



**GRANDVIEW HEARING EXAMINER
PUBLIC HEARING PACKET
MARCH 15, 2022
2:00 P.M.**

Applicant(s): Ronald J. Emick
Property Owner(s): Richard & Michelle Eucker
Proposed Project: Comprehensive Plan Amendment and Rezone
Current Comprehensive Plan Designation: Industrial
Current Zoning: M-1 Light Industrial
Current Use: Concord grape vineyard
Proposed Comprehensive Plan Designation: Residential
Proposed Zoning: R-2 Medium Density Residential
Location of Project: Highland Road, Grandview, Yakima County, Washington.
Parcel No.: 230924-32014

- Public Hearing Procedure (Pages 1-2)
- Comprehensive Plan Amendment Application (Pages 3-6)
- Rezone Application (Pages 7-9)
- SEPA Environmental Checklist (Pages 10-20)
- Determination of Non-Significance (Pages 21)
- Notice of Development Application, Environmental Determination & Notice of Public Hearing (Pages 22-24)
- Affidavit of Mailing & Posting (Pages 25-31)
- Certificate of Posting Property (Pages 32-35)
- Affidavit of Publication – Public Hearing Notice (Page 36)
- Public Comments (Pages 37-38)
- Staff Report (Pages 39-81)

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/88225500599?pwd=QjZEeDIyL1FCY3J2VXE0ZnhmTDN1Zz09>

Meeting ID: 882 2550 0599

Passcode: 841782

To join by phone:

1-253-215-8782

Meeting ID: 882 2550 0599

Passcode: 841782

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): Ronald J. Emick

Property Owner(s): Richard & Michelle Eucker

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Current Zoning: M-1 Light Industrial

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

THE PUBLIC HEARING IS NOW OPEN.

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

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

CITY OF GRANDVIEW
207 W. 2ND STREET
GRANDVIEW, WA 98930
509-882-9200

COMPREHENSIVE PLAN AMENDMENT APPLICATION

APPLICATION MUST INCLUDE:

1. A completed, signed application form;
2. A completed, signed environmental checklist;
3. A vicinity map showing the location, the zoning, and the uses of all property within 300 feet of the site; and
4. All application fees.

Applicant: Ronald J. Emrick

Mailing Address: 19905 S. 1745 PRSW Prosser WA 98930

Telephone: (Home) 509-786-8486 (Business) _____

Is the Applicant the Property Owner? No

Owner (if other than the applicant): Richard Euckert

Mailing Address: P.O. Box 9, Grandview, WA 98930

Telephone: (Home) 509-786-8102 (Business) _____

Amendment(s) Requested: (Additional Pages may be included to identify specific changes).

Change Future Land Use Designation from Industrial to Residential to construct a new residential subdivision. The current land use is a concord grape vineyard.

The parcel abuts residential to the north.

Land Affected: Parcel No. 230924-32014

Subdivision _____ **Block(s)** _____ **Lot(s)** _____

(IF UNPLATTED, ATTACH COMPLETE LEGAL DESCRIPTION)

Property Generally Located at:

Highland Road, Grandview, Washington

Current Zoning: Ind. Proposed Zoning: R-2

Current use of the Site:

Grape Vineyard

Proposed Use of the Site: Housing SFR/Duplex

Use of Adjacent Sites: Housing H.W. Vineyard E 1/2 S

Property Dimensions: 23.85 acres

Why is the proposed amendment(s) in the public interest?

Build new residential subdivision

How is the site designated in Grandview Comprehensive Plan?

Industrial

RELEASE/HOLD HARMLESS AGREEMENT

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

APPLICANT CERTIFICATE OF TRUTH

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

PRESENCE AT PUBLIC HEARINGS

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

Application prepared by:

Ronald J. Ernack

Dated: 5-18-21 for Ronald J. Ernack, Applicant.

Signature of Applicant(s):

Ronald J. Ernack

Signature of Property Owner(s):

Michelle Eucker

Date received: 5/18/21 By: ME

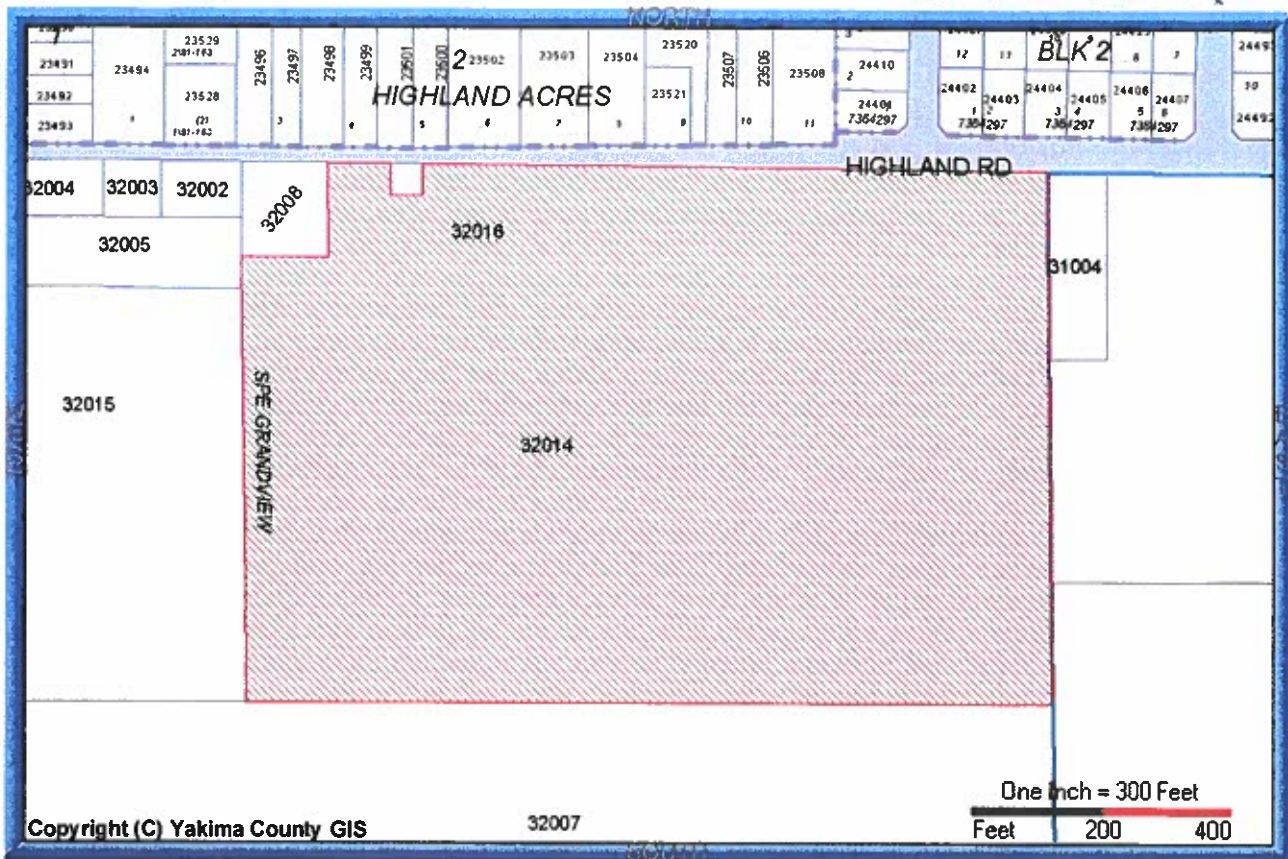
Receipt No.: 123084 Amount of Fee: \$ 500.00

Additional Applications Required:

Additional Fees: _____

[Print Map] [Close Map]

Yakimap.com



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32007

One Inch = 300 Feet
Feet 200 400

PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: UN-ASSIGNED, WA	
	Parcel Owner(s) RICHARD & MICHELLE EUCKER	
	Parcel Number: 23092432014	Parcel Size: 23.85 Acres(s)
	Property Use: 83 Current Use Agricultural	
TAX AND ASSESSMENT INFORMATION		
Tax Code Area (TCA): 440		Tax Year: 2021
Improvement Value: \$102000		Land Value: \$178900
Current Use Value: \$55880		Current Use Improvement: \$102000
New Construction: \$0		Total Assessed Value: \$157880
OVERLAY INFORMATION		
Zoning:	Jurisdiction: Grandview	
Urban Growth Area: Grandview	Future Landuse Designation: City Limits (Yakima County Plan 2015)	
FEMA: FEMA Map	FIRM Panel Number: 53077C2282D	
LOCATION INFORMATION		
+ Latitude: 46° 14' 59.995"	+ Longitude: -119° 53' 25.287"	Range: 23 Township: 09 Section: 24
Narrative Description: Section 24 Township 09 Range 23 Quarter SW: NW1/4 SW1/4 AND W1/2 W1/2 NE1/4 SW1/4 EX S 448.3 FT N MEAS AL W LN OF NW1/4 OF SW1/4 AND EX W 396 FT OF SD NW1/4 OF SW1/4 AND EX N 17FT OF W 532 FT OF NW1/4 OF SW1/4 AND EX COM AT PT ON N LN OF NW1/4 OF SW1/4 611 FT E OF NW COR, TH S 70 FT, TH E 50 FT, TH N 70 FT, TH W 50 FT TO POB AND EX N 20 FT FOR RD 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 NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION		

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

REZONE APPLICATION
Grandview Municipal Code Chapter 17.88 Amendments and Rezoning

Applicant(s): Ron Emick

Mailing Address: 19905 So. 1745 PRSW Puyser, Wa. 99350

Telephone: (Home) 509 786-8486 (Business) _____

Owner (If other than applicant): Richard & Michelle Eucker

Mailing Address: P.O. Box 6, Grandview, WA 98930

Telephone: (Home) (509) 786-8102 (Business) _____

Property Address/General Location: Pt. of NE 1/4 SW and W 1/2 - W 1/2 NE-SW

Parcel No(s): 230924-32014 SEC. 24 T.9N., R. 23E.

Legal Description (or attach copy): See attached title report

Current Zoning: M-1 (Light Industrial) Proposed Zoning: R-2 Medium Density

Current use of the property: Agricultural (vineyard)

Proposed use of the property: R-2 Medium Density Residential

Comprehensive Plan Designation: Ag Resource Land

Use of adjacent properties: Agricultural East, south & West. Residential North

Property Dimensions: 550' x 1274' 24.Ac.

Why is the proposed rezone in the public interest? Make more land available for future development.

APPLICATION MUST INCLUDE:

- 1. A completed and signed Rezone Application form.
- 2. A completed and signed SEPA Environmental Checklist.
- 3. A vicinity map showing the location of all property within 300 feet of the site and zoning.
- 4. A recent title certificate or other proof of title;
- 5. Application fees: Rezone \$500 and SEPA Checklist \$500

The land use zoning requested on this application must comply with the zoning as shown in the Grandview Comprehensive Plan.

If the zoning requested is in conflict with the Grandview Comprehensive Plan, an amendment to the Comprehensive Plan must be requested pursuant to Grandview Municipal Code Chapter 17.92. Plans may not be amended more than once per year unless an emergency exists.

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

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

Application prepared by: Donalds Gray Dated: 4-29-21

on behalf of Ron Emick Applicant

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

Signature of Applicant(s): Ronald Emick

Signature of Property Owner(s): Michelle Eucken

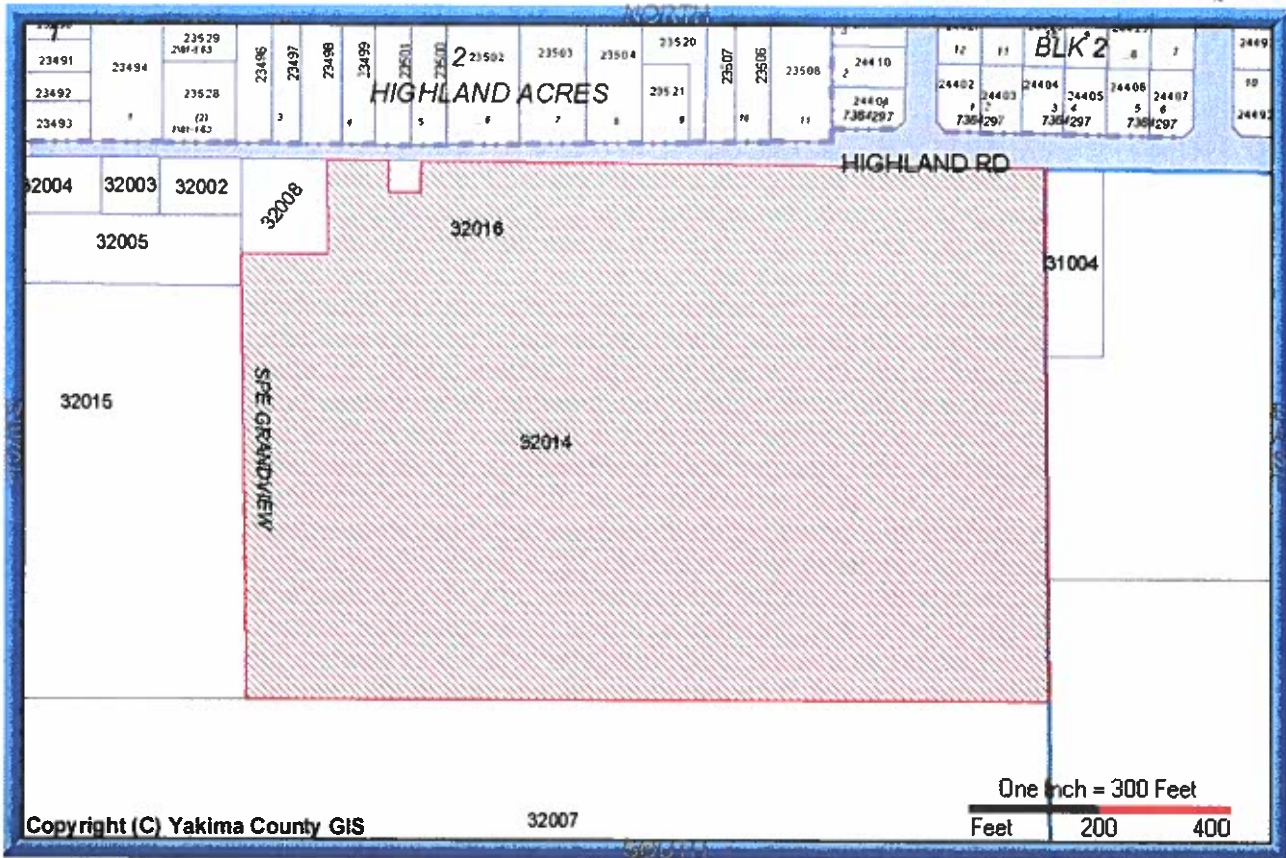
Date Received: 5/18/21 Receipt No. 123084 By: AC

Fee Amount: \$ 500.00 Additional Fees: \$ 500.00 SEPA

APPLICATION ACCEPTED AS COMPLETE: _____

[\[Print Map\]](#) [\[Close Map\]](#)

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**CITY OF GRANDVIEW
WASHINGTON**

ENVIRONMENTAL CHECKLIST

INTRODUCTION

The state Environmental Policy Act (SEPA), CHAPTER 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of the checklist is to provide information to help you and the agency decide whether an EIS is required.

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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 impacts.

Complete this checklist for non-project proposal, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project applicant", and "property of site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND (Attach additional sheets if necessary)

1. Name of Proponent: **Ron Emick** Phone number: **509-786-8486**
Address of Proponent: **19905 So. 1745 PRSW Prosser, Washington 99350**
2. Person Completing Form: **Douglas S. Gray** Phone number: **509-575-6434**
Address: **P.O. Box 510 Yakima, Washington 98907**
3. Date Checklist Submitted: **May 2021**
4. Agency Requiring Checklist: **City of Grandview**
5. Name of Proposal, If Applicable:
Emick Addition
6. Propose timing or schedule (including phasing if applicable)
First Phase (8 lots) 2021
7. Do you have any plans for future additions, expansions, of further activity related to or connected with his proposal? If yes, explain.
Yes additional phases within the total property
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
NONE
10. List any governmental approvals or permits that will be needed for your proposal, if known.
City of Grandview – Preliminary and Final Plat for the subdivision Engineering Plans and Building Permits.
11. Give a 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 for your proposal. You do not need to repeat those answers on this page.
Emick Addition will consist of R-2 medium density residences, made up of 6 phases. The project will have public water and sewer and public streets.
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 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 a topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicated maps or detailed plans submitted with any permit application related to this checklist.

The proposal is located south of Highland Road, approximately 400 feet east of So. Elm Street and approx. 420 feet north of Cornell Rd. and is within the SW1/4 of the of Section 24, T.9N.,R.23E.,W.M.

13. Taxation Parcel Number(s):
Parcel No. 230924-32014

TO BE COMPLETED BY APPLICANT
FOR

EVALUATION
AGENCY USE ONLY

1. EARTH:

- a. General description of the site (circle one); flat, hilly, rolling, steep slopes, mountainous, other
Rolling
- b. What is the steepest slope on the site (approximately percent slope)?
Approximately 5%
- 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 prime farmland.
Soil Survey of Yakima County describes the soil as Warden Silt Loam, 0 to 5 percent slopes.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
NONE
- e. Describe the purpose, type, and approximate quantities of any filling or grade proposed. Indicate source of fill.
Fills may occur as a result of road construction with approximate fills in the 0-3 foot range.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
NO

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

Approximately 42% of the site will be covered with impervious surfaces.

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

Catch basins will be installed to collect the resultant runoff and piping will carry the runoff to detention trenches. The water is then slowly released to the ground.

2. AIR:

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction some dust and equipment emissions may be expected, however after completion there should not be adverse air conditions.

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

NONE

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

Water will be available on-site to control dust during construction.

3. WATER:

- a. Surface:

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.

SVID Canal is approx.. 1500 feet to the northeast

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

NO

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

NONE

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

NONE

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

NO

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

NO

b. Ground:

1. Will ground water be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

NO

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

NONE – The project will require City sewer.

c. Water Runoff (including storm water):

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

Runoff from the site will be generated from impervious surfaces, i.e. roofs, driveways and roadways. The runoff will be collected via curbs and catch basins and diverted through pipes to a detention pipes. The water is then slowly released to the ground.

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

NO

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

A runoff collection system of curbs, catch basins and pipes will be installed.

4. PLANTS:

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop of grain

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

water plants: water lily, ellgrass, milfoil, other

other types of vegetation ***Vineyard***

- b. What kind and amount of vegetation will be removed or altered?
Vineyard will be removed for roadways and homesites. Grass lawns and other landscaping may be planted around the homesites.
- c. List threatened or endangered species known to be on or near the site.
NONE
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.
Grass lawns may be planted as well as shade trees and shrubs around new homesites.

5. ANIMALS:

- a. Circle any bird and animals which have been observed on or near the site or are known to be on or near the site:
Birds: Hawk, heron, eagle, songbird, other: *sparrows and magpies*
Mammals: Deer, bear, elk, beaver, other: *field mice*
Fish: Bass, salmon, trout, herring, shellfish, other: _____
- b. List any threatened or endangered species known to be on or near the site.
NONE
- c. Is the site part of a migration route? If yes, explain.
NO
- d. Proposed measures to preserve or enhance wildlife, if any:
NONE

6. ENERGY AND NATURAL RESOURCES:

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed projects energy needs. Describe whether it will be used for heating, manufacturing, etc.
Electricity, natural gas, or other energy sources as selected by individual home owners.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
NO
- c. What kind of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts if any: *NONE*

7. ENVIRONMENTAL HEALTH:

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
NO
 - 1. Describe special emergency services that might be required.
No special services will be required, other than normal police and fire protection.

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

NONE

b. Noise

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

NONE

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

Short term noise will be present during construction and construction hours will generally be from 6 am to 6 pm. Long term basis - normal noise levels associated with urban housing neighborhoods.

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

NONE

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Agriculture- Vineyard on this and adjacent sites to the east and south. Single family residential to the north

b. Has the site been used for agriculture? If so, describe.

Yes - Vineyard

c. Describe any structures on the site.

NONE

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

N/A

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

M-1 Light Industrial

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

Agricultural Resource

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

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area?

NO

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

186 families with complete buildout - approximately 10 years (mix SFR & duplex)

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

NONE

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

NONE

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

NONE

9. Housing

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

186 homesites will be created at middle income levels. MIX OF Single Fam/duplex

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

NONE

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

NONE

10. Aesthetics

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

1-2 story homes, approximately 35 feet. The primary exterior building material will be wood or brick.

- b. What view in the immediate vicinity would be altered or obstructed? *NONE*

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

NONE

11. Light and Glare

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

Normal light and glare from single family residences. Street lights will be required

- 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

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

There are a number of parks and/or school grounds within a one mile radius..

- b. Would the proposed project displace any existing recreational uses? Is 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

- a. Are there any places or objects listed on, or proposed for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
NONE
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
NONE
- c. Proposed measures to reduce or control impacts, if any:
NONE

14. Transportation

- a. Identify public street and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
The interior public roadway will connect to Highland Road which connects to N. County Line Rd. to the East and Cemetery Rd to the West and to Vine Country Rd. and SR 82
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop. *NO*
- c. How many parking spaces would the complete project have? How many would the project eliminate?
Two offstreet parking spaces for each home - none eliminated.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways. If so, generally describe (indicate whether public or private).
Yes – new public roadways will be constructed within the subdivision.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
NO
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
186 homesites x 10 trips/day = 1860 trips/day. Peak volumes will probably occur between 7:00-9:00 am and 4:00-6:00 pm
- g. Proposed measures to reduce or control transportation impact, if any:
NONE

15. Public Service

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other?) If so, generally describe.
Each of the above public services will be needed for the completed project, however these services are currently available to the site.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
NONE

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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

The utility purveyors are:

- 1. Sewer - City of Grandview***
- 2. Water - City of Grandview***
- 3. Power - Pacific Power***
- 4. Telephone - Qwest***
- 5. Natural Gas - Cascade Natural Gas***
- 6. Garbage - City of Grandview***

SIGNATURE

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



Douglas S. Gray, Preparer

Date 5-7-21

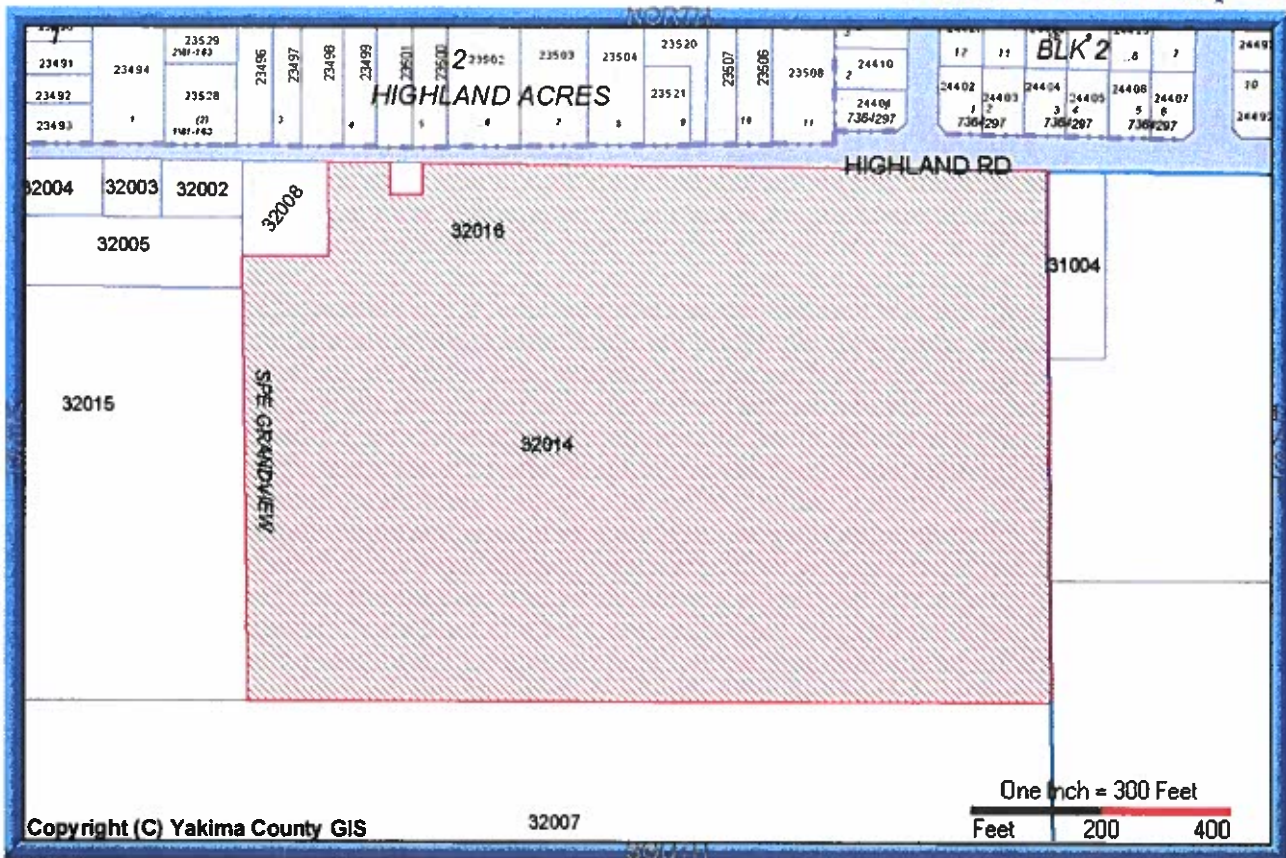


Richard Eucker - Owner

Date 5-9-21

[\[Print Map\]](#) [\[Close Map\]](#)

Yakimap.com



PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: UN-ASSIGNED, WA	
	Parcel Owner(s): RICHARD & MICHELLE EUCKER	
	Parcel Number: 23092432014	Parcel Size: 23.85 Acre(s)
	Property Use: 83 Current Use Agricultural	
TAX AND ASSESSMENT INFORMATION		
Tax Code Area (TCA): 440		Tax Year: 2021
Improvement Value: \$102000		Land Value: \$178900
Current Use Value: \$55880		Current Use Improvement: \$102000
New Construction: \$0		Total Assessed Value: \$157880
OVERLAY INFORMATION		
Zoning:	Jurisdiction: Grandview	
Urban Growth Area: Grandview	Future Landuse Designation: City Limits (Yakima County Plan 2015)	
FEMA:	FIRM Panel Number: 53077C2282D	
FEMA Map		
LOCATION INFORMATION		
+ Latitude: 46° 14' 59.995"	+ Longitude: -119° 53' 25.287"	Range 23 Township 09 Section 24
Narrative Description: Section 24 Township 09 Range 23 Quarter SW: NW1/4 SW1/4 AND W1/2 W1/2 NE1/4 SW1/4 EX S 448.3 FT N MEAS AL W LN OF NW1/4 OF SW1/4 AND EX W 396 FT OF SD NW1/4 OF SW1/4 AND EX N 17FT OF W 532 FT OF NW1/4 OF SW1/4 AND EX COM AT PT ON N LN OF NW1/4 OF SW1/4 611 FT E OF NW COR, TH S 70 FT, TH E 50 FT, TH N 70 FT, TH W 50 FT TO POB AND EX N 20 FT FOR RD RW		
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		

20



**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): Ronald J. Emick
Property Owner(s): Richard & Michelle Eucker
Proposed Project: Comprehensive Plan Amendment and Rezone
Current Comprehensive Plan Designation: Industrial
Current Zoning: M-1 Light Industrial
Current Use: Concord grape vineyard
Proposed Comprehensive Plan Designation: Residential
Proposed Zoning: R-2 Medium Density Residential
Location of Project: Highland Road, Grandview, Yakima County, Washington.
Parcel No.: 230924-32014

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: February 25, 2022

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): Ronald J. Emick
Property Owner(s): Richard & Michelle Eucker
Proposed Project: Comprehensive Plan Amendment and Rezone
Current Comprehensive Plan Designation: Industrial
Current Zoning: M-1 Light Industrial
Current Use: Concord grape vineyard
Proposed Comprehensive Plan Designation: Residential
Proposed Zoning: R-2 Medium Density Residential
Application Date: May 18, 2021
Application Acceptance: February 1, 2022
Decision-Making Authority: City of Grandview

Location of Project: Highland Road, Grandview, Yakima County, Washington. Parcel No. 230924-32014

Project Description: Applicant requests a Comprehensive Plan Amendment from industrial to residential and rezone from M-1 Light Industrial to R-2 Medium Density Residential for a residential subdivision.

Requested Approvals & Actions: Comprehensive Plan Amendment and Rezone approval.

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

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

Environmental Determination

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any

are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **Thursday, February 24, 2022**.

Comment Period and Where to View Documents

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than **Thursday, February 24, 2022**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **Thursday, February 24, 2022** may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **Tuesday, March 15, 2022 at 2:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA, 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/88225500599?pwd=QjZEdDlyL1FCY3J2VXE0ZnhmTDN1Zz09>

Meeting ID: 882 2550 0599

Passcode: 841782

To join by phone:

1-253-215-8782

Meeting ID: 882 2550 0599

Passcode: 841782

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

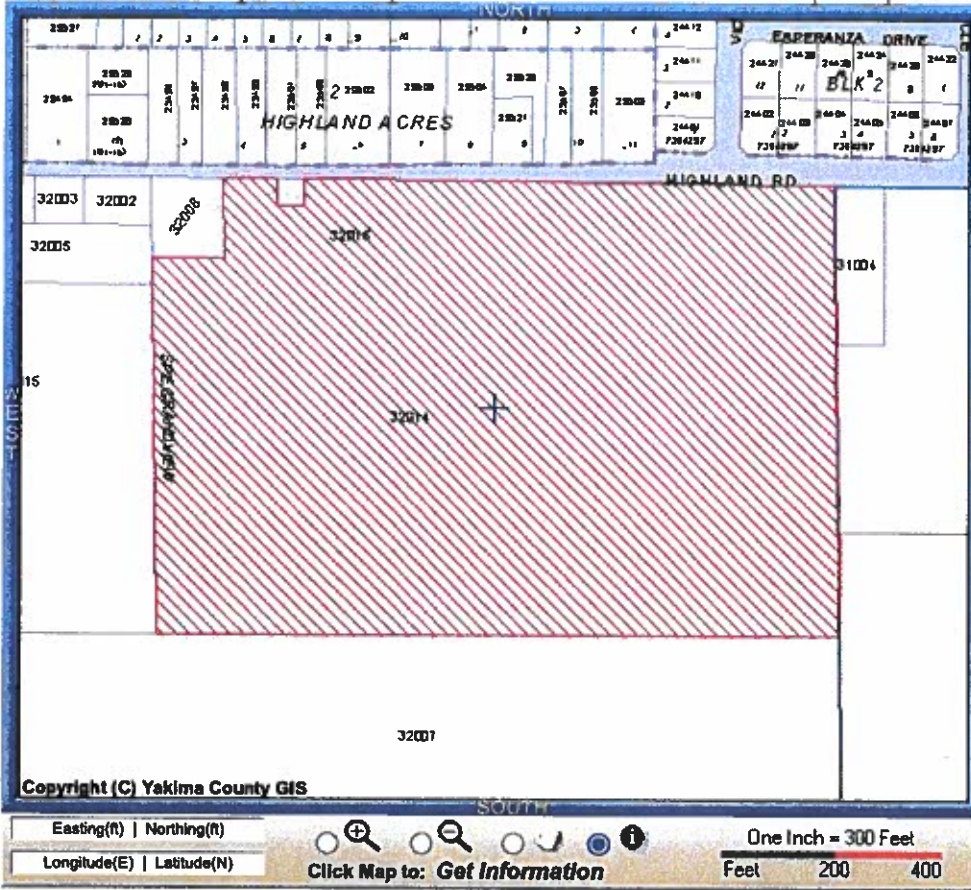
Publication: Grandview Herald – February 9, 2022

Property Posted: February 9, 2022

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): February 3, 2022



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 = 300 ft.

Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

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

Map Report



PROPERTY INFORMATION AS OF 2/1/2022 11:09:08 PM	
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Parcel Number:	23092432014 Parcel Size: 23.85 Acre(s)
Property Use:	83 Current Use Agricultural
TAX AND ASSESSMENT INFORMATION	
Tax Code Area (TCA):	440 Tax Year: 2022
Improvement Value:	\$57800 Land Value: \$178900
Current Use Value:	\$55130 Current Use Improvement: \$57800
New Construction:	\$0 Total Assessed Value: \$112930

PRINTING

Printer-Friendly Page

Detailed Report

Print Detailed MAP

RESIDENTIAL INFORMATION									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/btln)	Carport
No Residence Information Found.									

SECTION MAPS

Section Map 1in=400ft

SALE INFORMATION				
Excise	Sale Date	Sale Price	Grantor	Portion
433483	11/8/2013	\$645000	KERCHEVAL, VIRGINIA T	N

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			
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Urban Growth Area:	Grandview	Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2282D Download Map
LOCATION INFORMATION			
+ Latitude: 46° 15' 00.089"		+ Longitude: -119° 53' 25.424"	
Range: 23 Township: 09 Section: 24			
Narrative Description: Section 24 Township 09 Range 23 Quarter SW: NW1/4 SW1/4 AND W1/2 W1/2 NE1/4 SW1/4 EX S 448.3 FT N MEAS AL W LN OF NW1/4 OF SW1/4 AND EX W 396 FT OF SD NW1/4 OF SW1/4 AND EX N 17 FT OF W 532 FT OF NW1/4 OF SW1/4 AND EX COM AT PT ON N LN OF NW1/4 OF SW1/4 611 FT E OF NW COR, TH S 70 FT, TH E 50 FT, TH N 70 FT, TH W 50 FT TO POB AND EX N 20 FT FOR RD R/W			
DISCLAIMER			



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

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 3rd day of February, 2022, I posted at City Hall, Library, Police Department, City's website www.grandview.wa.us, and mailed the attached NOTICE OF DETERMINATION OF NONSIGNIFICANCE with maps regarding the following land use proposal:

Applicant(s): Ronald J. Emick
Property Owner(s): Richard & Michelle Eucker
Proposed Project: Comprehensive Plan Amendment and Rezone
Current Comprehensive Plan Designation: Industrial
Current Zoning: M-1 Light Industrial
Current Use: Concord grape vineyard
Proposed Comprehensive Plan Designation: Residential
Proposed Zoning: R-2 Medium Density Residential
Location of Project: Highland Road, Grandview, Yakima County, Washington.
Parcel No.: 230924-32014

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

Governmental agencies also received the SEPA Checklist.

CITY OF GRANDVIEW
By: 
Anita Palacios, City Clerk



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

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

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Property Owner(s): Richard & Michelle Eucker
Proposed Project: Comprehensive Plan Amendment and Rezone
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Proposed Zoning: R-2 Medium Density Residential
Application Date: May 18, 2021
Application Acceptance: February 1, 2022
Decision-Making Authority: City of Grandview

Location of Project: Highland Road, Grandview, Yakima County, Washington. Parcel No. 230924-32014

Project Description: Applicant requests a Comprehensive Plan Amendment from industrial to residential and rezone from M-1 Light Industrial to R-2 Medium Density Residential for a residential subdivision.

Requested Approvals & Actions: Comprehensive Plan Amendment and Rezone approval.

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

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

Environmental Determination

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CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

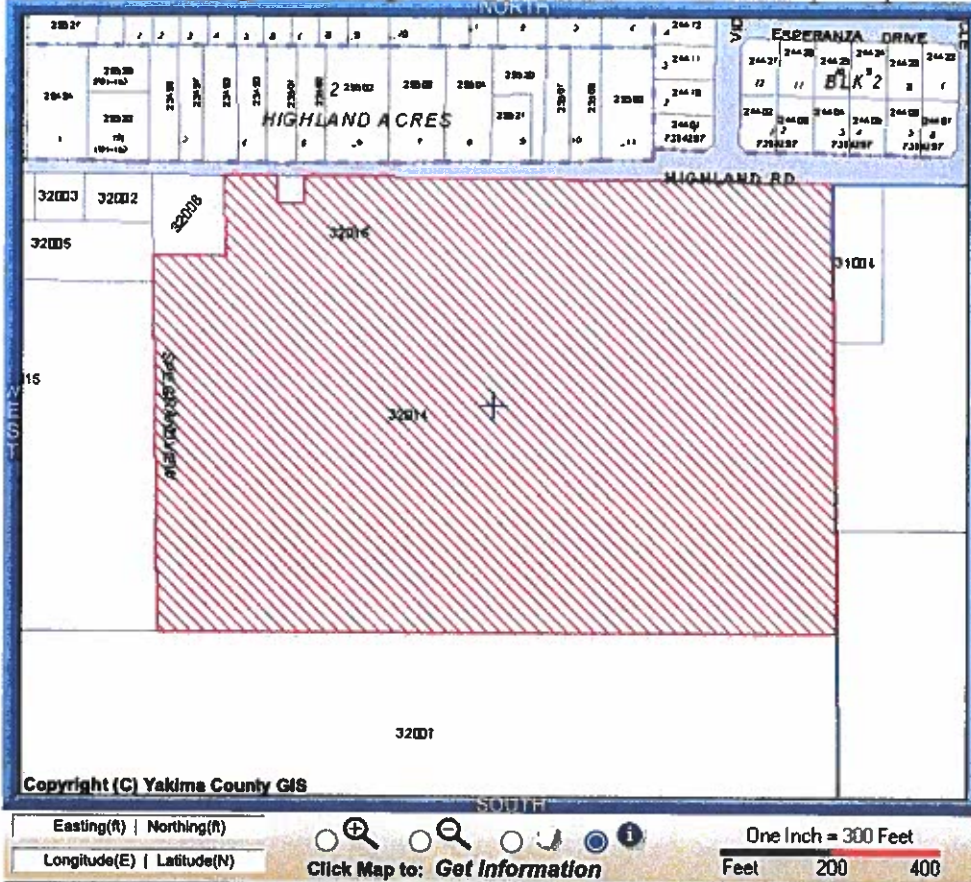
Publication: Grandview Herald – February 9, 2022

Property Posted: February 9, 2022

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): February 3, 2022



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 = 300 ft.

Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

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

Map **Report**



PROPERTY INFORMATION AS OF 2/1/2022 11:09:08 PM	
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New Construction:	\$0
Total Assessed Value:	\$112930

PRINTING

Printer-Friendly Page

Detailed Report

Print Detailed MAP

RESIDENTIAL INFORMATION									
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No Residence Information Found.									

SECTION MAPS

Section Map 1in=400ft

SALE INFORMATION				
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Qtr SECTION MAPS

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FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2282D
		Download Map	

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+ Latitude: 46° 15' 00.089"	+ Longitude: -119° 53' 25.424"	Range: 23	Township: 09
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Narrative Description: Section 24 Township 09 Range 23 Quarter SW: NW1/4 SW1/4 AND W1/2 W1/2 NE1/4 SW1/4 EX S 448.3 FT N MEAS AL W LN OF NW1/4 OF SW1/4 AND EX W 396 FT OF 80 NW1/4 OF SW1/4 AND EX N 17FT OF W 532 FT OF NW1/4 OF SW1/4 AND EX COM AT PT ON N LN OF NW1/4 OF SW1/4 611 FT E OF NW COR, TH S 70 FT, TH E 50 FT, TH N 70 FT, TH W 50 FT TO POB AND EX N 20 FT FOR RD R/W			

DISCLAIMER

230924-32007
Four D Management LLC
290 Walnut
Grandview, WA 98930

230924-31001/31003/32014
Richard Eucker
P.O. Box 6
Grandview, WA 98930

230924-31004
Dagoberto Perez Escamilla
PO Box 292
Grandview, WA 98930

230924-32015
Cliff & Michelle Lewis
PO Box 605
Grandview, WA 98930

230924-32005
Warren Vance Jr.
PO Box 771
Grandview, WA 98930

230924-32004
Marco Degollado
33004 22nd Ave SW
Federal Way, WA 98023

230924-32003
Maria E. Morales
Rafael Ramirez
608 Highland
Grandview, WA 98930

230924-32002
Marcelo & Candida Clara
915 Brown St.
Prosser, WA 99350

230924-32008
Beatrice Nielsen
614 Highland
Grandview, WA 98930

230924-23494
Gary Freeman
607 Highland
Grandview, WA 98930

230924-23528
Jose L. Perez/Maria Cortez
609 Highland
Grandview, WA 98930

230924-23529
Jeremy Schuoler
1404 Kagley Way
Zillah, WA 98953

230924-23496
Robert & Rosi Barrientes
613 Highland
Grandview, WA 98930

230924-23497
Ramon Godinez
615 Highland
Grandview, WA 98930

230924-23498
Floriberto Morales
617 Highland
Grandview, WA 98930

230924-23499
Levi & Morgan Hicks
619 Highland
Grandview, WA 98930

230924-23501
Linda Fuentes
621 Highland
Grandview, WA 98930

230924-23500/23502
Tom Perez Jr.
627 Highland
Grandview, WA 98930

230924-23503
Domingo Ramirez
629 Highland
Grandview, WA 98930

230924-23504
Jaime & Nerida Martinez
633 Highland
Grandview, WA 98930

230924-23521
Jesus Carreon/Yvette Sanchez
637 Highland
Grandview, WA 98930

230924-23520
Rudy & Imelda Herrera
637½ Highland # B
Grandview, WA 98930

230924-23507
John W. Hurd
641 Highland
Grandview, WA 98930

230924-23506
Enedina Garcia
643 Highland
Grandview, WA 98930

230924-23508
Rafael Medina
645 Highland
Grandview, WA 98930

230924-23519
Hector Mendez
648 E. Fourth
Grandview, WA 98930

230924-23518
Ray & Cristina Ledesma
644 E. Fourth
Grandview, WA 98930

230924-23517
Guadalupe Morales
642 E. Fourth
Grandview, WA 98930

230924-23515
Juanita Cardenas
1319 Della Ave.
Benton City, WA 99320

230924-23516
Leah Diddens
638 E. Fourth
Grandview, WA 98930

Ron Emick
19905 S. 1745 PRSW
Prosser, WA 99350

Anita Palacios

From: NoReply@ecy.wa.gov
Sent: Thursday, February 3, 2022 4:56 PM
To: Anita Palacios
Subject: SEPA record published

CAUTION: External Email

The SEPA admin reviewed and published [SEPA record number 202200490, "Emick Comprehensive Plan Amendment & Rezone"](#).

It will now be available to the public.

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



**CITY OF GRANDVIEW
CERTIFICATE OF POSTING PROPERTY**

I, Carlos Granades 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 9th day of February, 2022, I posted the attached NOTICE OF DEVELOPMENT APPLICATION ENVIRONMENTAL DETERMINATION AND NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal as designated on the attached map:

Applicant(s): Ronald J. Emick
Property Owner(s): Richard & Michelle Eucker
Proposed Project: Comprehensive Plan Amendment and Rezone
Current Comprehensive Plan Designation: Industrial
Current Zoning: M-1 Light Industrial
Current Use: Concord grape vineyard
Proposed Comprehensive Plan Designation: Residential
Proposed Zoning: R-2 Medium Density Residential

Dated this 9th day of February, 2022.

GRANDVIEW PUBLIC WORKS DEPARTMENT

BY: 
Signature

Carlos Granades
Printed Name



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

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Location of Project: Highland Road, Grandview, Yakima County, Washington. Parcel No. 230924-32014

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Requested Approvals & Actions: Comprehensive Plan Amendment and Rezone approval.

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

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CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – February 9, 2022

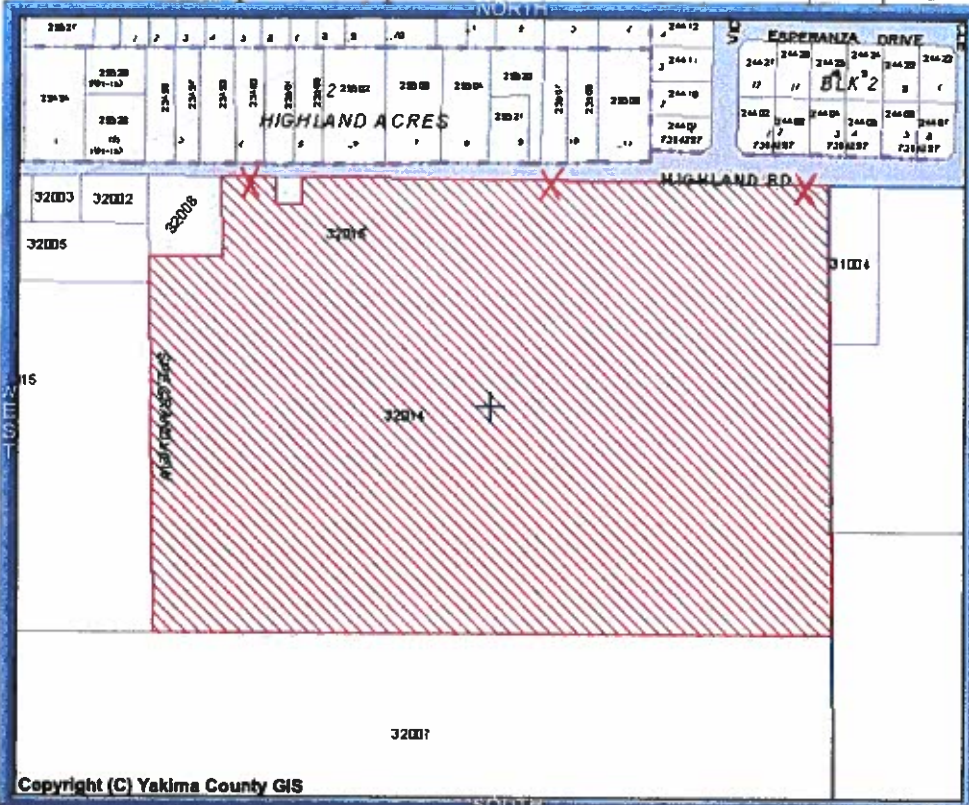
Property Posted: February 9, 2022

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): February 3, 2022



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 = 300 ft.

Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

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

Map Report

Eastings(N) | Northings(N) Longitude(E) | Latitude(N)

Click Map to: **Get Information**

One Inch = 300 Feet
Feet 200 400

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 2/1/2022 11:09:08 PM				PRINTING					
	Parcel Address:	UN-ASSIGNED, ,WA				Printer-Friendly Page					
	Parcel Owner(s):	RICHARD & MICHELLE EUCKER									
	Parcel Number:	23092432014	Parcel Size:	23.85 Acre(s)		Detailed Report					
	Property Use:	83 Current Use Agricultural									
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):	440	Tax Year:	2022		Print Detailed MAP						
Improvement Value:	\$57800	Land Value:	\$178900								
Current Use Value:	\$55130	Current Use Improvement:	\$57800								
New Construction:	\$0	Total Assessed Value:	\$112930								
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bitin)	Carport	SECTION MAPS Section Map 1in=400ft	
No Residence Information Found.											
SALE INFORMATION								Qtr SECTION MAPS			
Excise	Sale Date	Sale Price	Grantor	Portion		NW-Qtr 1"=200ft					
433483	11/8/2013	\$645000	KERCHEVAL, VIRGINIA T	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:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2282D
		Download Map	
LOCATION INFORMATION			
+ Latitude: 46° 15' 00.089"		+ Longitude: -119° 53' 25.424"	
		Range: 23 Township: 09 Section: 24	
Narrative Description: Section 24 Township 09 Range 23 Quarter SW: NW1/4 SW1/4 AND W1/2 W1/2 NE1/4 SW1/4 EX S 448.3 FT N MEAS AL W LN OF NW1/4 OF SW1/4 AND EX W 396 FT OF SD NW1/4 OF SW1/4 AND EX N 177 FT OF W 532 FT OF NW1/4 OF SW1/4 AND EX COM AT PT ON N LN OF NW1/4 OF SW1/4 611 FT E OF NW COR, TH S 70 FT, TH E 50 FT, TH N 70 FT, TH W 50 FT TO POB AND EX N 20 FT FOR RD RW			
DISCLAIMER			

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 Public

Hearing

was published on February 9, 2022

The amount of the fee charged for the foregoing publication is the sum of \$ 158.50 which amount has been paid in full.

Jacob Hatch

Subscribed and sworn to before me on

February 9, 2022

Cynthia C. Jones

Notary Public for the State of Washington

Notice

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

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

Applicant(s): Ronald J. Emick
Property Owners(s): Richard & Michelle Fucker
Proposed Project: Comprehensive Plan Amendment and Rezone

Current Comprehensive Plan Designation: Industrial
Current Zoning: M-1 Light Industrial
Current Use: Concord grape vineyard
Proposed Comprehensive Plan Designation: Residential
Proposed Zoning: R-2 Medium Density Residential
Application Date: May 18, 2021

Application Acceptance: February 1, 2022
Decision-Making Authority: City of Grandview
Location of Project: Highland Road, Grandview, Yakima County, Washington. Parcel No. 230924-32014

Project Description: Applicant requests a Comprehensive Plan Amendment from industrial to residential and rezone from M-1 Light Industrial to R-2 Medium Density Residential for a residential subdivision.

Requested Approvals & Actions: Comprehensive Plan Amendment and Rezone approval.

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

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

Environmental Determination

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any are scheduled or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **Thursday, February 24, 2022.**

Comment Period and Where to View Documents

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written **comment/requests** to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than **Thursday, February 24, 2022**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **Thursday, February 24, 2022** may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **Tuesday, March 15, 2022 at 2:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA, 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/88225500599?pwd=OjZEdDlyLlFCY3J2VXE0ZnhmTDNlZz09>

Meeting ID: 882 2550 0599
Passcode: 841782

To join by phone:
1-253-215-8782

Meeting ID: 882 2550 0599

Anita Palacios

From: Reynolds, Mark <ReynoMR@wsdot.wa.gov>
Sent: Wednesday, February 16, 2022 11:40 AM
To: Anita Palacios
Cc: Freudenthal, Debra; Gonseth, Paul
Subject: Comprehensive Plan Amendment and Rezone 2022-S-3659
Attachments: Grandview Rezone 2022-S-3659.pdf

CAUTION: External Email

Mrs. Anita Palacios,

Thank you for the opportunity to review the City of Grandview's Rezone and Comprehensive Plan Amendment application 2022-S-3659. Attached is our letter response to the application.

If there are any questions, please feel free to contact us.

Mark Reynolds
WSDOT South Central Region
Transportation Planner
Cell 509.895.4199
Video conferencing available through MS Teams



February 15, 2022

City of Grandview
207 West Second Street
Grandview, WA 98930

Attn: City Clerk, Anita Palacios

Subject: Comprehensive Plan Amendment and Rezone 2022-S-3659

We have reviewed the proposed Comprehensive Plan Amendment and rezone and have the following comments.

The proposal would amend the comprehensive plan and zoning designations of one lot (23.85 acres) from Industrial (M-1, Light Industrial) to Residential (R-2, Medium-Density Residential). The application states that future multiple-phased developments are planned that would ultimately create 186 homesites which could generate an additional 1,860 vehicle trips per day.

The WSDOT supports the proposed comp plan amendment and rezone and looks forward to working with the City in response to future development proposals. The WSDOT system most impacted by this rezone is the Interstate 82 (I-82) Exit 75 interchange. I-82 Exit 75 interchange is a fully controlled limited access facility which today functions within acceptable safety and operational standards. It is to the benefit of the City, the State, and future developers to preserve this interchange efficiency. The closest access to this interchange from the proposal is from McCreadie Road via Wine Country Road and this intersection is currently experiencing congestion.

As developments are proposed they will be subject to review for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s). Of particular concern to the department are the effects developments have on the ramp terminal capacity. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Debi Freudenthal at (509) 577-1633.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG:df:mrr

STAFF REPORT

TO: City of Grandview Hearing Examiner

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

DATE: March 15, 2022

SUBJECT: Comprehensive Plan Amendment and Rezone
Ronald J. Emick; Applicant - Parcel Number: 230924-32014

Site

The subject parcel currently has no address assigned, but is located immediately south of the 600 block of Highland Drive and approximately 385 feet east of Elm Street, Grandview and is owned by Richard and Michele Eucker. The parcel is currently zoned Industrial and has a Comprehensive Plan Future Land Use Map designation of Industrial. The applicant has indicated that eventually a plat will be proposed; water and sewer system capacity and configuration to serve the proposal will be addressed at that time.

Proposal

Ronald J. Emick has applied for a change of Future Land Use map designation from Industrial to Residential and Zoning from M-1 Light Industrial to R-2 Medium Density Residential for parcel 230924-32014 (23.85 Acres).

Public Notice

Public notice was provided in the following manner:

- Notice posted on property: February 9, 2022
- SEPA Notice of Application, Public Hearing, and Preliminary DNS distributed: February 9, 2022
- Notification of properties by mail within 300' of subject property: February 3, 2022
- Notice of public hearing posted in official newspaper of the City (*Grandview Herald*): February 9, 2022
- Per RCW 36.70A.106 The Washington State Department of Commerce was notified of the proposed amendment on February 8, 2022

State Environmental Policy Act

The City of Grandview distributed a Notice of Application and Public Hearing and under the Optional DNS process (WAC 197-11-355) and issued a Determination of Non-Significance on February 25, 2022. The comment period ended February 24, 2022. Paul Gonseth of the Washington State Department of Transportation submitted a letter acknowledging and supporting the proposed changes. He also wanted to notify the applicant that because of the parcels proximity to I-82, any development proposals would in all likelihood, require a Traffic Impact Analysis to assess if any transportation related improvements would be necessary as a result of the development.

Current Zoning and Land Uses

The subject parcel is zoned Light Industrial but is currently being used for agricultural purposes. Characteristics and zoning of properties adjacent to the subject properties are:

<i>Location</i>	<i>Zoning</i>	<i>Land Use</i>	<i>Comprehensive Plan Future Land Use</i>
North	R-1 Low Density Residential	Residential	Residential
South	M-1 Light Industrial	Agricultural	Industrial
East	Agriculture (County Zoning)	Agricultural/Residential	County Agriculture Resource
West	Residential (R-1)	Single-family Residential	Residential

Critical Areas

Floodway

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

Shoreline

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

Other Critical Area

No other critical areas were identified per GMC 18.06

APPLICABLE GRANDVIEW MUNICIPAL CODE

GMC TITLE 2 ADMINISTRATION AND PERSONNEL

GMC CHAPTER 2.5 OFFICE OF THE HEARING EXAMINER

GMC 2.50.080 Duties

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

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

B. Appeals N/A

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

1. Annexations;
2. Rezones;
3. Preliminary plats;
4. Planned unit developments; and
5. All other hearings and appeals provided for in the Grandview Municipal Code whether designated as an appeal to the city council or hearings before any other commission or

board. In the event there is a conflict between this section and any other code section regarding hearings or appeals, this chapter shall apply and the hearing examiner is hereby designated to hear all hearings and appeals provided for in this code.

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

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

F. Recommendation or Decision.

1. The hearing examiner's recommendation or decision may be to grant or deny the application, or the hearing examiner may recommend or require of the applicant such conditions, modifications and restrictions as the hearing examiner finds necessary to make the application compatible with its environment, with applicable state laws, and to carry out the objectives and goals of the comprehensive plan, the zoning code, the subdivision code, and other codes and ordinances of the city. Conditions, modifications and restrictions that may be imposed are, but are not limited to, additional setbacks, screenings in the form of landscaping and fencing, covenants, easements and dedications of additional road rights-of-way. Performance bonds or other financial assurances may be required to ensure compliance with conditions, modifications and restrictions.

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

GMC 2.50.090 Applications.

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

GMC 2.50.100 Fees.

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

GMC 2.50.110 Report by city department.

For permit applications, the city clerk shall coordinate and assemble the comments and recommendations of city departments and governmental agencies having an interest in the application and shall prepare a report that includes the information described in GMC Title 14, Administration of Development Regulations. For all other matters, the appropriate city department shall prepare a report summarizing the factors involved and the department findings and supportive

recommendations. At least seven calendar days prior to the scheduled hearing, the report shall be filed with the hearing examiner and copies shall be mailed to the applicant and shall be made available for use by any interested party for the cost of reproduction.

GMC 2.50.120 Open record public hearing.

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

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

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

GMC 2.50.130 Decision and recommendation.

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

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

GMC 2.50.140 Reconsideration.

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

GMC 2.50.150 Appeal of decision.

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

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

GMC 2.50.160 City council action.

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

B. In the case of an ordinance for rezone of property... N/A

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

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

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

GMC CHAPER 14.01 INTRODUCTION

GMC 14.01.010 Intent.

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

GMC 14.01.020 Applicability.

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

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

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

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

1. Determination of completeness;
2. Notice of application;
3. Except as provided in RCW 36.70B.140, optional consolidated project permit review processing;
4. Joint public hearings;
5. Single report stating all the decisions and recommendations made as of the date of the report that do not require an open record hearing;
6. Notice of decision;

7. Completion of project review within any applicable time periods (including the 120-day permit processing time). (Ord. 1450 § 1, 1996).

GMC 14.01.030 Rules of interpretation.

- A. For the purposes of the development code, all words used in the code shall have their normal and customary meanings, unless specifically defined otherwise in this code.
- B. Words used in the present tense include the future.
- C. The plural includes the singular and vice-versa.
- D. The words “will” and “shall” are mandatory.
- E. The words “may” and “should” indicates that discretion is allowed.
- F. The word “used” includes designed, intended, or arranged to be used.
- G. The masculine gender includes the feminine and vice-versa.
- H. Distances shall be measured horizontally unless otherwise specified.
- I. The word “building” includes a portion of a building or a portion of the lot on which it stands.

GMC 14.01.040 Definitions.

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

- A. “Closed record appeal” means an appeal to the city council, planning commission or other hearing authority based on the existing record generated following an open record hearing with no or limited new evidence or information allowed to be submitted and only appeal argument allowed.
- B. “Open record hearing” means a public hearing, at which evidence and information is presented and testimony is taken that creates a record. An open record hearing held prior to the city’s decision on a project permit is known as an “open record pre-decision hearing.” An open record hearing held on an appeal is known as an “open record appeal hearing,” if no open record pre-decision hearing has been held on the project permit.
- C. “Project permit” or “project permit application” means any land use or environmental permit required from the city of Grandview for a project action, including but not limited to subdivisions, planned unit developments, conditional uses, shoreline substantial development permits, rezones authorized by the comprehensive plan, but excluding the adoption or amendment of a comprehensive plan, or development regulations except as otherwise specifically included.
- D. “Comprehensive plan” means the city of Grandview comprehensive plan adopted June 19, 1995, and amendments.
- E. “Comprehensive plan amendment” means an amendment or change to the text or maps of the comprehensive plan.
- F. “Conditional use” means a use allowed in one or more zones as defined by the zoning code, but which, because of characteristics peculiar to such use, the size, technological processes or equipment, or because of the exact location with reference to surroundings, streets, and existing improvements or demands upon public facilities, requires a special permit in order to provide a particular degree of control to make such uses consistent and compatible with other existing or permissible uses in the same zone and mitigate adverse impacts of the use.
- G. “Developer” means any person who proposes an action or seeks a permit regulated by GMC Titles 14 through 18.
- H. “Development” means any land use permit or action regulated by GMC Titles 14 through 18 including but not limited to subdivisions, binding site plans, rezones, conditional use permits, or variances.

- I. "Development code" means city of Grandview Municipal Code (GMC) Titles 14 through 18.
- J. "Public meeting" means an informal meeting, hearing, workshop, or other public gathering of people to obtain comments from the public or other agencies on a proposed project permit prior to the local government's decision. A public meeting does not include an open record hearing. The proceedings at a public meeting may be recorded and a report or recommendation may be included in the city's project permit application file.
- K. "Consistency" includes all terms used in GMC Titles 14 through 18 to refer to performance in accordance with Chapters 36.70A and 36.70B RCW including but not limited to compliance, conformity, and consistency.
- L. "Hearing examiner" means a qualified, independent individual who contracts with the city to hear certain land use appeals as designated by the city council.

GMC CHAPTER 14.03 ADMINISTRATION

GMC 14.03.010 Roles and responsibilities.

- A. The regulation of land development is a cooperative activity including different elected and appointed boards, city staff and/or independent hearing examiners contracted with by the city. The specific responsibilities of these bodies are set forth in the following sections.
- B. A developer is expected to read and understand Grandview's development code and be prepared to fulfill those requirements and obligations so stated in the code.

GMC 14.03.020 Responsible official/administrator.

- A. Authority. The public works director or his designee is responsible for the administration of GMC Titles 14, 15, 16, and 17. The city administrator or his designee is responsible for the administration of GMC Title 18.
- B. Administrative Interpretation. Upon request or as determined necessary, the city administrator or his designee shall interpret the meaning or application of the provisions of said titles and issue a written administrative interpretation within 30 days. Requests for interpretation shall be written and shall concisely identify the issue and desired interpretation. (RCW 36.70B.110(11))
- C. Administrative Approvals. Administrative approvals are as set forth in GMC 14.09.010 and 14.09.020.

GMC 14.03.030 City council.

- A. Legislative Decisions. The following decisions are legislative, and are not subject to the procedures in this chapter, unless otherwise specified:
 - 1. Zoning code text and zoning district amendments;
 - 2. Adoption of development regulations and amendments;
 - 3. Area-wide rezones to implement new city policies;
 - 4. Adoption of the comprehensive plan and any plan amendments;
 - 5. Annexations.
- B. Other Review and Action. In addition to the council's legislative responsibility, they shall review and act on the following subjects:
 - 1. Recommendations of the planning commission;
 - 2. Appeal of administrative interpretations;
 - 3. Appeal of administrative approvals as set forth in GMC 14.09.010 and 14.09.020.

GMC 14.03.035 Hearing examiner.

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

GMC 14.03.040 Planning commission.

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

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

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

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

1. Appeals of decisions on home occupation regulations;
2. Applications for conditional use permits;
3. Variances from the standards and dimensional regulations of the zoning code, GMC Title 17, based on specific criteria from RCW 35A.63.110(2).

GMC 14.03.050 Board of adjustment.

Repealed by Ord. 1703.

GMC 14.03.060 Building code board of appeals.

N/A

GMC CHAPTER 14.05 APPLICATION PROCESS

GMC 14.05.010 Application.

A. The city shall consolidate development application and review in order to integrate the development permit and environmental review process, while avoiding duplication of the review processes.

B. All applications for development permits, design review approvals, variances and other city approvals under the development code shall be submitted on forms provided by the city clerk. All applications shall be signed by or acknowledged by the property owner.

C. Exclusions from the requirements of project permit application processing are contained in GMC 14.01.020. (RCW 36.70B.120)

GMC 14.05.020 Preapplication meetings.

A. Informal. Applicants for development are encouraged to participate in an informal meeting prior to the formal preapplication meeting. The purpose of the meeting is to discuss, in general terms, the proposed development, required permits, required hearings and approval process.

B. Formal. May be initiated by either staff or at the request of an applicant and would be used to identify the procedure, requirements, and the environmental information needed to process the application. The city would invite all affected jurisdictions, agencies and/or special districts as well as affected city departments to the preapplication meeting. (Ord. 1450 § 1, 1996).

GMC 14.05.030 Contents of applications.

A. All applications for approval under GMC Titles 15 through 18 shall include the information specified in the applicable title and on the application checklist. The administrator may require such additional information as reasonably necessary to fully and properly evaluate the proposal.

B. The applicant shall apply for all permits identified in the preapplication meeting or requested as a result of the technical review of the application.

C. All applications shall be given a cursory review to see that the checklist items are included, information lines have been completed, and the application has been signed prior to receipting it in. If all of the information appears to be complete the application is date stamped and receipted in by the city clerk or designee. (Ord. 1450 § 1, 1996).

GMC 14.05.040 Technical review.

A. Within five days of receipt of an application, the administrator shall transmit a copy of the application, or appropriate parts of the application, to the technical review committee (TRC) which may be composed of representatives of each affected city department, utility districts, fire district and any other entities or agencies with jurisdiction, including those responsible for determining compliance with state and federal requirements. The affected agencies and city departments shall have 15 days to comment. The administrator may schedule a meeting of the technical review committee (TRC) within the 15 days set for response. If no comments are received, or there is no attendance at any meeting so scheduled within the specified time period, the administrator will presume there are no comments from the agency or city department.

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

GMC 14.05.050 SEPA review.

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

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

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

GMC 14.05.060 Letter of completeness.

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

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

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

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

C. For applications determined to be incomplete, the city shall identify, in writing, the specific requirements or information necessary to constitute a complete application and provide a time limit of 30 days or more at the administrator's discretion, for receipt of the information. Upon submittal of the additional information, the city shall, within 14 days, issue a letter of completeness or identify what additional information is required again with a time limit imposed. If the additional information is not forthcoming within the time stated, the application shall lapse. If the application is not consistent with the applicable codes the application shall lapse with no additional staff review. The applicant may choose to file an amendment to the plan or code and await the necessary legislative action that would allow the proposed project. The application would be returned to the applicant and all or a portion of the filing fee would be refunded as determined by the administrator.

GMC CHAPTER 14.07 PUBLIC NOTICE REQUIREMENTS

GMC 14.07.010 Notice of development application.

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

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

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

1. Name of the applicant;
2. Date of application;
3. The date of the letter of completeness;
4. The location of the project;

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

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

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

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

GMC Table 14.07.010

Table 14.07.010
- Proposed Notices

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

GMC 14.07.020 Notice of administrative approvals.

N/A

GMC 14.07.030 Notice of public hearing.

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

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

1. The name and address of the applicant or the applicant's representative;
2. The description of the affected property, which may be in the form of either a vicinity location or written description, other than a legal description;
3. The date, time and place of the hearing;
4. A description of the subject property reasonably sufficient to inform the public of its location, including but not limited to the use of a map or postal address;
5. The nature of the proposed use or development;
6. A statement that all interested persons may appear and provide testimony;
7. The sections of the code that are pertinent to the hearing procedure
8. When and where written comments may be received;
9. When and where the application, staff report, or other information may be examined and will be provided at the city's cost;
10. The name and telephone number of the city representative.

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

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

C. Joint Hearings.

N/A

GMC 14.07.040 Notice of appeal hearing.

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

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

GMC 14.07.050 Notice of decision.

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

GMC CHAPTER 14.09 REVIEW AND APPROVAL PROCESS

GMC 14.09.030 Planning commission proceedings.

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

1. Make a decision on a staff recommendation.
2. Hold hearings and make decisions on conditional use permits.
3. Review and provide recommendations based on the appropriate chapters of the Grandview Municipal Code.

a. Staff Report. A staff report will be prepared on the proposed development or action summarizing the comments and recommendations of the city departments, affected agencies and special districts, evaluating the development's consistency with the city's development code, adopted plans and regulations. The staff report shall include findings, conclusions and a proposed recommendation(s) for disposition of the development application.

b. Hearing. The planning commission or hearing examiner (if determined under this chapter) shall conduct an open record public hearing on the development proposal or proposal(s) for the purpose of taking testimony, hearing evidence, considering the facts pertinent to the proposal, and evaluating the proposal for consistency with the city's development code, adopted plans and regulations. Notice of the hearing shall be in accordance with GMC 14.07.030.

c. Required Findings. The planning commission or hearing examiner shall not recommend approval of a proposed development unless it first makes the following findings and conclusions:

- i. The development is consistent with the comprehensive plan and meets the requirements and intent of the Grandview Municipal Code.
- ii. The development makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply, and sanitary wastes.
- iii. The development adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18.
- iv. The development is beneficial to the public health, safety and welfare and is in the public interest.
- v. The development does not lower the level of service of transportation below the minimum standards as shown within the comprehensive plan. If the development results in a level of service lower than those shown in the comprehensive plan, the development may be approved if improvement or strategies to raise the level of service are made concurrent with the development. For the purpose of this section, "concurrent with the development" is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development.
- vi. The area, location and features of any land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate

the effects of the development, and are proportional to the impacts created by the development.

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

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

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

- a. Approve as recommended;
- b. Approve with conditions;
- c. Modify; provided, that the modifications do not:
 - i. Enlarge the area or scope of the project;
 - ii. Increase the density or proposed building size;
 - iii. Significantly increase adverse environmental impacts as determined by the responsible official;
- d. Deny (reapplication or resubmittal is permitted);
- e. Deny with prejudice (reapplication or resubmittal is not allowed for one year);
- f. Remand for further proceedings and/or evidentiary hearing in accordance with GMC 14.09.070.

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

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

GMC 14.09.040 City council proceedings.

N/A

GMC 14.09.050 Procedure for public hearings.

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

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

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

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

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

B. Disqualification.

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

GMC 14.09.060 Procedures for closed record appeals.

N/A

GMC 14.09.070 Remand.

N/A

GMC 14.09.080 Final decision.

N/A

GMC CHAPTER 14.11 APPEALS

GMC 14.11.010 Appeal of administrative interpretations and approvals.

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

GMC 14.11.020 Appeal to the city council.

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

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

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

GMC 14.11.030 Judicial appeal.

A. Appeals from the final decision of the city council, planning commission, or board of appeals, hearing examiner, or other city board or body involving GMC Titles 14 through 18 and for which all other appeals specifically authorized have been timely exhausted, shall be made to Yakima

County superior court within 21 days of the date the decision or action became final, unless another time period is established by state law or local ordinance.

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

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

GMC CHAPTER 14.13 ENFORCEMENT

N/A

GMC TITLE 17 ZONING

GMC CHAPTER 17.34 R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

GMC 17.34.010 Purpose.

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. (Ord. 2011-29 § 5 (Att. B)).

GMC 17.34.020 Permitted uses.

The following uses shall be permitted in the R-2 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 17.34.050; and

B. Two-family dwelling (duplex) consisting of two attached residential homes built to current building codes or two new attached manufactured or modular homes conforming to the general aesthetics of the neighborhood in which they are sited and the development standards in GMC 17.34.050; and

C. Churches and similar places of worship; and

D. Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising. (Ord. 2011-29 § 5 (Att. B)).

GMC 17.34.030 Permitted accessory uses.

The following uses shall be permitted as accessory to a permitted use in the R-2 district:

A. Detached single-family residential garages, as defined in GMC 17.12.200, provided they do not exceed 20 feet in height and 1,000 square feet in area;

B. Home occupations as defined by GMC 17.12.220;

C. Storage buildings not exceeding 200 square feet of gross floor area and 12 feet in height; provided no container storage, as defined in GMC 17.12.430, shall be permitted;

- D. In-home family day care providers, as defined in GMC 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC;
- E. Group homes as defined in GMC 17.12.215;
- F. Adult family homes as defined in GMC 17.12.032.

GMC 17.34.040 Conditional uses.

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

- A. Public libraries, and municipal office buildings;
- B. Public and private schools, public parks and playgrounds;
- C. Fire department station houses; and
- D. Private nursery school, preschool, child mini-day care and day care center. (Ord. 2011-29 § 5 (Att. B)).

GMC 17.34.050 Development standards.

- A. Maximum number of dwelling units permitted per lot: two;
- B. Minimum area of lot: 7,500 square feet for single-family structures; 8,000 square feet for two-family structures;
- 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: 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: 15 feet;
- F. Fences and hedges: see Chapter 17.75 GMC;
- G. Parking: see Chapter 17.78 GMC;
- H. Landscaping: see Chapter 17.75 GMC; and
- I. Residential design standards: see GMC 17.70.100.

GMC 17.34.060 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 17.34.070 Zero lot line development.

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

A. Districts in Which Permitted. A zero lot line development for single-family dwellings may be permitted in the R-2 medium density residential district.

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

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

1. Platting Requirements. Each dwelling shall be located on its own individual platted lot. The plat shall show the zero lot lines and the related easements;
2. Openings Prohibited on the Zero Lot Line Side. In order to maintain privacy, there shall be no windows, doors, air conditioning units, or any other type of openings in the wall along the zero lot line, except when such a wall abuts permanent open spaces or a public or private right-of-way;
3. Maintenance and Drainage Easements. A perpetual maintenance, eave overhang, and drainage easement at least five feet wide shall be provided on the lot adjacent to the zero

lot line property line, which, with the exception of walls and/or fences, shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title on the property. The wall shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners. Eaves, but no other part of any structure, may protrude across a side lot line, and such protrusion shall not exceed 18 inches. Water runoff from the dwelling placed on the lot is limited to the easement area; and

4. In no case shall a zero lot line dwelling be built closer than 10 feet from the lot line of a lot not approved for zero lot line development.

GMC CHAPTER 17.52 M-1 LIGHT INDUSTRIAL DISTRICT

GMC 17.52.010 Purpose.

The M-1 light industrial district is established to preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses. Uses permitted in this district should not generate noise levels, light, odor or fumes that would constitute a nuisance or hazard.

GMC 17.52.020 Permitted uses.

Uses permitted in the M-1 district shall be:

- A. All uses permitted outright in the C-2 general business district;
- B. Assembly of electrical appliances, electronic instruments and devices;
- C. Automotive assembly and repair, auto body shops;
- D. Auto detail shops;
- E. Automobile, truck and machinery dealer (new and used), garage, automobile, truck and other vehicle repair;
- F. Blacksmith, welding or other metal shops, excluding punch presses over 20 tons rated capacity and drop hammers;
- G. Boat building;
- H. Brewery producing in excess of that defined in GMC 17.12.300;
- I. Building material storage yard;
- J. Cereal mills;
- K. Churches and similar places of worship;
- L. Contractors' or loggers' equipment and trucks storage yard, plant, repair, or rental;
- M. Contractors' plant or storage yards;
- N. Creamery, bottling, ice manufacture and cold storage plant;
- O. Distillery;
- P. Electrical central power station;

- Q. Enameling or metal coating (galvanizing), or electroplating;
- R. Farm equipment repair;
- S. Food products, cosmetics, and pharmacology manufacturing, compounding, processing, and packaging; except fish and meat products and the reducing and refining of fats and oils;
- T. Fuel oil distributor;
- U. Grain elevator;
- V. Heavy machinery sales and service;

- W. Itinerant merchants when licensed as a stationary or mobile vendor by the city;
- X. Laboratories, experimental;
- Y. Landscape gardening and storage area for equipment and materials;
- Z. Lumber sales business;
- AA. Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, food and beverage products;
- BB. Manufacture, compounding, assembling or treatment of articles of merchandise from previously prepared materials, such as bone, cellophane, canvas, cloth, and glass;
- CC. Membership clubs, as defined in GMC 17.12.296;
- DD. Micro-breweries and micro-wineries;
- EE. Mini-storage as defined under in GMC 17.12.310;
- FF. Printing plant;
- GG. Printing shops;
- HH. Parking lots within 500 feet of a C-2 district boundary, provided such lots are paved and the development complies with the landscape and fencing requirements of the C-1 district, as enumerated in GMC 17.42.060;
- II. Police and fire stations;
- JJ. Public libraries and municipal office buildings;
- KK. Research, development and assembly facilities for component devices and equipment of an electrical, electronic or electromagnetic nature;
- LL. Railroad facilities of all types, except repair shops;
- MM. Recycling center, as defined in GMC 17.12.372;
- NN. Small animal hospitals when located not closer than 150 feet from any residential district and 400 feet or more from any hospital, nursing home, or institutions for the care of the infirm; providing the animals are housed indoors;
- OO. Solid fuel yard;
- PP. Spinning or knitting of cotton, wool, flax, or other fibrous materials;
- QQ. Stores and shops for repair and similar services such as:
 1. Locksmith shops,
 2. Photo shops,
 3. Shoe repair shops;
- RR. Tire retreading or recapping;
- SS. Towing shop and related facilities, including bull pens;
- TT. Trucking, express and storage yards;
- UU. Upholstery shops;
- VV. Vocational training programs and apprenticeships;
- WW. Veterinarian clinics for livestock, including outdoor treatment facilities, provided all boarding or overnight holding of animals occurs indoors;
- XX. Warehouse;
- YY. Welding shops;

- ZZ. Wholesale business; and
- AAA. Wineries producing in excess of that defined in GMC 17.12.480.

GMC 17.52.030 Permitted accessory uses.

Accessory buildings and accessory uses shall be permitted as defined in GMC 17.12.020 and 17.12.115.

- A. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone; provided, that such facilities meet state siting criteria adopted pursuant to the requirements of RCW 70.105.210.
- B. Electric vehicle battery charging stations, as defined in GMC 17.12.186. (Ord. 2011-29 § 5 (Att. B)).

GMC 17.52.040 Permitted conditional uses.

The following uses may be permitted in the M-1 district upon approval of a special permit as provided in Chapter 17.86 GMC:

- A. Unclassified and other uses identified in Chapter 17.86 GMC;
- B. Day care center.
- C. Private nursery school, preschool, child mini-day care and child day care center;
- D. Public parks and playgrounds;
- E. Community service facilities level one, as defined in GMC 17.12.155;
- F. Single-family residential use within the business structures. Such residential use shall not exceed 40 percent of the business structure and the residence's entrance must not front on the same street as the business entrance. It is the intention of this provision to allow business owners or managers to maintain a residence at the business site. (Ord. 2011-29 § 5 (Att. B)).

GMC 17.52.050 Prohibited uses.

The following uses are prohibited in the M-1 district:

- A. Residential uses, except as provided for in GMC 17.52.040(F);
- B. Public and private schools;
- C. Junkyards, automobile wrecking yards, scrap iron, scrap paper, or rag storage, sorting or bailing;
- D. Distillation of bones, wood, coal, or tar;
- E. Explosives, manufacture or storage;
- F. Fat rendering;
- G. Fertilizer manufacture;
- H. Exterminator and insect poison spray manufacture; and
- I. Starch plants. (Ord. 2011-29 § 5 (Att. B)).

GMC 17.52.060 Development standards.

- A. Minimum lot area: not required except for nonconforming residential uses which must retain a minimum of 5,000 square feet for single-family and 3,000 square feet for each additional unit;
- B. Lot coverage: dictated by parking requirements, setbacks and landscaping;
- C. Minimum yard setbacks: none required, except as required by Chapters 17.75 and 17.78 GMC, and by GMC 17.74.020 where an industrial zone adjoins a residential district;
- D. Maximum building height: no restrictions except for airport height limitations;
- E. Fences and hedges: see Chapter 17.75 GMC;
- F. Parking: see Chapter 17.78 GMC; and
- G. Landscaping: see Chapter 17.75 GMC.

GMC CHAPTER 17.88 AMENDMENTS AND REZONING

GMC 17.88.010 Purpose.

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

GMC 17.88.020 Initiation of amendments.

A. Zoning Map.

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

a. If the person, firm, corporation or group of individuals does not have legal ownership of the parcel of land under consideration for rezoning, the petition shall not be accepted. All petitions submitted must contain the signature of the legal owner of the property. The legal owner is considered to be the owner of record.

b. A person, firm, corporation or group of individuals may not submit, in any one year, more than one petition requesting a zone change from the property's present zone to another particular zone for the same parcel of land, provided, within the one-year period, a person, firm, corporation or group of individuals may submit another petition requesting a zone change from the property's present zone to a zone other than the zone previously requested in the earlier petition.

2. The hearing examiner may initiate an open record hearing on the reclassification of a parcel or parcels of property and render a recommendation to the city council in accordance with Chapter 2.50 GMC and GMC Title 14.

B. Text.

1. The hearing examiner may initiate an open record hearing and render a recommendation to the city council for a text amendment in accordance with Chapter 2.50 GMC and GMC Title 14.

2. Any resident or property owner within the Grandview urban area may petition the city council for a text amendment.

C. City/County Coordination.

1. All county zoning map amendments within the UGA shall be coordinated with the city prior to change by the county. Coordination shall consist of providing the city with timely notification of proposed map amendments and affording an opportunity to comment. Map amendments shall conform in all respects to the UGA comprehensive plan.

2. Zoning text amendments shall be coordinated between the city and county to ensure the intent and purpose of the joint development regulations are maintained. Coordination shall consist of providing affected jurisdictions the opportunity to participate in drafting the text amendment through comment and consultation.

GMC 17.88.030 Requirements for zoning petition.

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

A. The date the existing zone became effective;

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

GMC 17.88.040 Notice requirements.

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

GMC 17.88.050 Amendment in conflict with comprehensive plan.

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

GMC Section 17.88.060 Hearing Examiner – Findings and Recommendations.

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

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

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

GMC 17.88.070 Appeal of recommendation.

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

B. In accordance with GMC 2.50.160, the action of the city council, approving, modifying, or rejecting a recommendation of the hearing examiner, shall be final and conclusive. Appellants have 21 calendar days from the date of city council action to file an appeal with the superior court.

GMC 17.88.080 City council consideration. Following the provisions contained in GMC Title 14, the city council shall make and enter findings of fact and take one of the following actions:

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

GMC CHAPTER 17.92 COMPREHENSIVE PLAN

GMC 17.92.010 Adopted.

The updated comprehensive plan of the City of Grandview, consisting of goals, policies and supporting data as adopted by City Ordinance No. 2016-32, is hereby incorporated herein and adopted as a guide for the development and redevelopment of lands within the City of Grandview urban growth area.

GMC 17.92.020 Comprehensive plan amendment.

- A. Any person, firm, corporation, group of individuals, or municipal department may petition for an amendment to the comprehensive plan with an accompanying \$500.00 application fee;
- B. The planning commission may initiate an open record hearing for the purpose of considering amendments to the plan and provide a recommendation to city council;
- C. The comprehensive plan shall not be amended more than once a year unless there is an emergency requiring an amendment. All petitions requesting amendments of the plan shall be accepted during any time of the year and held until such time as a hearing is scheduled as part of the comprehensive plan’s yearly review and amendment process;
- D. The city sets January as the month of the year in which amendments to the comprehensive plan will be scheduled for consideration by the city council; and
- E. All petitions for comprehensive plan amendments shall be processed following the applicable sections of GMC Title 14, Administration of Development Regulations.

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 of 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 Grandview⁸; 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.

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.

Industrial/Manufacturing Land Use Needs

Industrial land uses currently occupy approximately 274.1 acres. To estimate the future land use need of industrial development during the planning period, the existing per capital

industrial acreage (0.024 acres/person) was multiplied by the projected 2015-2035 population increase. This resulted in an estimated additional 44.8 acres needed.

- Industrial: Areas for industrial development including manufacturing, processing, packaging, or storage of products or articles. These areas may also be appropriate for large commercial development and for public facilities such as public works shops, water and wastewater facilities, and facilities of regional or statewide significance.
 - Corresponding zoning designations (GMC Title 17 Zoning):
 - M-1 Light Industrial District. The M-1 light industrial district is established to preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses. Uses permitted in this district should not generate noise levels, light, odor or fumes that would constitute a nuisance or hazard. There are no lot area requirements except for nonconforming residential uses.

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.

III. EXISTING CONDITIONS/CHARACTERISTICS

N/A

IV. HOUSING NEEDS ASSESSMENT

Relevant Sections

Projected Future Needs

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

The following analysis assumes that the existing proportion of housing types (see Table 5-3, page 5-7) and the 2010 number of people per household (see Table 5-1) will remain similar during the 20-year planning period. The analysis is based on the following assumptions: 1) an average lot size of 18,730 square feet (0.43 acre) per single-family unit, which approximates the current average lot size of single-family homes in Grandview⁹; 2) 4,000 square feet (0.1 acre) per unit for all other housing types, which is currently the minimum lot sizes per unit as per the Grandview

zoning code; and 3) and 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

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

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

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

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

arriving at the projections in Table 5-11 and Table 5-12 are discussed in the following sections.

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.

ANALYSIS

Residential Land use activity in the City of Grandview has been nothing short of extraordinary of late. Market forces have given rise to over 1,300 new single-family residences in the last two years, far exceeding the predictions laid out in the City's Comprehensive plan. Table 5-11 of the 2016 plan projected an additional 386 single family residences would be expected be through the year 2035 utilizing the medium growth rate projection formula. The reason or reasons for this unprecedented growth are not entirely clear, but whether it is Covid 19, the tri-cities expansion, or some other factor, the Planners, City Staff, and City Council who formulated the Comprehensive Plan in 2016 most certainly did not expect this kind of growth in such a short time frame. It is therefore only logical that said market forces would begin to apply pressure to other types of land use to meet the demand.

In this instance the applicant is seeking the conversion of just under 24 acres from industrial to residential land use. The property currently abuts developed residential use on two sides and is used for agricultural purposes. It is at the southeastern edge of a series of industrial parcels abutting the city limits on their eastern edge. The area east of the city limits is designated as Agricultural resource land by the County; there is no UGA in between.

Table 2-8 of the Comprehensive Plan indicates that in 2016 there were 538.6 acres of undeveloped Industrial land found in 67 parcels within the city. For this analysis staff performed a cursory GIS assessment (map provided) and found 37 wholly undeveloped *parcels* which added up to nearly 400 acres. The assessment did not quantify partially developed industrial parcels of which there are many. This cursory analysis, while not exact, strongly indicates that demand for industrial property has not been substantial and that there is still more than half of the 800+ acres designated as industrial available for development to meet the projected needs through 2035.

RCW 36.70A.130(5)(C) mandates a Comprehensive Plan update for jurisdictions in Yakima County be completed on or before June 30, 2026. In less than two years work will begin on a complete reassessment of the growth projections land use needs for the City of Grandview. There will no doubt be an astute and detailed analysis to determine the reasons for the city's prosperity over the last years, and hence a better assessment of what will be required to meet its needs in the next 20-year planning window. In the meantime, there will be ample industrial zoned developable land to meet the needs for the next four years.

STAFF FINDINGS

1. The application is for parcel 230924-32014 to be redesignated from Industrial to Residential land use and rezoned from M-1 light Industrial to R-2 Medium Density Residential.
2. Single family residential use would be consistent with the surrounding residential and undeveloped uses.

3. Based on development trends over the last planning period there is ample industrial zoned lands to meet the city's needs for the next four years.
4. Based on the development trends over the last planning period there is an inexplicable demand for housing in the city of Grandview.
5. The city of Grandview contains multiple instances of industrial zoned property abutting residential zoned property.
6. The abutment of industrial zoned property to residential zoned property is generally discouraged (Land Use Policy 4.3), the redesignation as proposed will have a net effect of reducing the linear footage to that end.
7. The development of the property will be subject to GMC Title 12, Streets, Sidewalks, and Public Places; Title 13, Public Services; Title 14, Administration of Development Regulations; Title 15, Buildings and Construction; Title 16, Subdivisions; Title 17 Zoning; and Title 18, Environmental Protection.
8. The effect of the proposal on the immediate vicinity will not be materially detrimental.
9. The Community as a whole, will benefit from the additional housing stock provided for by Single-Family classification.

RECOMMENDED FINDINGS AND CONCLUSIONS

1. The public notice requirements of the Grandview Municipal Code have been satisfied.
2. Environmental SEPA review as required by RCW 43.21C has been completed, resulting in the issuance of a Determination of Non-significance.
3. The Washington State Department of Commerce has been notified of the city's intent to consider this matter.
4. Development of the property will require that adequate public services and road access are available or can be developed to serve the proposed eventual use.
5. A development agreement may be entered into between the city and the petitioner at the discretion of the city.
6. Surrounding land uses are compatible with the uses permitted in the R-2 zoning district.
7. The proposal is in accord with the goals and policies of the comprehensive plan as amended.
8. The effect of the proposal on the immediate vicinity will not be materially detrimental.
9. There is merit and value in the proposal for the community as a whole.
10. The public use and interest will be served.

RECOMMENDATION AND RECOMMENDED CONDITIONS OF APPROVAL

The Yakima Valley Conference of Governments, acting as staff for the City of Grandview, recommends that the application to reclassify parcel 230924-32014 from Industrial to Residential, and rezone the property from M-1 Light Industrial to R-2 residential Medium Density be **approved** with the following conditions:

1. The development of the parcel will be subject to GMC Title 12, Streets, Sidewalks, and Public Places; Title 13, Public Services; Title 14, Administration of Development Regulations; Title 15, Buildings and Construction; Title 16, Subdivisions; Title 17 Zoning; and Title 18, Environmental Protection.
2. Sufficient measures shall be taken at the time of development to mitigate the potential negative impacts abutting incompatible zones (residential to industrial and residential to agricultural resource lands).

3. A traffic impact analysis (TIA) will be performed by a licensed traffic engineer, at the proponent's expense and submitted to the city and WSDOT for review and comment prior to the development of the parcel. The TIA shall analyze this project's impacts to the I-82 Exit 72 interchange ramp terminals and identify mitigation and implementation strategies to offset any significant adverse impacts and be subject to WSDOT approval. The TIA shall also consider other approved developments in the immediate vicinity to assure accurate projected counts.
4. Site development shall be in conformance with the current Stormwater Management Manual for Eastern Washington
5. The applicant shall work with the Department of Ecology to determine if a NPDES Construction Stormwater General Permit is required prior to development.

