Management Act Population Projections from the State of Washington's Office of Financial Management plus unrecorded annexations. The process for allocating forecasted population will be cooperatively reviewed. (A.3.5.)
3. Sufficient area must be included in the urban growth areas to accommodate a minimum 20-year population forecast and to allow for market choice and location preferences. [RCW 36.70A.110 (2)] (A.3.6)
4. When determining land requirements for urban growth areas, allowance will be made for greenbelt and open space areas and for protection of wildlife habitat and other environmentally sensitive areas. [RCW 36.70A.110(2)] (A.3.7)
5. The County and cities will cooperatively determine the amount of undeveloped buildable urban land needed. The inventory of the undeveloped buildable urban land supply shall be maintained in a Regional GIS database. (A.3.8.)
6. The County and cities will establish a common method to monitor urban development to evaluate the rate of growth and maintain an inventory of the amount of buildable land remaining. (A.3.9.)
7. Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next twenty years. (B.3.3.)
8. The County and the cities will inventory the existing housing stock and correlate with the current population and economic condition, past trends, and 20-year population and employment forecasts to determine short and long-range affordable housing needs. [RCW 36.70A.070(2)] (E.3.1.)
9. Local housing inventories will be undertaken using common procedures so as to accurately portray countywide conditions and needs. (E.3.2.)
10. Each jurisdiction will identify specific policies and measurable implementation strategies to provide a mix of housing types and costs to achieve identified affordable housing goals. Affordable housing strategies should:
  - a. Encourage preservation, rehabilitation and redevelopment of existing neighborhoods, as appropriate;
  - b. Provide for a range of housing types such as multifamily and manufactured housing on individual lots and in manufactured housing parks;
  - c. Promote housing design and siting compatible with surrounding neighborhoods;
  - d. Facilitate the development of affordable housing (particularly for low-income families and persons) in a dispersed pattern so as not to concentrate or geographically isolate these housing types; and
  - e. Consider public and private transportation requirements for new and redeveloped housing. (E.3.3.)

11. Housing policies and programs will address the provision of diverse housing opportunities to accommodate the elderly, physically challenged, mentally impaired, migrant and settled-out agricultural workers, and other segments of the population that have special needs. (E.3.4.)
12. Local governments, representatives of private sector interests and neighborhood groups will work cooperatively to identify and evaluate potential sites for affordable housing development and redevelopment. (E.3.5.)
13. Public and private agencies with housing expertise should implement early and continuous cooperative education programs to provide general information on affordable housing issues and opportunities to the public including information intended to counteract discriminatory attitudes and behavior. (E.3.6.)
14. Mechanisms to help people purchase their own housing will be encouraged. Such mechanisms may include low interest loan programs and "self-help" housing. (E.3.7.)
15. Local comprehensive plan policies and development regulations will encourage and not exclude affordable housing. [RCW 36.70A.070(2)(c)(d)] (E.3.8.)
16. Innovative strategies that provide incentives for the development of affordable housing should be explored. (E.3.9.) *Housing Element Page 5-4 Grandview Comprehensive Plan*
17. The County and the cities will locally monitor the performance of their respective housing plans and make adjustments and revisions as needed to achieve the goal of affordable housing, particularly for middle and lower income persons. (E.3.10.)

#### **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.

## **II. MAJOR HOUSING CONSIDERATIONS**

### **Availability of Housing**

The vacancy rate has a substantial impact on the availability, price, and quality of housing. Where there is a very low rate of vacancy, as is the case for single-family homes in Grandview, housing is not generally available, the price is inflated, and the quality may have a tendency to decline. An increase in the vacancy rates increases free market competition and thereby improves the situation of the housing consumer. In Grandview, effecting an increase in the vacancy rate will involve the development of vacant land. This situation raises two issues.

1. What is the preferred role of the City in the development of land and the production of housing?
2. How can City programs best be designed to stimulate activity in the private sector?

### **Housing Density**

The City should consider all of the available alternative housing types (single-family, multifamily, manufactured homes, etc.). In considering housing types, the City will have to:

1. Determine an appropriate mix of housing types and densities to meet the current and future needs of the community; and
2. Determine the most appropriate location for these different types and densities to avoid mixing incompatible uses.

*Housing Rehabilitation* A rehabilitation program is an essential component of preserving existing housing stock, including units for occupancy by lower income persons. A rehabilitation program can also serve to strengthen neighborhoods. A shortage of available vacant units increases the need to preserve existing housing stock. The City of Grandview is a member of the Yakima County HOME Consortium, which provides extensive housing rehabilitation for qualifying owned homes. To date, Grandview has had two homes receive housing rehabilitation through the HOME Consortium.

*Housing Mix* An additional need beyond rehabilitation is the provision of new units to meet the needs of a growing population. New housing can be specifically focused at a variety of income groups. When new housing is focused toward the housing needs of higher income groups, the provision of these higher cost units may increase the alternatives of low-income groups through a trickle down or filtration process, e.g., provision of new, higher cost units means greater availability of older homes that are more affordable.

Some activities that might facilitate this process are:

1. Monitoring housing needs in all income groups.
2. Keeping developers informed about current housing needs and encouraging them to address these needs.
3. Providing information on loan programs to eligible persons seeking to improve their living situation.

### **Projected Future Needs**

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

The following analysis assumes that the existing proportion of housing types (see Table 5-3, page 5-7) and the 2010 number of people per household (see Table 5-1) will remain similar during the 20-year planning period. The analysis is based on the following assumptions: 1) an average lot size of 18,730 square feet (0.43 acre) per single-family unit, which approximates the current average lot size of single-family homes in Grandview; 2) 4,000 square feet (0.1 acre) per unit for all other housing types, which is currently the minimum lot sizes per unit as per the Grandview zoning code; and 3) an average household size of 3.6.



At the medium growth rate, an estimated 565 additional units would be needed to serve the projected year 2035 population of 13,137 persons. This includes consideration of additional single-family units to increase the single-family home vacancy rate. Table 5-11 below shows the breakdown of housing types and the projected number of units needed for each population projection. Table 5-12 summarizes the projected land use requirements of each housing type during the 20-year planning period. Methodologies for arriving at the projections in Table 5-11 and Table 5-12 are discussed in the following sections.

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

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

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

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

#### *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.

## **V. 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:

- 1) 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.

## **VI. 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. Housing Element Page 5-21 Grandview Comprehensive Plan
- 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.

**GOAL 3: Encourage a mixture of housing types and densities throughout the UGA that are compatible with public service availability.**

- Policy 3.1: Support the development of regional strategies to address the housing needs of the UGA. Objective 1: Land use controls shall govern the distribution of housing types by establishing overall density.
- Objective 2: Density of development shall be based on: the existing land use pattern, the availability of public services, municipal service plans and the initial provision of services by the developer.
- Objective 3: Criteria shall be developed for establishing levels of services required for different densities of development.

**ZONING**

**GMC TITLE 17 ZONING**

**GMC CHAPTER 17.30 R-1 LOW DENSITY RESIDENTIAL DISTRICT**

**GMC 17.30.010 Purpose.**

The R-1 low density residential district is established to provide a low-density residential environment. Lands within this district generally should contain single-family conventional dwellings with smaller lots

and useful yard spaces. Established for residential areas which would be compatible for both site-built and factory-assembled homes and to prohibit the development of incompatible uses that are detrimental to the residential environment. The intent of this district is to provide neighborhoods for site-built and factory-assembled homes on platted lots. Certain public facilities and institutions may also be permitted provided their nature and location are not detrimental to the intended residential environment.

**GMC 17.30.020 Permitted Uses.**

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

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

**GMC 17.30.030 Permitted accessory uses.**

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

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

**GMC 17.30.040 Conditional Uses.**

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

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

**GMC 17.30.050 Development standards**

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



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

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

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

**GMC 17.96 ANNEXATION PROCEDURE**

**GMC17.96.030 Zoning**

At the time of the official public hearing on any proposed annexation to the city, the hearing examiner shall recommend a district classification of the area to be annexed in accordance with Chapter 2.50 GMC, which recommendation shall be in keeping with the overall comprehensive plan for the urban area, and the best arrangement of land uses to promote public health, safety, morale, and general welfare. The city council shall stipulate the precise district classification of the area to be annexed as a part of the annexation ordinance, and the official zoning map shall be changed accordingly.

**GMC 17.96.040 Comprehensive Plan**

The establishment of zoning for annexation areas shall be guided by the land use designations and policies of the comprehensive plan.

*The Grandview Comprehensive Plan Future Land Use Map shows the annexation areas future land use as residential.*

## **GMC 17.88 AMENDMENTS AND REZONING**

*(17.88.060 provides findings and recommendations for the Hearing Examiner to consider when approving the proposed zoning for the annexed property.)*

**GMC 17.88.060 Hearing Examiner-Findings and recommendations.** 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 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.”

These criteria are addressed below:

1. *The proposal is in accord with the goals and policies of the comprehensive plan.* The proposed new zone, R-1 Low Density Residential, is consistent with the Comprehensive Plan Future Land Use Map designation of Residential.
2. *The effect of the proposal on the immediate vicinity will be materially detrimental.* The annexation and rezone will have no effect on properties in the immediate vicinity. Future development resulting from the annexation and rezone will be residential in nature and in keeping with the residential zoning and uses in the immediate vicinity within City limits.
3. *There is merit and value in the proposal for the community as a whole.* The proposal will maintain a zoning designation that is consistent with the City of Grandview Comprehensive Plan, and provide additional housing for the community.
4. *Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.* No significant adverse impacts have been identified. Future development will be reviewed to ensure conformance with all City Code, development regulations and the Comprehensive Plan.
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.* No development is being proposed at this time; no development agreement is required.

## **FINDINGS & CONCLUSIONS**

1. The public notice requirements of the Grandview Municipal Code have been satisfied.
2. SEPA Environmental review, as required by RCW 43.21C, has been completed, resulting in the issuance of a Determination of Non-significance.
3. Sufficient water, sewer and street capacity for the proposed annexation will be based on the size and scope of future development.
4. The proposed annexation and establishment of R-1 Low Density Residential Zoning will meet the applicable criteria in GMC 17.88.060, 17.96.030, and is compliant and in conformance with the City of Grandview Comprehensive Plan.
5. The public use and interest will be served.

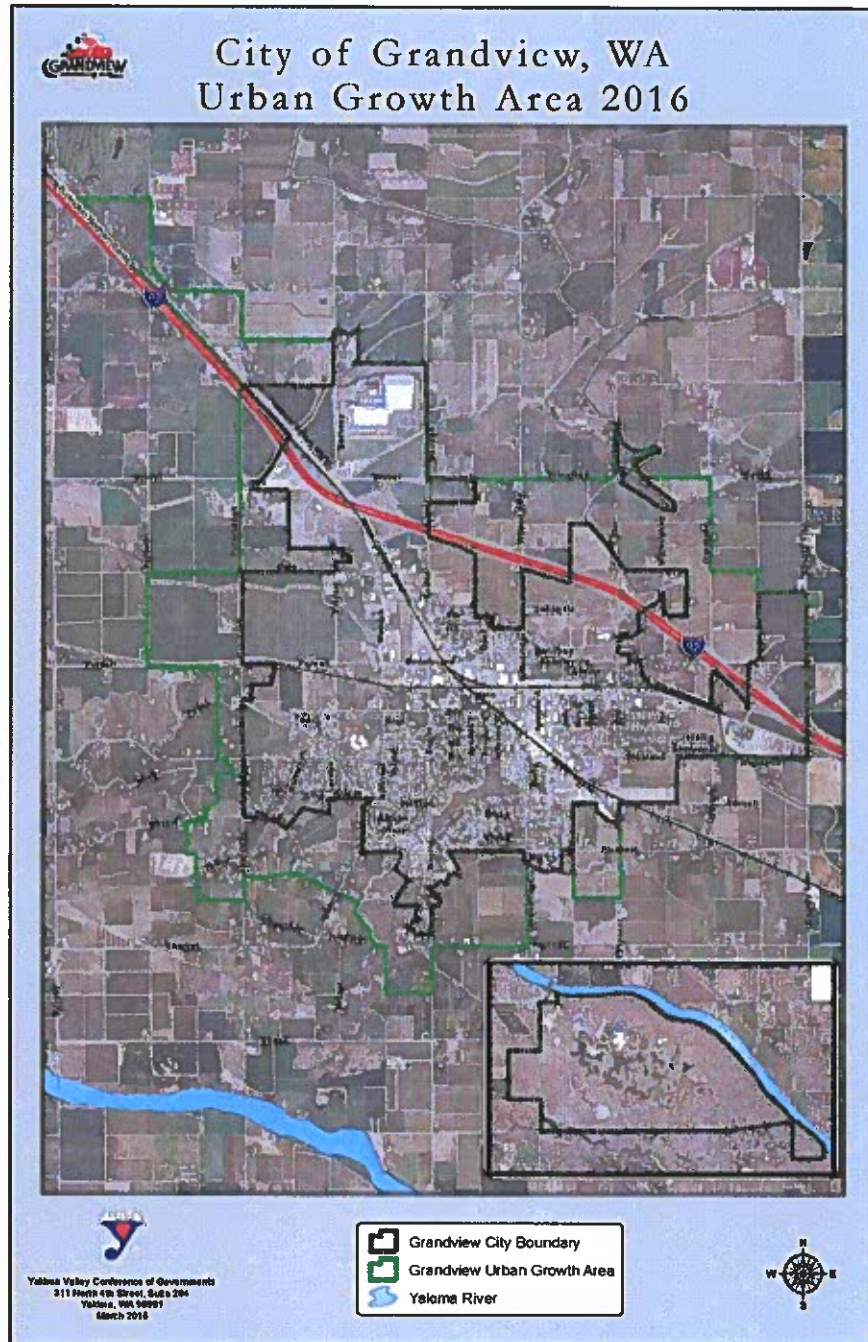
## **RECOMMENDATION**

Based on the information presented in this report, it is recommended that the proposed annexation of the property describe below be **approved** and that the property be zoned R-1 Low Density Residential

**Annexation Area:**

Land located in the Northeast Quarter and the Southeast Quarter of Section 14, Township 9 North, Range 23 East of the Willamette Meridian, Yakima County, Washington, described as follows: Beginning at the intersection of the Westerly right of way of Wilson Highway and the Southerly boundary of the Interstate Highway 82, thence South along the Westerly right of way of Wilson Highway to its intersection with the Northerly right of way of North 41h Street; thence West along the Northerly right of way of North 41h Street to its intersection with the Westerly line of Lot 7 of Webb Addition, records of Yakima County; thence North along the Westerly line of Lot 7 of Webb Addition and it's extension thereof to the South line of the Northeast Quarter of the Southwest Quarter of said Section 14; thence West along the South line of the Northeast Quarter of the Southwest Quarter of said Section 14 to the Southwest corner thereof; t hence North along the West line of the Northeast Quarter of the Southwest Quarter of said Section 14 to the Northwest corner thereof; thence North along the West line of the Southeast Quarter of the Northwest Quarter of said Section 14 to its intersection with the Southerly boundary of the Interstate Highway 82; thence Southeasterly along the Southerly boundary of said Interstate Highway 82 to the point of beginning.

Figure 2-1. Urban Growth Area





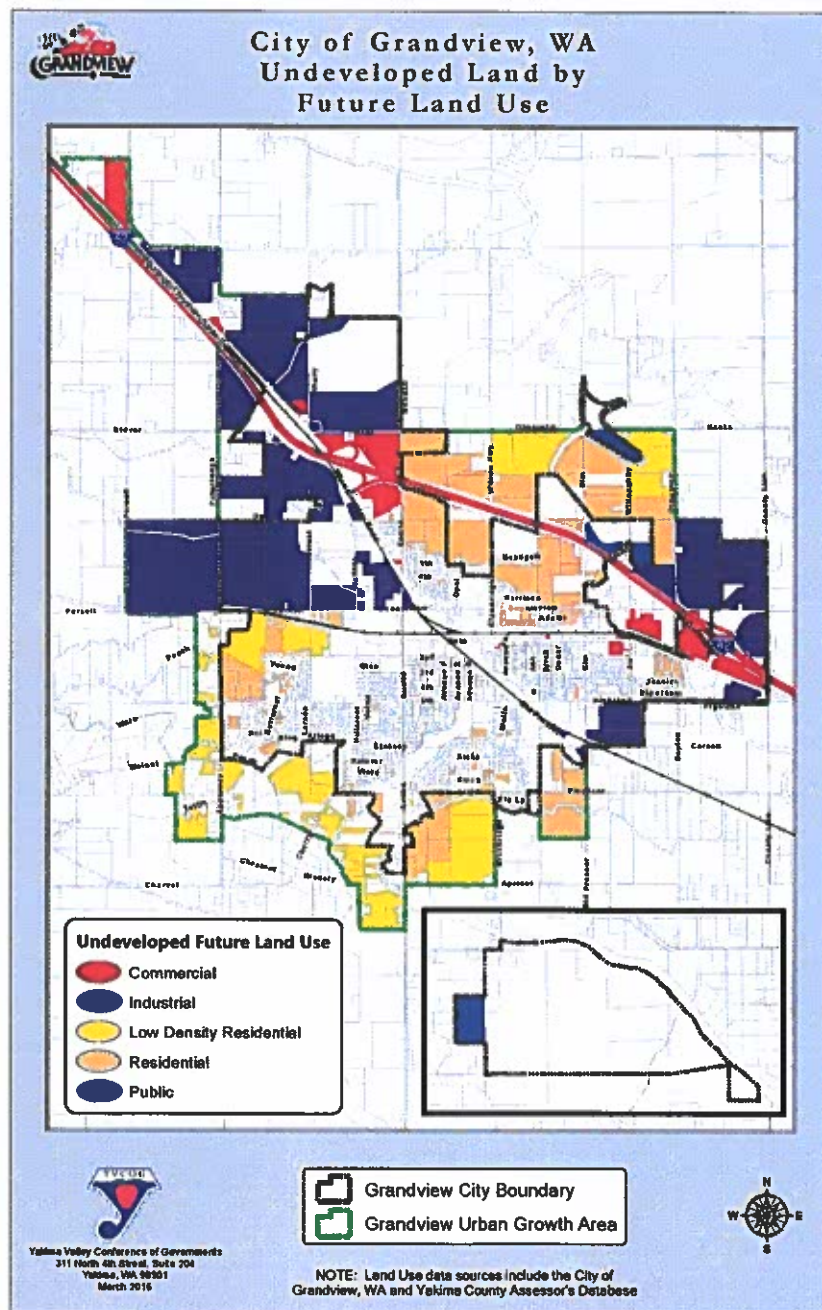


Figure 2-5. Undeveloped Land in Future Land Use Categories