



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

**Applicant(s):** RP Development  
**Property Owner(s):** SG Land Management LLC  
**Proposed Project:** Grapevine Estates Rezone & Preliminary Plat Subdivision–97 Lots  
**Current Zoning:** AG Agricultural  
**Proposed Zoning:** R-1 Low Density Residential  
**Comprehensive Plan Designation:** Residential  
**Location of Project:** North Euclid Road, Grandview, Yakima County, Washington.  
**Parcel No.:** 230914-23002

- Public Hearing Procedure (Pages 1-2)
- Rezone Application (Pages 3-5)
- Preliminary Plat Application (Pages 6-10)
- SEPA Environmental Checklist (Pages 11-35)
- Determination of Non-Significance (Pages 36)
- Notice of Development Application, Environmental Determination & Notice of Public Hearing (Pages 37-40)
- Affidavit of Mailing & Posting (Pages 41-47)
- Certificate of Posting Property (Pages 48-52)
- Affidavit of Publication – Public Hearing Notice (Page 53)
- Public Comments (None)
- Staff Report (Pages 54-94)

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=QjZEdDlyL1FCY3J2VXE0ZnhmTDN1Zz09>

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):** RP Development

**Property Owner(s):** SG Land Management LLC

**Proposed Project:** Grapevine Estates Rezone & Preliminary Plat Subdivision–97 Lots

**Current Zoning:** AG Agricultural

**Proposed Zoning:** R-1 Low Density Residential

**Comprehensive Plan Designation:** Residential

**Location of Project:** North Euclid Road, Grandview, Yakima County, Washington.

**Parcel No.:** 230914-23002

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

THE PUBLIC HEARING IS NOW OPEN.

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

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

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

**REZONE APPLICATION**  
**Grandview Municipal Code Chapter 17.88 Amendments and Rezoning**

Applicant(s): RP Development

Mailing Address: 105609 E. Wiser Parkway; Kennewick, WA 99338

Telephone: (Home) 509-392-7080 (Business) ~~(509) 845-7100~~

Owner (If other than applicant): ~~Pro Made Construction, LLC~~ SG Land Management LLC

Mailing Address: 6159 W. Deschutes Ave., Suite 508; Kennewick, WA 99338

Telephone: (Home) \_\_\_\_\_ (Business) (509) 392-7080

Property Address/General Location: Euclid Road, Grandview, WA

Parcel No(s): 23091423002

Legal Description (or attach copy): see attached

Current Zoning: AG - Agricultural Proposed Zoning: R-1 - Low Density Residential

Current use of the property: Agricultural use

Proposed use of the property: Residential subdivision

Comprehensive Plan Designation: Residential

Use of adjacent properties: Agricultural and residential uses.  
Approximate perimeter dimensions: 987 ft (west) x 1,336 ft (south)  
Property Dimensions: x 475 ft (east) x 1,440 ft (north). Approximate area: 23.2 +/- acres.

Why is the proposed rezone in the public interest? The proposed rezone is in the public interest because it meets the City's Comprehensive Plan designation and will provide housing opportunities for the City.

**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: PBS Engineering and Environmental Dated: 11/12/2021

on behalf of RP Development Applicant

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

Signature of Applicant(s): [Signature] RP DEVELOPMENT GM

Signature of Property Owner(s): [Signature]


=====  
Date Received: 1/12/22 Receipt No. 133501 By: RP

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

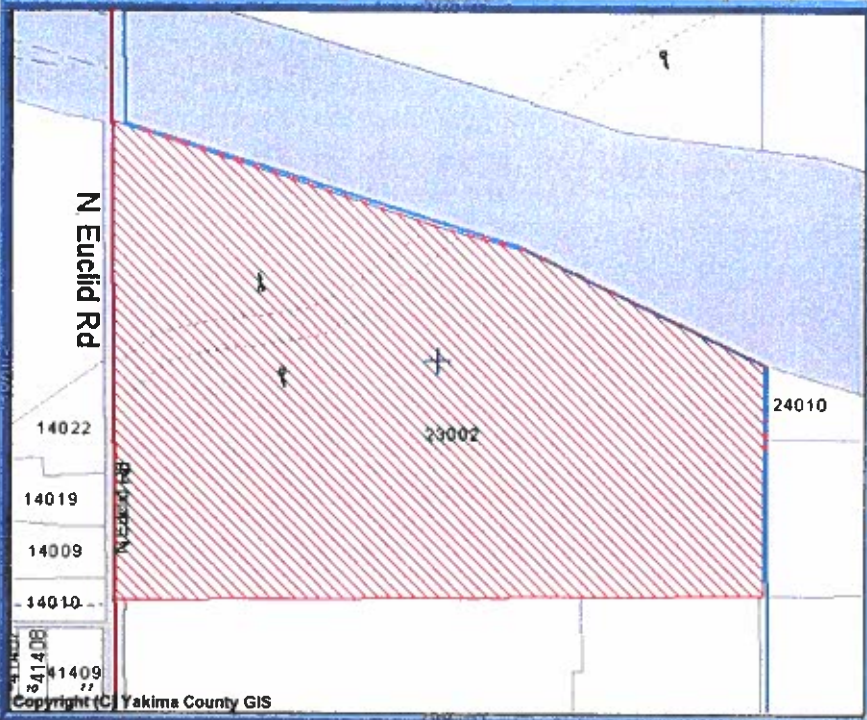
APPLICATION ACCEPTED AS COMPLETE: \_\_\_\_\_

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

 Yakima County Assessor  
 Yakima County GIS  
 Yakima County
 


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**Search By:** Parcel Number

Parcel #:

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

**Search**


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

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

**MapSize:** Small (600x600)

Maps brought to you by:  
**Valley Title Guarantee**  
 Title Insurance & Escrow Service  
[www.vtgc.com](http://www.vtgc.com)  
 (509) 248-4442

Easting(ft) | Northing(ft) | Longitude(W) | Latitude(N) | One Inch = 300 Feet | Feet 200 400 | Click Map to: [Get Information](#)

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 1/23/2022 11:10:05 PM				PRINTING				
	Parcel Address:	UN-ASSIGNED, WA				<input type="button" value="Printer-Friendly Page"/>				
	Parcel Owner(s):	SG LAND MANAGEMENT LLC								
	Parcel Number:	23091423002	Parcel Size:	22.64 Acre(s)						
	Property Use:	91 Undeveloped Land								
TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):	440	Tax Year:	2022							
Improvement Value:	\$52500	Land Value:	\$815000							
Current Use Value:	\$0	Current Use Improvement:	\$0							
New Construction:	\$0	Total Assessed Value:	\$867500							
RESIDENTIAL INFORMATION										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/blin)	Carport	<input type="button" value="Section Map 1in=400ft"/>
No Residence Information Found.										
SALE INFORMATION							Qtr SECTION MAPS			
Excise	Sale Date	Sale Price	Grantor	Portion		NW-Qtr 1"=200ft		NE-Qtr 1"=200ft		
460232	8/17/2021	\$860320	VINING, MARVIN & JOANNE	N		SW-Qtr 1"=200ft		SE-Qtr 1"=200ft		
E032747	8/18/2021	\$1898000	NORTH 44 HOMES LLC	N						
DISCLAIMER										
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.										

OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1926D <input type="button" value="Download Map"/>
LOCATION INFORMATION			
+ Latitude: 46° 16' 01.341"		+ Longitude: -119° 54' 46.810"	
		Range: 23 Township: 09 Section: 14	
Narrative Description: Section 14 Township 19 Range 23 Quarter NW: THAT PORTION OF THE SW1/4 OF THE NW1/4 LYING SOUTHERLY OF STATE ROUTE 82 RIGHT OF WAY EXCEPT DRAINAGE DITCH NO.9 AND EXCEPT THAT PORTION OF THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES UNDER YAKIMA COUNTY SUPERIOR COURT CAUSE NO. 77-2-01396-5			
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			

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

RECEIVED

JAN 21 2022

CITY OF GRANDVIEW

**SUBDIVISION APPLICATION**  
**(Includes Short Subdivisions and Binding Site Plans)**

PLAT NAME: Grapevine Estates

APPLICANT(S): RP Development

Mailing Address: 105609 E. Wiser Parkway, Kennewick, WA 99338

Status (owner/purchaser/developer/etc.): ~~Owner~~ Developer

**PROPERTY OWNER(S):**

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

Name: ~~same as applicant~~ SG Land Management LLC

Mailing Address: 105609 E Wiser Parkway, Kennewick Wa 99338

Phone: 509-392-7080

**ENGINEER/SURVEYOR INFORMATION:**

Name of Licensed Civil Engineer: Jason Mattox

Mailing Address: 400 Bradley Blvd., Suite 106, Richland, WA 99352

Phone: (509) 942-1600

Name Surveyor: Alex Matarazzo

Mailing Address: 400 Bradley Blvd., Suite 106, Richland, WA 99352

Phone: (509) 942-1600

**PROPERTY:**

Address: N. Euclid Rd., Grandview, WA (Parcel #23091423002)

Zoning: AG - Agricultural Size(Acres): 22.96 +/-

Existing Utilities Available: Sewer, Water, Gas, Telephone, Power

PROPOSED USE OF PROPERTY:

Number of Lots: 97

Typical Lot Size: \_\_\_\_\_

Price Range: \_\_\_\_\_

Protective Covenants: Not Applicable

Public Areas: None proposed

208,326 square feet (road right-of-way area)

Amount of Land for Public Dedication: 12,367 square feet (access/utility tracts)

Utilities: City sewer; city water; electricity; natural gas; telephone; refuse service; irrigation

Street Improvements: New residential streets proposed; half-street improvements to N. Euclid Road proposed.

CONDOMINIUM DEVELOPMENT

Yes

No

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

RELEASE/HOLD HARMLESS AGREEMENT

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

PERMISSION TO ENTER SUBJECT PROPERTY

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

DEVELOPMENT RIGHTS

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

APPLICANT CERTIFICATE OF TRUTH

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



PRESENCE AT PUBLIC HEARINGS

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

[Signature]  
Signature of Applicant(s)

01/17/2022  
Date

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

I, Peter Strizhak  
(Owner's Name(s))

do hereby authorized Paul Laurentier  
(Applicant(s) Name(s))

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

Owner(s) Signature: [Signature]

Date Signed: 01/17/2022

STATE OF WASHINGTON  
COUNTY OF YAKIMA

On this 17 day of January, 2022, Peter Strizhak personally appeared before me, who is personally known to me, whose identity I proved on the basis of satisfactory evidence, or whose identity I proved on the oath/affirmation of \_\_\_\_\_ a credible witness, to be the signer of the above instrument, and he/she acknowledged that he/she executed it.



Victoria Grimm  
Notary Public  
Residing at Benton County  
My commission expires 06/01/2022


Date Received: 1/21/22 By: AP Receipt No.: 134240

Fee Amount: \$ 2925.00 Additional Fees: \$ \_\_\_\_\_

APPLICATION ACCEPTED AS COMPLETE/APPROVED:

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

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



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Search By: Parcel Number ▼

Parcel #:

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

**Search**


Map Scale: 1 inch = 300 ft.

Overlays: Aerial Photography ▼

FEMA     Critical Areas  
 Contours     Utilities

Map Size: Small (800x600) ▼

Maps brought to you by:



**Valley Title Guarantee**  
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(509) 248-4442

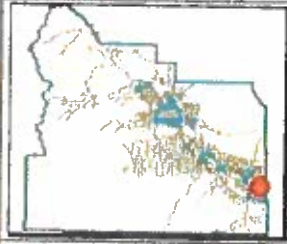
[Map](#) | [Report](#)

Easting(N) : Northing(N)

Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 300 Feet  
Feet    200    400

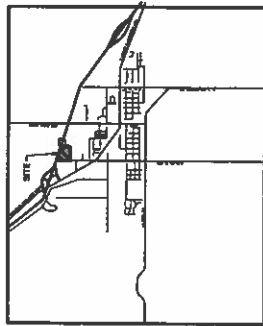
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	Parcel Number:		23091423002		<a href="#">Detailed Report</a>						
	Parcel Size:		22.64 Acre(s)								
Property Use:		91 Undeveloped Land		<a href="#">Print Detailed MAP</a>							
<b>TAX AND ASSESSMENT INFORMATION</b>											
Tax Code Area (TCA):		440		Tax Year: 2022							
Improvement Value:		\$52500		Land Value: \$815000							
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# GRAPEVINE ESTATES

## PRELIMINARY PLAT

LOCATED IN SECTION 14 TOWNSHIP 9 NORTH, RANGE 23 EAST, W.M.  
CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON



VICINITY MAP  
NOT TO SCALE

LAND USE TABLE	
2.26 ACRES	23 TRACTS
TOTAL LOT COUNT:	91 (LOTS 1-91)
SINGLE FAMILY RESIDENTIAL LOTS:	7 (LOTS 1-7)
MINIMUM RESIDENTIAL LOT AREA:	7,576 SF (LOT 10)
MINIMUM RESIDENTIAL LOT AREA:	13,886 SF (LOT 17)
OVERALL AVO. LOT AREA:	5015 SF (LOTS 1-91)
RIGHT OF WAY DESIGNATION:	200.000 SF (ALTA ACHER)
TRACTS A, B, C, D:	14,330 SF (R-20 ACHES)
TRACTS E, F, G:	200.000 SF (R-20 ACHES)
TRACTS H, I, J:	14,330 SF (R-20 ACHES)
TRACTS K, L, M:	200.000 SF (R-20 ACHES)
TRACTS N, O, P:	14,330 SF (R-20 ACHES)
TRACTS Q, R, S:	200.000 SF (R-20 ACHES)
TRACTS T, U, V:	14,330 SF (R-20 ACHES)
TRACTS W, X, Y:	200.000 SF (R-20 ACHES)
TRACTS Z, AA, AB:	14,330 SF (R-20 ACHES)
TRACTS AC, AD, AE:	200.000 SF (R-20 ACHES)
TRACTS AF, AG, AH:	14,330 SF (R-20 ACHES)
TRACTS AI, AJ, AK:	200.000 SF (R-20 ACHES)
TRACTS AL, AM, AN:	14,330 SF (R-20 ACHES)
TRACTS AO, AP, AQ:	200.000 SF (R-20 ACHES)
TRACTS AR, AS, AT:	14,330 SF (R-20 ACHES)
TRACTS AU, AV, AW:	200.000 SF (R-20 ACHES)
TRACTS AX, AY, AZ:	14,330 SF (R-20 ACHES)
TRACTS BA, BB, BC:	200.000 SF (R-20 ACHES)
TRACTS BD, BE, BF:	14,330 SF (R-20 ACHES)
TRACTS BG, BH, BI:	200.000 SF (R-20 ACHES)
TRACTS BJ, BK, BL:	14,330 SF (R-20 ACHES)
TRACTS BM, BN, BO:	200.000 SF (R-20 ACHES)
TRACTS BP, BQ, BR:	14,330 SF (R-20 ACHES)
TRACTS BS, BT, BU:	200.000 SF (R-20 ACHES)
TRACTS BV, BW, BX:	14,330 SF (R-20 ACHES)
TRACTS BY, BZ, CA:	200.000 SF (R-20 ACHES)
TRACTS CB, CC, CD:	14,330 SF (R-20 ACHES)
TRACTS CE, CF, CG:	200.000 SF (R-20 ACHES)
TRACTS CH, CI, CJ:	14,330 SF (R-20 ACHES)
TRACTS CK, CL, CM:	200.000 SF (R-20 ACHES)
TRACTS CN, CO, CP:	14,330 SF (R-20 ACHES)
TRACTS CQ, CR, CS:	200.000 SF (R-20 ACHES)
TRACTS CT, CU, CV:	14,330 SF (R-20 ACHES)
TRACTS CW, CX, CY:	200.000 SF (R-20 ACHES)
TRACTS CZ, DA, DB:	14,330 SF (R-20 ACHES)
TRACTS DC, DD, DE:	200.000 SF (R-20 ACHES)
TRACTS DF, DG, DH:	14,330 SF (R-20 ACHES)
TRACTS DI, DJ, DK:	200.000 SF (R-20 ACHES)
TRACTS DL, DM, DN:	14,330 SF (R-20 ACHES)
TRACTS DO, DP, DQ:	200.000 SF (R-20 ACHES)
TRACTS DR, DS, DT:	14,330 SF (R-20 ACHES)
TRACTS DU, DV, DW:	200.000 SF (R-20 ACHES)
TRACTS DX, DY, DZ:	14,330 SF (R-20 ACHES)
TRACTS EA, EB, EC:	200.000 SF (R-20 ACHES)
TRACTS ED, EE, EF:	14,330 SF (R-20 ACHES)
TRACTS EG, EH, EI:	200.000 SF (R-20 ACHES)
TRACTS EJ, EK, EL:	14,330 SF (R-20 ACHES)
TRACTS EM, EN, EO:	200.000 SF (R-20 ACHES)
TRACTS EP, EQ, ER:	14,330 SF (R-20 ACHES)
TRACTS ES, ET, EU:	200.000 SF (R-20 ACHES)
TRACTS EV, EW, EX:	14,330 SF (R-20 ACHES)
TRACTS EY, EZ, FA:	200.000 SF (R-20 ACHES)
TRACTS FB, FC, FD:	14,330 SF (R-20 ACHES)
TRACTS FE, FF, FG:	200.000 SF (R-20 ACHES)
TRACTS FH, FI, FJ:	14,330 SF (R-20 ACHES)
TRACTS FK, FL, FM:	200.000 SF (R-20 ACHES)
TRACTS FN, FO, FP:	14,330 SF (R-20 ACHES)
TRACTS FQ, FR, FS:	200.000 SF (R-20 ACHES)
TRACTS FT, FU, FV:	14,330 SF (R-20 ACHES)
TRACTS FW, FX, FY:	200.000 SF (R-20 ACHES)
TRACTS FZ, GA, GB:	14,330 SF (R-20 ACHES)
TRACTS GC, GD, GE:	200.000 SF (R-20 ACHES)
TRACTS GF, GH, GI:	14,330 SF (R-20 ACHES)
TRACTS GJ, GK, GL:	200.000 SF (R-20 ACHES)
TRACTS GM, GN, GO:	14,330 SF (R-20 ACHES)
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TRACTS HB, HC, HD:	200.000 SF (R-20 ACHES)
TRACTS HE, HF, HG:	14,330 SF (R-20 ACHES)
TRACTS HH, HI, HJ:	200.000 SF (R-20 ACHES)
TRACTS HK, HL, HM:	14,330 SF (R-20 ACHES)
TRACTS HN, HO, HP:	200.000 SF (R-20 ACHES)
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TRACTS IW, IX, IY:	200.000 SF (R-20 ACHES)
TRACTS IZ, JA, JB:	14,330 SF (R-20 ACHES)
TRACTS JC, JD, JE:	200.000 SF (R-20 ACHES)
TRACTS JF, JG, JH:	14,330 SF (R-20 ACHES)
TRACTS JI, JJ, JK:	200.000 SF (R-20 ACHES)
TRACTS JL, JM, JN:	14,330 SF (R-20 ACHES)
TRACTS JO, JP, JQ:	200.000 SF (R-20 ACHES)
TRACTS JR, JS, JT:	14,330 SF (R-20 ACHES)
TRACTS JU, JV, JW:	200.000 SF (R-20 ACHES)
TRACTS JX, JY, JZ:	14,330 SF (R-20 ACHES)
TRACTS KA, KB, KC:	200.000 SF (R-20 ACHES)
TRACTS KD, KE, KF:	14,330 SF (R-20 ACHES)
TRACTS KG, KH, KI:	200.000 SF (R-20 ACHES)
TRACTS KJ, KK, KL:	14,330 SF (R-20 ACHES)
TRACTS KM, KN, KO:	200.000 SF (R-20 ACHES)
TRACTS KP, KQ, KR:	14,330 SF (R-20 ACHES)
TRACTS KS, KT, KU:	200.000 SF (R-20 ACHES)
TRACTS KV, KW, KX:	14,330 SF (R-20 ACHES)
TRACTS KY, KZ, LA:	200.000 SF (R-20 ACHES)
TRACTS LB, LC, LD:	14,330 SF (R-20 ACHES)
TRACTS LE, LF, LG:	200.000 SF (R-20 ACHES)
TRACTS LH, LI, LJ:	14,330 SF (R-20 ACHES)
TRACTS LK, LL, LM:	200.000 SF (R-20 ACHES)
TRACTS LN, LO, LP:	14,330 SF (R-20 ACHES)
TRACTS LP, LQ, LR:	200.000 SF (R-20 ACHES)
TRACTS LS, LT, LU:	14,330 SF (R-20 ACHES)
TRACTS LV, LV, LW:	200.000 SF (R-20 ACHES)
TRACTS LX, LY, LZ:	14,330 SF (R-20 ACHES)
TRACTS MA, MB, MC:	200.000 SF (R-20 ACHES)
TRACTS MD, ME, MF:	14,330 SF (R-20 ACHES)
TRACTS MG, MH, MI:	200.000 SF (R-20 ACHES)
TRACTS MJ, MK, ML:	14,330 SF (R-20 ACHES)
TRACTS MM, MN, MO:	200.000 SF (R-20 ACHES)
TRACTS MP, MQ, MR:	14,330 SF (R-20 ACHES)
TRACTS MS, MT, MU:	200.000 SF (R-20 ACHES)
TRACTS MV, MV, MW:	14,330 SF (R-20 ACHES)
TRACTS MX, MY, MZ:	200.000 SF (R-20 ACHES)
TRACTS NA, NB, NC:	14,330 SF (R-20 ACHES)
TRACTS ND, NE, NF:	200.000 SF (R-20 ACHES)
TRACTS NG, NH, NI:	14,330 SF (R-20 ACHES)
TRACTS NJ, NK, NL:	200.000 SF (R-20 ACHES)
TRACTS NM, NO, NP:	14,330 SF (R-20 ACHES)
TRACTS NP, NQ, NR:	200.000 SF (R-20 ACHES)
TRACTS NS, NT, NU:	14,330 SF (R-20 ACHES)
TRACTS NV, NV, NW:	200.000 SF (R-20 ACHES)
TRACTS NX, NY, NZ:	14,330 SF (R-20 ACHES)
TRACTS OA, OB, OC:	200.000 SF (R-20 ACHES)
TRACTS OD, OE, OF:	14,330 SF (R-20 ACHES)
TRACTS OG, OH, OI:	200.000 SF (R-20 ACHES)
TRACTS OJ, OK, OL:	14,330 SF (R-20 ACHES)
TRACTS OM, ON, OO:	200.000 SF (R-20 ACHES)
TRACTS OP, OQ, OR:	14,330 SF (R-20 ACHES)
TRACTS OS, OT, OU:	200.000 SF (R-20 ACHES)
TRACTS OV, OV, OW:	14,330 SF (R-20 ACHES)
TRACTS OX, OY, OZ:	200.000 SF (R-20 ACHES)
TRACTS PA, PB, PC:	14,330 SF (R-20 ACHES)
TRACTS PD, PE, PF:	200.000 SF (R-20 ACHES)
TRACTS PG, PH, PI:	14,330 SF (R-20 ACHES)
TRACTS PJ, PK, PL:	200.000 SF (R-20 ACHES)
TRACTS PM, PN, PO:	14,330 SF (R-20 ACHES)
TRACTS PP, PQ, PR:	200.000 SF (R-20 ACHES)
TRACTS PS, PT, PU:	14,330 SF (R-20 ACHES)
TRACTS PV, PV, PW:	200.000 SF (R-20 ACHES)
TRACTS PX, PY, PZ:	14,330 SF (R-20 ACHES)
TRACTS QA, QB, QC:	200.000 SF (R-20 ACHES)
TRACTS QD, QE, QF:	14,330 SF (R-20 ACHES)
TRACTS QG, QH, QI:	200.000 SF (R-20 ACHES)
TRACTS QJ, QK, QL:	14,330 SF (R-20 ACHES)
TRACTS QM, QN, QO:	200.000 SF (R-20 ACHES)
TRACTS QP, QQ, QR:	14,330 SF (R-20 ACHES)
TRACTS QS, QT, QU:	200.000 SF (R-20 ACHES)
TRACTS QV, QV, QW:	14,330 SF (R-20 ACHES)
TRACTS QX, QY, QZ:	200.000 SF (R-20 ACHES)
TRACTS RA, RB, RC:	14,330 SF (R-20 ACHES)
TRACTS RD, RE, RF:	200.000 SF (R-20 ACHES)
TRACTS RG, RH, RI:	14,330 SF (R-20 ACHES)
TRACTS RJ, RK, RL:	200.000 SF (R-20 ACHES)
TRACTS RM, RN, RO:	14,330 SF (R-20 ACHES)
TRACTS RP, RQ, RR:	200.000 SF (R-20 ACHES)
TRACTS RS, RT, RU:	14,330 SF (R-20 ACHES)
TRACTS RV, RV, RW:	200.000 SF (R-20 ACHES)
TRACTS RX, RY, RZ:	14,330 SF (R-20 ACHES)
TRACTS SA, SB, SC:	200.000 SF (R-20 ACHES)
TRACTS SD, SE, SF:	14,330 SF (R-20 ACHES)
TRACTS SG, SH, SI:	200.000 SF (R-20 ACHES)
TRACTS SJ, SK, SL:	14,330 SF (R-20 ACHES)
TRACTS SM, SN, SO:	200.000 SF (R-20 ACHES)
TRACTS SP, SQ, SR:	14,330 SF (R-20 ACHES)
TRACTS SS, ST, SU:	200.000 SF (R-20 ACHES)
TRACTS SV, SV, SW:	14,330 SF (R-20 ACHES)
TRACTS SX, SY, SZ:	200.000 SF (R-20 ACHES)
TRACTS TA, TB, TC:	14,330 SF (R-20 ACHES)
TRACTS TD, TE, TF:	200.000 SF (R-20 ACHES)
TRACTS TG, TH, TI:	14,330 SF (R-20 ACHES)
TRACTS TJ, TK, TL:	200.000 SF (R-20 ACHES)
TRACTS TM, TN, TO:	14,330 SF (R-20 ACHES)
TRACTS TP, TQ, TR:	200.000 SF (R-20 ACHES)
TRACTS TS, TT, TU:	14,330 SF (R-20 ACHES)
TRACTS TV, TV, TW:	200.000 SF (R-20 ACHES)
TRACTS TX, TY, TZ:	14,330 SF (R-20 ACHES)
TRACTS UA, UB, UC:	200.000 SF (R-20 ACHES)
TRACTS UD, UE, UF:	14,330 SF (R-20 ACHES)
TRACTS UG, UH, UI:	200.000 SF (R-20 ACHES)
TRACTS UJ, UK, UL:	14,330 SF (R-20 ACHES)
TRACTS UM, UN, UO:	200.000 SF (R-20 ACHES)
TRACTS UP, UQ, UR:	14,330 SF (R-20 ACHES)
TRACTS US, UT, UU:	200.000 SF (R-20 ACHES)
TRACTS UV, UV, UW:	14,330 SF (R-20 ACHES)
TRACTS UX, UY, UZ:	200.000 SF (R-20 ACHES)
TRACTS VA, VB, VC:	14,330 SF (R-20 ACHES)
TRACTS VD, VE, VF:	200.000 SF (R-20 ACHES)
TRACTS VG, VH, VI:	14,330 SF (R-20 ACHES)
TRACTS VJ, VK, VL:	200.000 SF (R-20 ACHES)
TRACTS VM, VN, VO:	14,330 SF (R-20 ACHES)
TRACTS VP, VQ, VR:	200.000 SF (R-20 ACHES)
TRACTS VS, VT, VU:	14,330 SF (R-20 ACHES)
TRACTS VV, VV, VW:	200.000 SF (R-20 ACHES)
TRACTS VX, VY, VZ:	14,330 SF (R-20 ACHES)
TRACTS WA, WB, WC:	200.000 SF (R-20 ACHES)
TRACTS WD, WE, WF:	14,330 SF (R-20 ACHES)
TRACTS WG, WH, WI:	200.000 SF (R-20 ACHES)
TRACTS WJ, WK, WL:	14,330 SF (R-20 ACHES)
TRACTS WM, WN, WO:	200.000 SF (R-20 ACHES)
TRACTS WP, WQ, WR:	14,330 SF (R-20 ACHES)
TRACTS WS, WT, WU:	200.000 SF (R-20 ACHES)
TRACTS WV, WV, WX:	14,330 SF (R-20 ACHES)
TRACTS WY, WZ, XA:	200.000 SF (R-20 ACHES)
TRACTS XB, XC, XD:	14,330 SF (R-20 ACHES)
TRACTS XE, XF, XG:	200.000 SF (R-20 ACHES)
TRACTS XH, XI, XJ:	14,330 SF (R-20 ACHES)
TRACTS XK, XL, XM:	200.000 SF (R-20 ACHES)
TRACTS XN, XO, XP:	14,330 SF (R-20 ACHES)
TRACTS XP, XQ, XR:	200.000 SF (R-20 ACHES)
TRACTS XS, XT, XU:	14,330 SF (R-20 ACHES)
TRACTS XV, XV, XW:	200.000 SF (R-20 ACHES)
TRACTS XX, XY, XZ:	14,330 SF (R-20 ACHES)
TRACTS YA, YB, YC:	200.000 SF (R-20 ACHES)
TRACTS YD, YE, YF:	14,330 SF (R-20 ACHES)
TRACTS YG, YH, YI:	200.000 SF (R-20 ACHES)
TRACTS YJ, YK, YL:	14,330 SF (R-20 ACHES)
TRACTS YM, YN, YO:	200.000 SF (R-20 ACHES)
TRACTS YP, YQ, YR:	14,330 SF (R-20 ACHES)
TRACTS YS, YT, YU:	200.000 SF (R-20 ACHES)
TRACTS YV, YV, YW:	14,330 SF (R-20 ACHES)
TRACTS YX, YZ, ZA:	200.000 SF (R-20 ACHES)
TRACTS ZB, ZC, ZD:	14,330 SF (R-20 ACHES)
TRACTS ZE, ZF, ZG:	200.000 SF (R-20 ACHES)
TRACTS ZH, ZI, ZJ:	14,330 SF (R-20 ACHES)
TRACTS ZK, ZL, ZM:	200.000 SF (R-20 ACHES)
TRACTS ZN, ZO, ZP:	14,330 SF (R-20 ACHES)
TRACTS ZP, ZQ, ZR:	200.000 SF (R-20 ACHES)
TRACTS ZS, ZT, ZU:	14,330 SF (R-20 ACHES)
TRACTS ZV, ZV, ZW:	200.000 SF (R-20 ACHES)
TRACTS ZX, ZY, ZZ:	14,330 SF (R-20 ACHES)
TRACTS AA, AB, AC:	200.000 SF (R-20 ACHES)
TRACTS AD, AE, AF:	14,330 SF (R-20 ACHES)
TRACTS AG, AH, AI:	200.000 SF (R-20 ACHES)
TRACTS AJ, AK, AL:	14,330 SF (R-20 ACHES)
TRACTS AM, AN, AO:	200.000 SF (R-20 ACHES)
TRACTS AP, AQ, AR:	14,330 SF (R-20 ACHES)
TRACTS AS, AT, AU:	200.000 SF (R-20 ACHES)
TRACTS AV, AV, AW:	14,330 SF (R-20 ACHES)
TRACTS AX, AY, AZ:	200.000 SF (R-20 ACHES)
TRACTS BA, BB, BC:	14,330 SF (R-20 ACHES)
TRACTS BD, BE, BF:	200.000 SF (R-20 ACHES)
TRACTS BG, BH, BI:	14,330 SF (R-20 ACHES)
TRACTS BJ, BK, BL:	200.000 SF (R-20 ACHES)
TRACTS BM, BN, BO:	14,330 SF (R-20 ACHES)
TRACTS BP, BQ, BR:	200.000 SF (R-20 ACHES)
TRACTS BS, BT, BU:	14,330 SF (R-20 ACHES)
TRACTS BV, BV, BW:	200.000 SF (R-20 ACHES)
TRACTS BX, BY, BZ:	14,330 SF (R-20 ACHES)
TRACTS CA, CB, CC:	200.000 SF (R-20 ACHES)
TRACTS CD, CE, CF:	14,330 SF (R-20 ACHES)
TRACTS CG, CH, CI:	200.000 SF (R-20 ACHES)
TRACTS CJ, CK, CL:	14,330 SF (R-20 ACHES)
TRACTS CM, CN, CO:	200.000 SF (R-20 ACHES)
TRACTS CP, CQ, CR:	14,330 SF (R-20 ACHES)
TRACTS CS, CT, CU:	200.000 SF (R-20 ACHES)
TRACTS CV, CV, CW:	14,330 SF (R-20 ACHES)
TRACTS CX, CY, CZ:	200.000 SF (R-20 ACHES)
TRACTS DA, DB, DC:	14,330 SF (R-20 ACHES)
TRACTS DD, DE, DF:	200.000 SF (R-20 ACHES)
TRACTS DG, DH, DI:	14,330 SF (R-20 ACHES)
TRACTS DJ, DK, DL:	200.000 SF (R-20 ACHES)
TRACTS DM, DN, DO:	14,330 SF (R-20 ACHES)
TRACTS DP, DQ, DR:	200.000 SF (R-20 ACHES)
TRACTS DS, DT, DU:	14,330 SF (R-20 ACHES)
TRACTS DV, DV, DW:	200.000 SF (R-20 ACHES)
TRACTS DX, DY, DZ:	14,330 SF (R-20 ACHES)
TRACTS EA, EB, EC:	200.000 SF (R-20 ACHES)
TRACTS ED, EE, EF:	14,330 SF (R-20 ACHES)
TRACTS EG, EH, EI:	200.000 SF (R-20 ACHES)
TRACTS EJ, EK, EL:	14,330 SF (R-20 ACHES)
TRACTS EM, EN, EO:	200.000 SF (R-20 ACHES)
TRACTS EP, EQ, ER:	14,330 SF (R-20 ACHES)

# SEPA ENVIRONMENTAL CHECKLIST

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

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

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

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

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

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

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

## ***Use of checklist for nonproject proposals:*** [\[help\]](#)

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

## **A. Background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Grapevine Estates

2. Name of applicant: [\[help\]](#)

RP Development

3. Address and phone number of applicant and contact person: [\[help\]](#)

105609 E. Wiser Parkway, Kennewick, WA 99338; Phone: 509-845-7199; Contact person: Steve Bauman

4. Date checklist prepared: [\[help\]](#)

November 2021

5. Agency requesting checklist: [\[help\]](#)  
City of Grandview
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
Design plans shall be prepared in the winter of 2021, with approved plans and construction of the first phase expected in the summer of 2022. The subdivision shall be completed in two phases.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)  
The applicant intends to subdivide the parcel, using R-1 zoning.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)  
Other than the preparation of this SEPA checklist, no other environmental information has been prepared or will be prepared directly related to this proposal, to the applicant's knowledge.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)  
A Rezone Application has been filled out and was submitted to the City of Grandview affecting this property to re-zone it from Agricultural to single-family residential (R-1) zoning. This SEPA checklist is included as an attachment to that application.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)  
Rezone Application by City of Grandview and Preliminary Plat Application by the City of Grandview.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#) Subdividing existing parcel into single family residential neighborhood, using the proposed R-1 zoning.

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

The projected parcel is located near the interchange of Interstate 82 and Wine County Road, fronting Euclid Road. The parcel number is 23091423002 and is located in the northwest quarter of Section 14, Township 19, Range 23 East in Yakima County.

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

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

a. General description of the site: [\[help\]](#)

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

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The site slopes approximately 0-5%.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

The general soils on site are a sandy loam per the NRCS soil classification maps. The land is not under cultivation of long-term commercial significance.

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

There are no immediate surface indications of unstable soils within the proposed boundary.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Filling and excavation are not proposed as a part of this project.

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

[\[help\]](#) Yes, once construction would start the project would prepare a project specific erosion control plan that will be implemented by the contractor.

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

The site will not have any impervious surfaces the completion of the rezone application. When the upcoming subdivision application is approved and construction, the site will be built out at approximately 35% percent impervious.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

No measures proposed with the rezone approval. When the subdivision is approved, City/Ecology approved erosion control measures will be used during construction.

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

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

During construction, trucks, earth moving equipment, power tools. After construction, one would expect the usual homeowner garden tools and vehicle use associated with a residential setting.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

I-82 adjoins one side of the site and will produce auto emissions from the traveling cars.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

No measures are proposed with this project.

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

- a. Surface Water:

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

No surface water bodies are on or in the immediate vicinity of the site.

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

No work will be completed over, in, or adjacent to any waters.

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

Not applicable.

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

The proposal will not require surface water withdrawals or diversions.

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

The proposal site is not within the 100-year floodplain.

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

The proposal does not involve any discharges of waste materials to surface waters.

b. Ground Water:

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

No groundwater will be withdrawn for drinking water or other purposes. Water would not be discharged to any sources of groundwater.

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

No waste materials will be discharged into the groundwater.

c. Water runoff (including stormwater):

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

There will be no changes in stormwater runoff as a result of the rezone. When the subdivision is approved and built, stormwater will be captured, retained and infiltrated on-site in accordance with City of Grandview standards and those of Washington Dept. of Ecology Eastern Washington Stormwater Manual.

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

Waster materials would not be allowed to enter ground or surface waters.

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

The proposal does not affect the drainage patterns surrounding the site.

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

There are no measures proposed at the time of the rezone. A fully engineered stormwater plan will be prepared by the applicant's design team and permitted by the City of Grandview prior to the issuance of a construction permit for the project site.

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

- a. Check the types of vegetation found on the site: [\[help\]](#)

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

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Existing crops, grass, shrubs, or trees will be removed as part of this proposal at the time that the subdivision's infrastructure would be installed.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known to the applicant's knowledge.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

No vegetation is proposed as a part of this projects rezone application. Upon completion of the subdivision the homes would develop lawns and plant trees.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None known to the applicant's knowledge.

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

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

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

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

The site is within the regular concentration of Townsend's Ground Squirrel.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

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

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

No measures proposed at this time.



- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known to the applicant's knowledge.

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

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

This proposal has no energy demand at this time. When the subdivision is built out, it is estimated that the residential houses will use electricity and natural gas for powering the homes and heating.

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

This project has no foreseeable impact to adjacent properties potential solar needs.

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

No energy conservation features are proposed as a part of this projects rezone. All new homes would be required to meet all applicable building and energy codes as required by the City of Grandview.

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

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

There are no potential health hazards with this proposal to the applicant's knowledge.

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

[\[help\]](#) There are no known or possible contamination at the site from past or present uses to the applicant's knowledge.

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

There are no existing hazardous chemicals/conditions that might affect this project development and design to the applicant's knowledge.

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

There are no toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction to the applicant's knowledge.

- 4) Describe special emergency services that might be required. [\[help\]](#)

No special emergency services would be required other than the usual fire, ambulance and police residential services.

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

No proposed measures at this time. Any proposed subdivision plans will follow current code and regulations in terms of environmental health.

- b. Noise [\[help\]](#)

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

There are no known sources of noise in the area that will directly affect this proposal. The project is adjacent to Interstate 82, which has traffic noise. There will be the usual residential noises from the surrounding houses.

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

No noises will be created with this proposal at this time. During construction there will be construction noise associated with infrastructure installation and home building. After construction, there will be the usual residential noises.

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

No measures are proposed at the time of rezone. During construction of the site's infrastructure noise will be limited to working hours and noise ordinance as allowed by the City of Grandview.

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

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The site is currently used as working farmlands. Nearby properties are also working farmlands or single family homes.

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

The approximately 23 acre site has been used as working farmland. This land is not agricultural land of long-term commercial significance.

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

The proposal will not affect or be affected by surrounding working farmland normal business operations.

c. Describe any structures on the site. [\[help\]](#)

There are no structures on the site.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No structures will be demolished as part of this project.

e. What is the current zoning classification of the site? [\[help\]](#)

The current zoning for this site is AG.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The current comprehensive plan designation for the site is Residential.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No part of the site has been classified as a critical area by the city.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

After the subdivision is completed, approximately 250 +/- would live there.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposed project will rezone the project site to R-1, Single Residential. This will align with the City of Grandview's Comprehensive Plan for Future Land Use goals.

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

No measures proposed at this time.

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

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

The subdivision proposal will have approximately 90 units of middle income housing.

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

No housing units would be eliminated with this project.

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

The subdivision design will follow the applicable building codes and regulations as adopted by the City of Grandview.

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

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

No structures will be built with the just the rezone of the property. Any homes constructed with the project will be required to comply with the City of Grandview R-1 Zoning requirements for building height of 30 feet.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

No views would be altered or obstructed at this time. After subdivision construction, there may be altered views across the site with houses and street trees.

b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

No measures are proposed at this time.

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

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

No lighting or glare will be produced by the proposal at this time. The proposed subdivision will produce the usual amount of light from residential houses and street lights.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No light from the project would be a safety hazard or interfere with the views at this time. The proposed subdivision will follow the appropriate codes and regulations regarding light and glare. New lighting would be directed downward.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

There will be light generated by adjacent Interstate 82 from vehicle headlights.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

No measures are proposed at this time. The design of the proposed subdivision will follow appropriate code and regulations regarding light and glare, all new lighting would be directed downward.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Nearby recreational opportunities include, Westside Park, Vista Grande Park and Euclid Park, all within approximately one mile.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

The project would not displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

No measures are proposed at this time.

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

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

Not to the applicant's knowledge.

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

Not to the applicant's knowledge.

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

Assessment of potential impacts was based on research of Google Earth images and City of Grandview and Yakima County GIS mapping. The proposed subdivision would follow state guideline regarding cultural resources.

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

No measures are proposed at this time.

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

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

The site is located near the interchange of Interstate 82 and Wine County Road and fronts Euclid Road.

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

The site is not currently served by public transit.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The proposed subdivision would follow code regarding parking spaces for residential subdivisions, and would allow on-street parking. No existing parking space would be eliminated with the project.

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

The proposal will require improvements to existing roads directly adjacent to the project site. The proposed subdivision will provide the site improvements required by code and regulation by the City of Grandview for new roadways in order to access the homes constructed within the subdivision.

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

No.

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

No additional vehicular trips will be generated by just the project rezone. See attached traffic impact checklist for additional information regarding to trips associated with the complete build out of the project site.

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

The proposal will not interfere with, affect, or be affected by the movement of agriculture or forest products on the roads or streets in the area.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

The project would seek to develop new roadway improvements adjacent to the subject property in accordance with City of Grandview standards in addition to the construction of new roadways interior to the project site in order to access the new homes and provide access for emergency services.

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

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

The project would not need any additional public services just associated with the rezone application. At the completion of the project subdivision in the future there would be an increased need for fire protection, police protection, public transit, health care and schools for the new residents that would reside in the area.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

No measures are proposed with the rezone application. All new residents living within the future subdivision would be subject to property tax and levies associated with owning property within the proposed subdivision.

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

- a. Circle utilities currently available at the site: [\[help\]](#)

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

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#) No utilities are proposed as part of the rezone. The residential project will require the construction and installation of new water, sewer, irrigation, power, and communication lines.

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

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

Digitally signed by  
Jason Mattox  
Date: 2021.11.15  
12:55:21-08'00'



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

Name of signee Jason Mattox, PE

Position and Agency/Organization Engineer, PBS Engineering and

Date Submitted: 11/15/21 Environmental

### D. supplemental sheet for nonproject actions [\[help\]](#)

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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

City of Grandview

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

Development Traffic Impact Data Checklist

Development Name: Grapevine Estates  
 Development Address: Parcel # 23091423002

Developer Name: RP Development  
 Developer Address: 105609 E. Wiser Parkway  
 Kennewick, Washington 99338

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

Number of Units: 84-91

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

3. Total vehicle trips per day for the development: 900

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

900 daily trips to Euclide Road  
600 daily trips to Wine Country Road  
300 daily trips to Viall Road

5. Peak hour trips to public streets from development:

90 Peak hour trips to Euclide Road  
60 Peak hour trips to Wine Country Road  
30 Peak hour trips to Viall Road

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

500 8,400 500  
Euclide Road Wine Country Road Viall Road

7. Existing level of service (LOS) capacity for existing public streets accessed by development:  
Euclide and Viall Road Two lane street, LOS C. - 8,000 ADT  
Wine Country Road Two lane, plus left turn lane, LOS C. - 12,000 ADT

			<u>Euclide Rd</u>	<u>Wine Country Rd</u>	<u>Viall Rd</u>
Concurrency Test:	Available capacity (subtract #6 from #7)	<u>7,500</u>	<u>3,600</u>	<u>7,500</u>	
	Projected number of trips (#3)	<u>900</u>	<u>600</u>	<u>300</u>	
	Remaining capacity	<u>6,400</u>	<u>3,000</u>	<u>7,200</u>	

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

8. Three-year accident history of existing public streets accessed by development:  
 (In vicinity of development)

- None
- See Attached

9. Traffic/street improvements proposed to mitigate this development:

- None at this time
- See Attached

John Manix, PE

November 9, 2021

Completed By

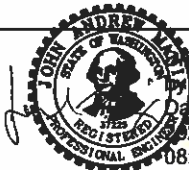
Date

Digitally signed by John A Manix

Date:

2021.11.10

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**OFFICER REPORTED CRASHES THAT OCCURRED ON ALL ROADS IN YAKIMA COUNTY  
01/01/2015 - 12/31/2020**

*Under 23 U.S. Code § 148 and 23 U.S. Code § 409, safety data, reports, surveys, schedules, lists compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such reports, surveys, schedules, lists, or data.*

JURISDICTION	COUNTY	CITY	PRIMARY TRAFFICWAY	BLOCK NUMBER	INTERSECTING TRAFFICWAY	DIST FROM REF POINT	MI or FT	COMP DIR FROM REF POINT
3-year collision data 1/1/2018-12/31/2020								
City Street	Yakima	Grandview	N EUCLID ST	650	N VIALI RD			
City Street	Yakima	Grandview	N EUCLID ST	300	W WINE COUNTRY RD			
City Street	Yakima	Grandview	N EUCLID ST	0	W WINE COUNTRY RD			
City Street	Yakima	Grandview	N EUCLID ST	0	W WINE COUNTRY RD			
City Street	Yakima	Grandview	N EUCLID ST	0	W WINE COUNTRY RD			
Additional data for five-year collision data on N Euclid ST from 1/1/2016-12/31/2017								

REFERENCE POINT NAME	A / B	SR ONLY HISTORY/ SUSPENSE	REPORT NUMBER	DATE	TIME	MOST SEVERE INJURY TYPE	# I N J U R Y	# F A T A L S	# P I K E D	# B I K E	VEHICLE 1 TYPE	VEHICLE 2 TYPE
		No	EA6029	09/18/2020	13:05	No Apparent Injury	0	0	2	0	Pickup, Panel Truck or Vanette under 10,000 lb	Passenger Car
		No	EA12620	01/24/2020	12:07	No Apparent Injury	0	0	2	0	Passenger Car	Pickup, Panel Truck or Vanette under 10,000 lb
		No	E966153	09/29/2019	18:03	No Apparent Injury	0	0	2	0	Pickup, Panel Truck or Vanette under 10,000 lb	Pickup, Panel Truck or Vanette under 10,000 lb
		No	E940769	07/15/2019	16:41	No Apparent Injury	0	0	2	0	Truck Tractor & Semi-Trailer	Passenger Car
		No	E794873	04/28/2018	11:11	No Apparent Injury	0	0	2	0	Passenger Car	Passenger Car

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JUNCTION RELATIONSHIP	WEATHER	ROADWAY SURFACE CONDITION	LIGHTING CONDITION	FIRST COLLISION TYPE / OBJECT STRUCK	VEHICLE 1 ACTION
At Intersection and Related	Fog or Smog or Smoke	Dry	Daylight	Entering at angle	Making Left Turn
At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	From same direction - both going straight - one stopped - rear-end	Starting in Traffic Lane
At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	From opposite direction - one left turn - one straight	Making Left Turn
At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	Entering at angle	Making Left Turn
At Intersection and Related	Clear or Partly Cloudy	Dry	Daylight	From same direction - both going straight - one stopped - rear-end	Going Straight Ahead

VEHICLE 2 ACTION	VEHICLE 1 COMPASS DIRECTION FROM	VEHICLE 1 COMPASS DIRECTION TO	VEHICLE 2 COMPASS DIRECTION FROM	VEHICLE 2 COMPASS DIRECTION TO	MV DRIVER CONTRIBUTING CIRCUMSTANCE 1 (UNIT 1)	MV DRIVER CONTRIBUTING CIRCUMSTANCE 2 (UNIT 1)	MV DRIVER CONTRIBUTING CIRCUMSTANCE 3 (UNIT 1)
Slowing	South	West	West	East	Improper Turn/Merge		
Stopped for Traffic	North	East	Vehicle Stopped	Vehicle Stopped	Follow Too Closely		
Going Straight Ahead	East	South	West	East	Other Contributing Circ Not Listed		
Stopped at Signal or Stop Sign	East	South	Vehicle Stopped	Vehicle Stopped	Improper Turn/Merge		
Stopped at Signal or Stop Sign	South	North	Vehicle Stopped	Vehicle Stopped	Inattention	Operating Other Electronic Devices (comp)	

MV DRIVER CONTRIBUTING CIRCUMSTANCE 1 (UNIT 2)	FIRST IMPACT LOCATION (City, County & Misc Trafficways - 2010 forward)
None	Intersecting Trafficway
Disregard Traffic Sign and Signals	Lane of Primary Trafficway
None	Lane of Primary Trafficway
None	Intersecting Trafficway
None	Lane of Primary Trafficway

**OFFICER REPORTED CRASHES THAT OCCURRED ON ALL ROADS IN YAKIMA COUNTY  
01/01/2015 - 12/31/2020**

*Under 23 U.S. Code § 148 and 23 U.S. Code § 409, safety data, reports, surveys, schedules, lists compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such reports, surveys, schedules, lists, or data.*

JURISDICTION	COUNTY	CITY	PRIMARY TRAFFICWAY	BLOCK NUMBER	INTERSECTING TRAFFICWAY	DIST FROM REF POINT	COMP DIR FROM REF POINT	
							MI or FT	F N
City Street	Yakima	Grandview	N EUCLID ST	500		350	F	N
City Street	Yakima	Grandview	N EUCLID ST	900	W WINE COUNTRY RD			
City Street	Yakima	Grandview	N EUCLID ST	0	N 5TH ST			

REFERENCE POINT NAME	A / B	SR ONLY HISTORY/ SUSPENSE	REPORT NUMBER	DATE	TIME	MOST SEVERE INJURY TYPE	# INJURY	# FATALS	# VEHICLES	# PEDESTRIANS	VEHICLE 1 TYPE	VEHICLE 2 TYPE
N 5TH ST		No	E690724	07/12/2017	18:39	No Apparent Injury	0	0	2	0	Pickup,Panel Truck or Vanette under 10,000 lb	Passenger Car
		No	E659278	04/07/2017	11:32	No Apparent Injury	0	0	2	0	Truck Tractor & Semi-Trailer	Pickup,Panel Truck or Vanette under 10,000 lb
		No	E619837	12/12/2016	15:44	Unknown	0	0	1	0	Pickup,Panel Truck or Vanette under 10,000 lb	

JUNCTION RELATIONSHIP	WEATHER	ROADWAY SURFACE CONDITION	LIGHTING CONDITION	FIRST COLLISION TYPE / OBJECT STRUCK	VEHICLE 1 ACTION
At Driveway	Clear or Partly Cloudy	Dry	Daylight	Entering at angle	Backing
At Intersection and Related	Overcast	Dry	Daylight	From same direction - both going straight - both moving - sideswipe	Going Straight Ahead
At Intersection and Related	Clear or Partly Cloudy	Ice	Daylight	Utility Box	Going Straight Ahead



VEHICLE 2 ACTION	VEHICLE 1 COMPASS DIRECTION FROM	VEHICLE 1 COMPASS DIRECTION TO	VEHICLE 2 COMPASS DIRECTION FROM	VEHICLE 2 COMPASS DIRECTION TO	MV DRIVER CONTRIBUTING CIRCUMSTANCE 1 (UNIT 1)	MV DRIVER CONTRIBUTING CIRCUMSTANCE 2 (UNIT 1)	MV DRIVER CONTRIBUTING CIRCUMSTANCE 3 (UNIT 1)
Going Straight Ahead	Vehicle Backing	Vehicle Backing	South	North	Inattention	Improper Backing	Did Not Grant RW to Vehicle
Going Straight Ahead	South	North	South	North	Did Not Grant RW to Vehicle		
	East	West			Exceeding Reas. Safe Speed		

MV DRIVER CONTRIBUTING CIRCUMSTANCE 1 (UNIT 2)	FIRST IMPACT LOCATION (City, County & Misc Trafficways - 2010 forward)
None	Lane of Primary Trafficway
None	Lane of Primary Trafficway
	Past the Outside Shoulder of Primary Trafficway

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

Yakima County  
 Washington County  
 Skagit County



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 www.firstam.com  
 509.248.7550

Assessor | Planning | Real Estate | FAQ | Help | Legend | Search | Tools | Overview

Search By: Parcel Number  
 Parcel #:

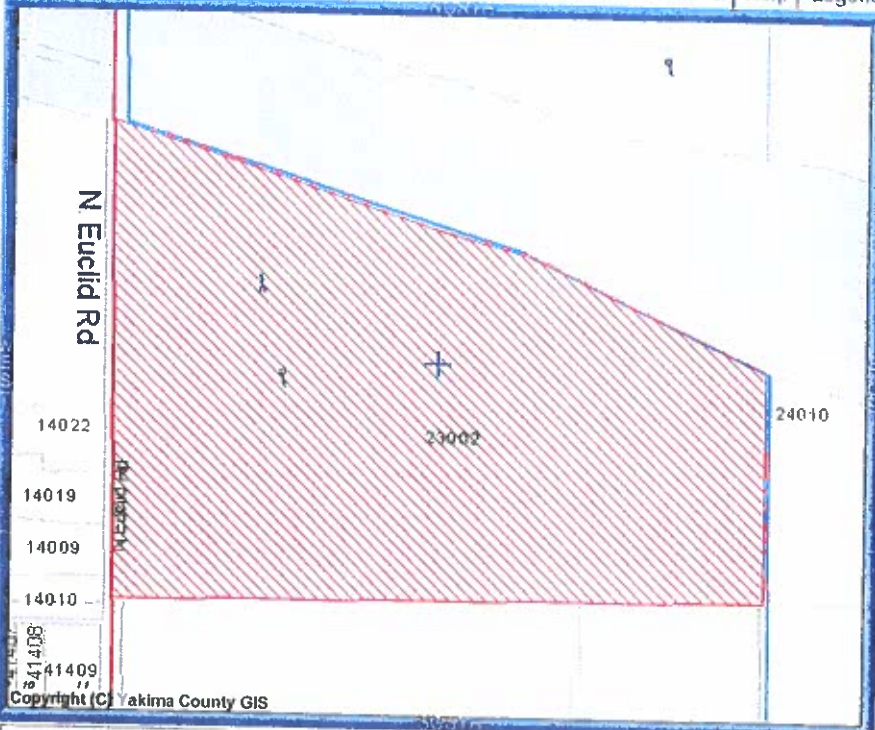
Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

MapScale: 1 inch = 300 ft.

Overlays: Aerial Photography:   
 FEMA  Critical Areas  
 Contours  Utilities

MapSize: Small (800x600)

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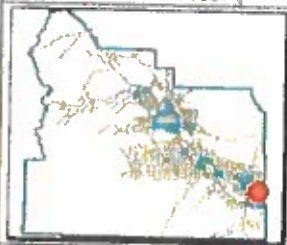
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Eastings (ft) : Northing (ft)  
 Longitude (W) : Latitude (N)

Click Map to: **Get Information**

One Inch = 300 Feet  
 Feet 200 400

Map Report

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 1/23/2022 11:10:05 PM				PRINTING				
	Parcel Address:	UN-ASSIGNED, WA				Printer-Friendly Page				
	Parcel Owner(s):	SG LAND MANAGEMENT LLC								
	Parcel Number:	23091423002	Parcel Size:	22.64 Acre(s)						
	Property Use:	91 Undeveloped Land								
<b>TAX AND ASSESSMENT INFORMATION</b>										
Tax Code Area (TCA):	440	Tax Year:	2022							
Improvement Value:	\$52500	Land Value:	\$815000							
Current Use Value:	\$0	Current Use Improvement:	\$0							
New Construction:	\$0	Total Assessed Value:	\$867500							
<b>RESIDENTIAL INFORMATION</b>										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/blin)	Carport	SECTION MAPS Section Map 1in=400ft
No Residence Information Found.										
<b>SALE INFORMATION</b>							Qtr SECTION MAPS			
Excise	Sale Date	Sale Price	Grantor	Portion						
460232	8/17/2021	\$860320	VINING, MARVIN & JOANNE	N						
E032747	8/18/2021	\$1698000	NORTH 44 HOMES LLC	N						
<b>DISCLAIMER</b>							NW Qtr 1"=200ft	NE Qtr 1"=200ft		
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.							SW Qtr 1"=200ft	SE Qtr 1"=200ft		

OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1926D <a href="#">Download Map</a>
LOCATION INFORMATION			
+ Latitude: 46° 16' 01.341"		+ Longitude: -119° 54' 46.810"	
Range: 23		Township: 09 Section: 14	
Narrative Description: Section 14 Township 19 Range 23 Quarter NW: THAT PORTION OF THE SW1/4 OF THE NW1/4 LYING SOUTHERLY OF STATE ROUTE 82 RIGHT OF WAY EXCEPT DRAINAGE DITCH NO. 9 AND EXCEPT THAT PORTION OF THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES UNDER YAKIMA COUNTY SUPERIOR COURT CAUSE NO. 77-2-01396-5			
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			





**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):** RP Development  
**Property Owner(s):** SG Land Management LLC  
**Proposed Project:** Grapevine Estates Rezone & Preliminary Plat Subdivision – 97 Lots  
**Current Zoning:** AG Agricultural  
**Proposed Zoning:** R-1 Low Density Residential  
**Comprehensive Plan Designation:** Residential  
**Location of Project:** North Euclid Road, Grandview, Yakima County, Washington.  
**Parcel No.:** 230914-23002

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: cartega@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):** RP Development  
**Property Owner(s):** SG Land Management LLC  
**Proposed Project:** Grapevine Estates Rezone & Preliminary Plat Subdivision – 97 Lots  
**Current Zoning:** AG Agricultural  
**Proposed Zoning:** R-1 Low Density Residential  
**Comprehensive Plan Designation:** Residential  
**Application Date:** January 21, 2022  
**Application Acceptance:** February 2, 2022  
**Decision-Making Authority:** City of Grandview

**Location of Project:** North Euclid Road, Grandview, Yakima County, Washington. Parcel No. 230914-23002

**Project Description:** Applicants request rezone and preliminary plat approval for a residential subdivision.

**Requested Approvals & Actions:** Rezone and preliminary plat approval.

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

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

**Environmental Determination**

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

issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **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](http://www.grandview.wa.us). All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: [anitap@grandview.wa.us](mailto:anitap@grandview.wa.us). Comments concerning the application should be submitted no later than **Thursday, 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

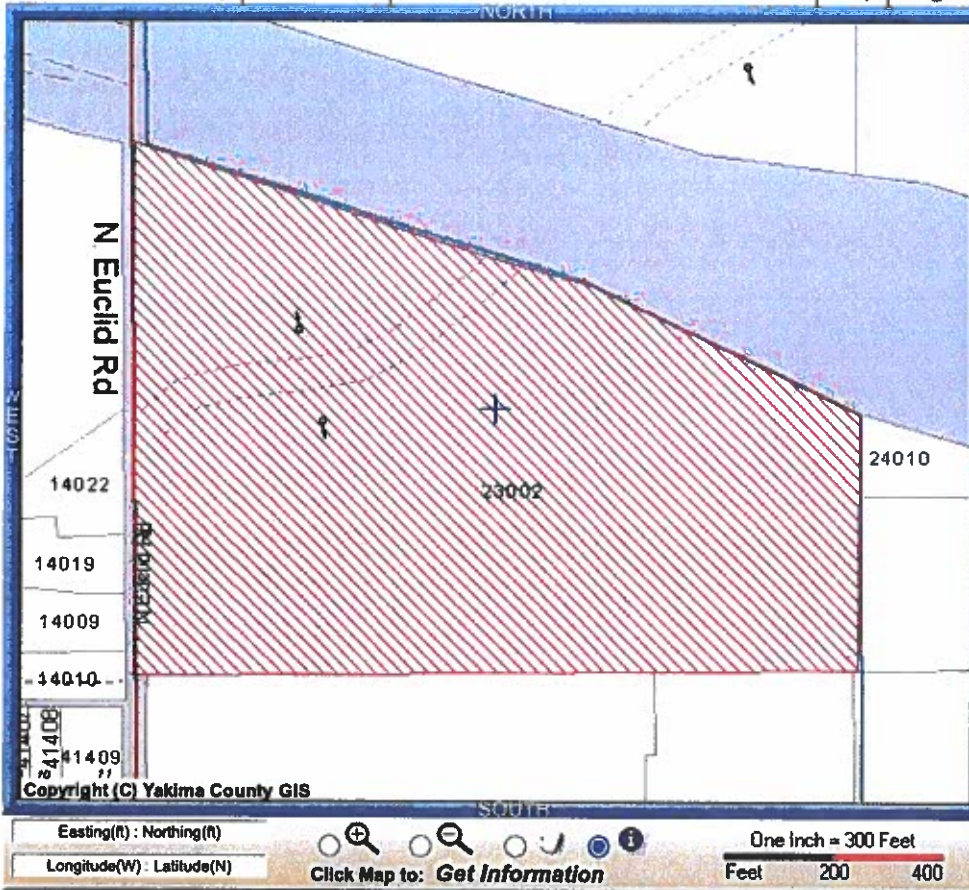
Publication: Grandview Herald – February 9, 2022

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**

Map Scale: 1 Inch = 300 ft.

Overlays: Aerial Photography:  FEMA  Critical Areas  Contours  Utilities

Map Size: Small (800x600)

Maps brought to you by:

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

Map Report

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 2/1/2022 11:09:08 PM				PRINTING				
	Parcel Address:	UN-ASSIGNED, ,WA				Printer-Friendly Page				
	Parcel Owner(s):	SG LAND MANAGEMENT LLC				Detailed Report				
	Parcel Number:	23091423002	Parcel Size:	22.64 Acre(s)		Print Detailed MAP				
	Property Use:	91 Undeveloped Land								
<b>TAX AND ASSESSMENT INFORMATION</b>										
Tax Code Area (TCA):	440	Tax Year:	2022							
Improvement Value:	\$52500	Land Value:	\$815000							
Current Use Value:	\$0	Current Use Improvement:	\$0							
New Construction:	\$0	Total Assessed Value:	\$867500							
<b>RESIDENTIAL INFORMATION</b>										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsm SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/btln)	Carport	Section Map 1in=400ft
No Residence Information Found.										
<b>SALE INFORMATION</b>								<b>Qtr SECTION MAPS</b>		
Excise	Sale Date	Sale Price	Grantor	Portion						
480232	8/17/2021	\$880320	VINING, MARVIN & JOANNE	N		NW-Qtr 1"=200ft		NE-Qtr 1"=200ft		
E032747	8/18/2021	\$1698000	NORTH 44 HOMES LLC	N		SW-Qtr 1"=200ft		SE-Qtr 1"=200ft		
<b>DISCLAIMER</b>										
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OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D <a href="#">Download Map</a>
LOCATION INFORMATION			
+ Latitude:	46° 16' 01.341"	+ Longitude:	-119° 54' 46.810"
		Range:	23 Township: 09 Section: 14
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DISCLAIMER			







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

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

**Applicant(s):** RP Development  
**Property Owner(s):** SG Land Management LLC  
**Proposed Project:** Grapevine Estates Rezone & Preliminary Plat Subdivision–97 Lots  
**Current Zoning:** AG Agricultural  
**Proposed Zoning:** R-1 Low Density Residential  
**Comprehensive Plan Designation:** Residential  
**Location of Project:** North Euclid Road, Grandview, Yakima County, Washington.  
**Parcel No.:** 230914-23002

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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**Comprehensive Plan Designation:** Residential  
**Application Date:** January 21, 2022  
**Application Acceptance:** February 2, 2022  
**Decision-Making Authority:** City of Grandview

**Location of Project:** North Euclid Road, Grandview, Yakima County, Washington. Parcel No. 230914-23002

**Project Description:** Applicants request rezone and preliminary plat approval for a residential subdivision.

**Requested Approvals & Actions:** Rezone and preliminary plat approval.

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

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

**Environmental Determination**

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#### **Join Zoom Meeting**

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### **CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – February 9, 2022

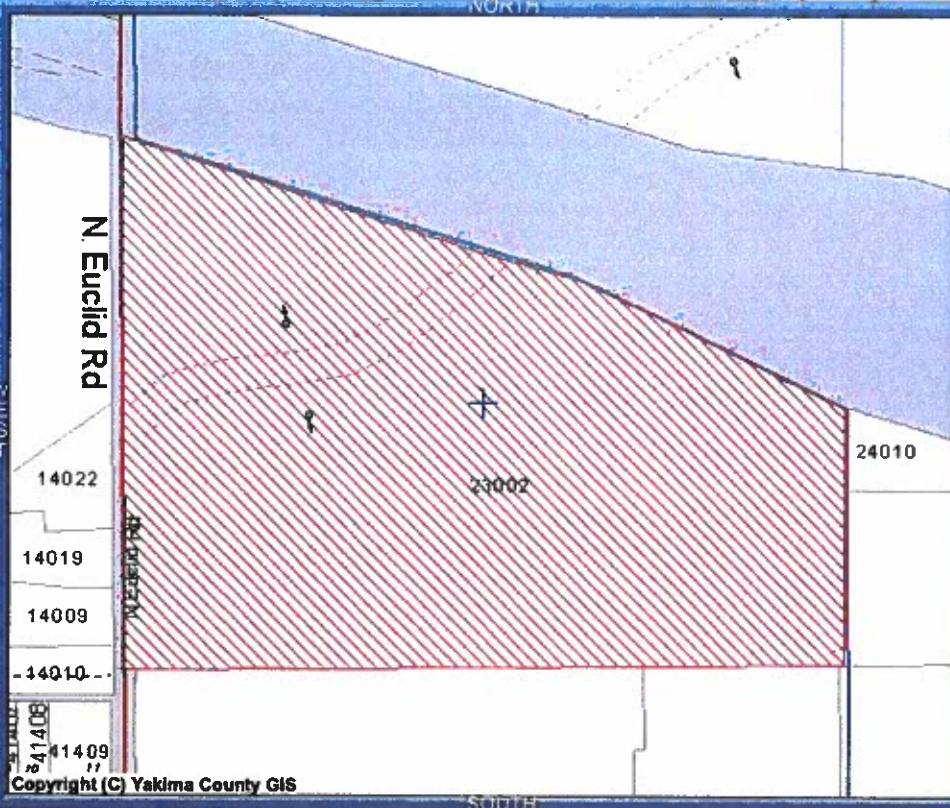
Property Posted: February 9, 2022

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



Eastings(ft) : Northing(ft)  
 Longitude(W) : Latitude(N)  
 Click Map to: [Get Information](#)  
 One Inch = 300 Feet  
 Feet 200 400

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

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.vlgco.com](http://www.vlgco.com)  
 (509) 248-4442

PROPERTY PHOTOS. 1		PROPERTY INFORMATION AS OF 2/1/2022 11:09:08 PM				PRINTING					
	Parcel Address:	UN-ASSIGNED, ,WA				<input type="button" value="Printer-Friendly Page"/>					
	Parcel Owner(s):	SG LAND MANAGEMENT LLC									
	Parcel Number:	23091423002	Parcel Size:	22.64 Acre(s)							
	Property Use:	91 Undeveloped Land									
<b>TAX AND ASSESSMENT INFORMATION</b>											
Tax Code Area (TCA):		440	Tax Year:		2022						
Improvement Value:		\$52500	Land Value:		\$815000						
Current Use Value:		\$0	Current Use Improvement:		\$0						
New Construction:		\$0	Total Assessed Value:		\$867500						
<b>RESIDENTIAL INFORMATION</b>											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/at/blk/in)	Carport	<input type="button" value="Section Map 1in=400ft"/>	
No Residence Information Found.											
<b>SALE INFORMATION</b>								<b>Qtr SECTION MAPS</b>			
Excise	Sale Date	Sale Price	Grantor		Portion						
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<b>DISCLAIMER</b>								NW-Qtr 1"=200ft		NE-Qtr 1"=200ft	
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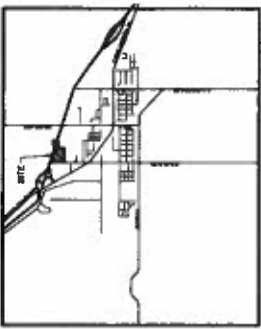
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Urban Growth Area:	Grandview	Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)
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LOCATION INFORMATION			
+ Latitude: 46° 16' 01.341"	+ Longitude: -119° 54' 46.810"	Range: 23	Township: 09 Section: 14
Narrative Description: Section 14 Township 19 Range 23 Quarter NW: THAT PORTION OF THE SW1/4 OF THE NW1/4 LYING SOUTHERLY OF STATE ROUTE 82 RIGHT OF WAY EXCEPT DRAINAGE DITCH NO.9 AND EXCEPT THAT PORTITHE STATE OF WASHINGTON FOR HIGHWAY PURPOSES UNDER YAKIMA COUNTY SUPERIOR COURT CAUSE NO. 77-2-01396-5			

DISCLAIMER

# GRAPEVINE ESTATES PRELIMINARY PLAT

LOCATED IN SECTION 14 TOWNSHIP 9 NORTH, RANGE 23 EAST, W. 1/4,  
CITY OF GRANDVIEW, TAHOOMA COUNTY, WASHINGTON



VICINITY MAP  
NOT TO SCALE

**LAND USE TABLE**

SITE AREA	ZONING
TOTAL LOT COURT	RESIDENTIAL
SINGLE FAMILY RESIDENTIAL LOTS	RESIDENTIAL
MAXIMUM RESIDENTIAL LOT AREA	RESIDENTIAL
OVERALL AVE. LOT AREA	RESIDENTIAL
FRONT OF WAY DESIGNATOR	RESIDENTIAL
TRACTS A, B, C, D	RESIDENTIAL
TRACTS A AND B USE	RESIDENTIAL
TRACTS C AND D USE	RESIDENTIAL



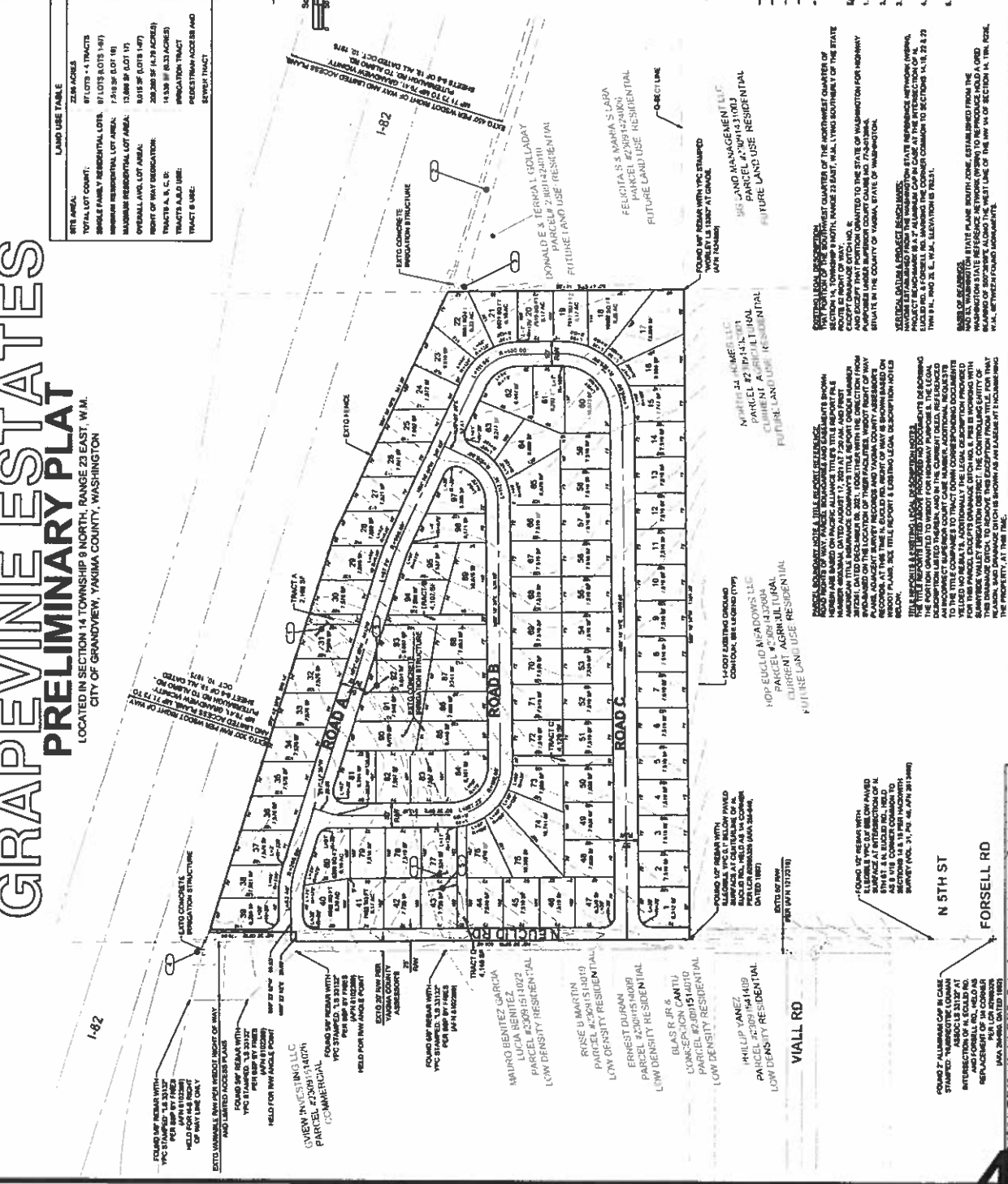
**OWNER/DEVELOPER:**  
RP DEVELOPMENT  
C/O STEVE BALMAIN  
10608 E. WISER PARKWAY  
RENTON, WA 98058  
(206) 842-7188

**ENGINEER:**  
PAC ENGINEERS AND  
ENVIRONMENTAL  
CONTACT: JASON MATOK, PE  
400 BRADLEY BLVD., SUITE 108  
RENTON, WA 98058  
(206) 842-1800

**SURVEYOR:**  
PAC ENGINEERS AND  
ENVIRONMENTAL  
CONTACT: ALEX MATRIZANO, PLS  
400 BRADLEY BLVD., SUITE 108  
RENTON, WA 98058  
(206) 842-1800

**LEGEND**

- FOUND FROM PPO/PHASIS CAP
- ELEVATION
- INTERSECTION
- PAGE
- RIGHT-OF-WAY
- SQUARE FEET
- TYPICAL
- SIDEWALK, BARRIAGE & UTILITY EASEMENT (OR A COMBINATION THEREOF)
- VOLUME
- SECTION LINE OR SUB-SECTION LINE
- EXISTING EASEMENT
- EXISTING GROUND CONTOUR
- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT BOUNDARY
- PROPOSED PHASE LINE



**BASEMENT, ETC.**

- EXISTING OR PROPOSED EASEMENT FOR AND FOR DRAINAGE DITCH
- EXISTING OR PROPOSED EASEMENT FOR AND FOR LATERAL (L 2)
- EXISTING OR PROPOSED EASEMENT FOR AND FOR LATERAL (L 3)
- EXISTING OR PROPOSED EASEMENT FOR AND FOR LATERAL (L 4)
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- EXISTING OR PROPOSED EASEMENT FOR AND FOR LATERAL (L 70)
- EXISTING OR PROPOSED EASEMENT FOR AND FOR LATERAL (L 71)
- EXISTING OR PROPOSED EASEMENT FOR AND FOR LATERAL (L 72)
- EXISTING OR PROPOSED EASEMENT FOR AND FOR LATERAL (L 73)
- EXISTING OR PROPOSED EASEMENT FOR AND FOR LATERAL (L 74)
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- EXISTING OR PROPOSED EASEMENT FOR AND FOR LATERAL (L 80)
- EXISTING OR PROPOSED EASEMENT FOR AND FOR LATERAL (L 81)
- EXISTING OR PROPOSED EASEMENT FOR AND FOR LATERAL (L 82)
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- EXISTING OR PROPOSED EASEMENT FOR AND FOR LATERAL (L 90)
- EXISTING OR PROPOSED EASEMENT FOR AND FOR LATERAL (L 91)
- EXISTING OR PROPOSED EASEMENT FOR AND FOR LATERAL (L 92)
- EXISTING OR PROPOSED EASEMENT FOR AND FOR LATERAL (L 93)
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- EXISTING OR PROPOSED EASEMENT FOR AND FOR LATERAL (L 97)
- EXISTING OR PROPOSED EASEMENT FOR AND FOR LATERAL (L 98)
- EXISTING OR PROPOSED EASEMENT FOR AND FOR LATERAL (L 99)
- EXISTING OR PROPOSED EASEMENT FOR AND FOR LATERAL (L 100)

**PRELIMINARY PLAT FOR:**  
**GRAPEVINE ESTATES**  
A SITE LOCATED IN THE CITY OF GRANDVIEW, WA

**PRELIMINARY**  
SUBJECT TO AGENCY REVIEW  
NOT FOR CONSTRUCTION

DATE: 08/28/2018  
CHECKED: [Signature]  
DATE: 08/28/2018  
SHEET: 1 OF 1

45

230914-23002  
SG Land Management LLC  
105609 E Wiser Pkwy  
Kennewick, WA 99338

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

230914-32001  
North 44 Homes LLC  
4001 S Vancouver Street  
Grandview, WA 99337

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

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

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

230915-41411  
Aracelia Guevara  
1002 Viall Road  
Grandview, WA 98930

Pro-Made Construction LLC  
6159 W. Deschutes Ave, Suite 508  
Kennewick, WA 99338

230914-22004  
Cascade Natural Gas Corp.  
8113 W Grandridge Blvd.  
Kennewick, WA 99336

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

230914-31003  
SG Land Management LLC  
105609 E Wiser Pkwy  
Kennewick, WA 99338

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

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

230915-41408  
Raquel Zepeda  
1003 Viall Road  
Grandview, WA 98930

230915-41410  
Mary Alaniz  
706 N Euclid  
Grandview, WA 98930

230914-22005  
Marvin & Joanne Vinning  
211 Lindsey Lane  
Grandview, WA 98930

230914-32004  
HDP Euclid Meadows LLC  
2464 SW Glacier PL Ste 110  
Redmond, OR 97756

230615-14026  
Tim Nelson  
P.O. Box 369  
Fall City, WA 98024

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

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

230915-41409  
Phillip Yanez  
1001 Viall Road  
Grandview, WA 98930

Paul Lavrentiev  
RP Development  
105609 E. Wiser PKWY  
Kennewick, WA 99338

**Anita Palacios**

---

**From:** NoReply@ecy.wa.gov  
**Sent:** Thursday, February 3, 2022 4:50 PM  
**To:** Anita Palacios  
**Subject:** SEPA record published

---

**CAUTION:** External Email

---

The SEPA admin reviewed and published [SEPA record number 202200488, "Grapevine Estates Rezone & Preliminary Plat"](#).  
It will now be available to the public.

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





**CITY OF GRANDVIEW  
CERTIFICATE OF POSTING PROPERTY**

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

That on the 9<sup>th</sup> 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):** RP Development  
**Property Owner(s):** SG Land Management LLC  
**Proposed Project:** Grapevine Estates Rezone & Preliminary Plat Subdivision – 97 Lots  
**Current Zoning:** AG Agricultural  
**Proposed Zoning:** R-1 Low Density Residential  
**Comprehensive Plan Designation:** Residential

Dated this 9<sup>th</sup> day of February, 2022.

**GRANDVIEW PUBLIC WORKS DEPARTMENT**

BY:   
Signature

Carlos Granados  
Printed Name



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

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

**Applicant(s):** RP Development  
**Property Owner(s):** SG Land Management LLC  
**Proposed Project:** Grapevine Estates Rezone & Preliminary Plat Subdivision – 97 Lots  
**Current Zoning:** AG Agricultural  
**Proposed Zoning:** R-1 Low Density Residential  
**Comprehensive Plan Designation:** Residential  
**Application Date:** January 21, 2022  
**Application Acceptance:** February 2, 2022  
**Decision-Making Authority:** City of Grandview

**Location of Project:** North Euclid Road, Grandview, Yakima County, Washington. Parcel No. 230914-23002

**Project Description:** Applicants request rezone and preliminary plat approval for a residential subdivision.

**Requested Approvals & Actions:** Rezone and preliminary plat approval.

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

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

**Environmental Determination**

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

issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **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](http://www.grandview.wa.us). All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: [anitap@grandview.wa.us](mailto:anitap@grandview.wa.us). Comments concerning the application should be submitted no later than **Thursday, 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=QjZEdDIyL1FCY3J2VXE0ZnhmTDN1Zz09>

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.

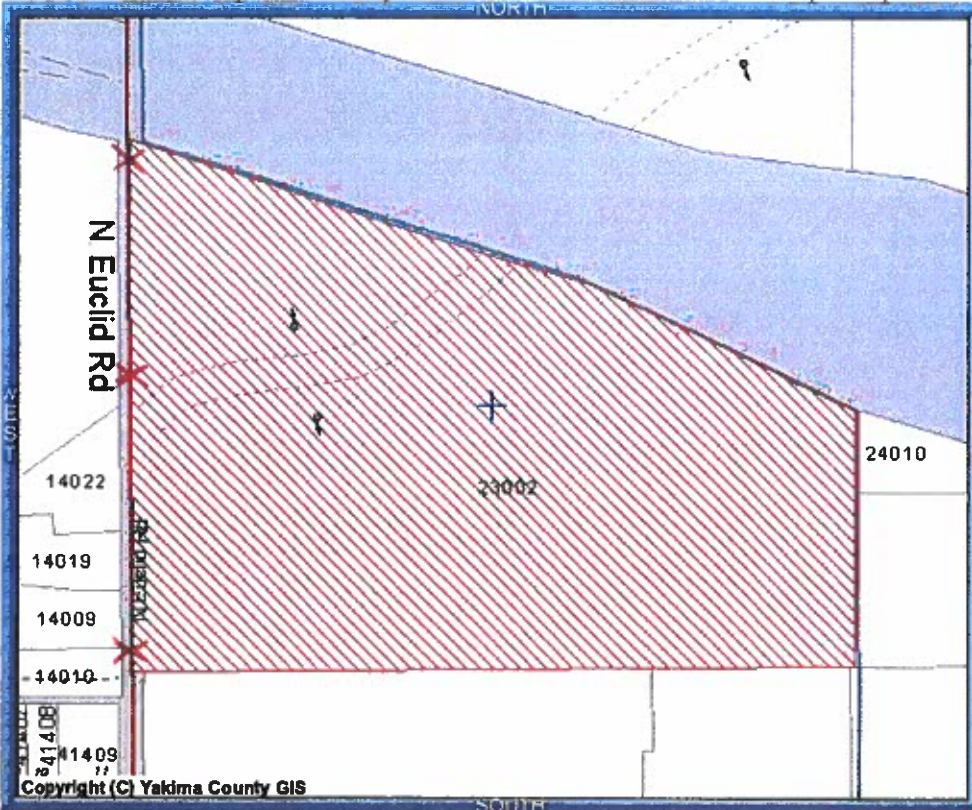
#### **CITY OF GRANDVIEW**

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



**Search By:** Parcel Number

Parcel #:

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

**Search**

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

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

**MapSize:** Small (800x600)

**Maps brought to you by:**

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

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

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

Click Map to: [Get Information](#)

One Inch = 300 Feet  
Feet 200 400

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 2/1/2022 11:09:08 PM				PRINTING				
	Parcel Address:	UN-ASSIGNED, ,WA				Printer-Friendly Page				
	Parcel Owner(s):	SG LAND MANAGEMENT LLC								
	Parcel Number:	23091423002	Parcel Size:	22.64	Acre(s)					
	Property Use:	91 Undeveloped Land				Detailed Report				
<b>TAX AND ASSESSMENT INFORMATION</b>										
Tax Code Area (TCA):	440	Tax Year:	2022				Print Detailed MAP			
Improvement Value:	\$52500	Land Value:	\$815000							
Current Use Value:	\$0	Current Use Improvement:	\$0							
New Construction:	\$0	Total Assessed Value:	\$867500							
<b>RESIDENTIAL INFORMATION</b>										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bitin)	Carport	Section Map 1in=400ft
No Residence Information Found.										
<b>SALE INFORMATION</b>								Qtr SECTION MAPS		
Excise	Sale Date	Sale Price	Grantor	Portion			NW-Qtr 1"=200ft			NE-Qtr 1"=200ft
460232	8/17/2021	\$860320	VINING, MARVIN & JOANNE	N			SW-Qtr 1"=200ft			SE-Qtr 1"=200ft
E032747	8/18/2021	\$1698000	NORTH 44 HOMES LLC	N						
<b>DISCLAIMER</b>										
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 <a href="#">email us</a> .										

OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D <a href="#">Download Map</a>

**LOCATION INFORMATION**

+ Latitude: 46° 16' 01.341"    + Longitude: -119° 54' 46.810"    Range: 23    Township: 09    Section: 14

**Narrative Description:** Section 14 Township 19 Range 23 Quarter NW: THAT PORTION OF THE SW1/4 OF THE NW1/4 LYING SOUTHERLY OF STATE ROUTE 82 RIGHT OF WAY EXCEPT DRAINAGE DITCH NO. 9 AND EXCEPT THAT PORTION OF THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES UNDER YAKIMA COUNTY SUPERIOR COURT CAUSE NO. 77-2-01396-5



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 \$ 149.22 which amount has been paid in full.

Anita Hatch

Subscribed and sworn to before me on

February 9, 2022

Anita 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):** RP Development  
**Property Owners(s):** SG Land Management LLC  
**Proposed Project:** Grapevine Estates Rezone & Preliminary Plat Subdivision - 97 Lots  
**Current Zoning:** AG Agricultural  
**Proposed Zoning:** R-1 Low Density Residential  
**Comprehensive Plan Designation:** Residential  
**Application Date:** January 21, 2022  
**Application Acceptance:** February 2, 2022  
**Decision-Making Authority:** City of Grandview  
**Location of Project:** North Euclid Road, Grandview, Yakima County, Washington. Parcel No. 230914-23002  
**Project Description:** Applicants request rezone and preliminary plat approval for a residential subdivision.

**Requested Approvals & Actions:** Rezone and preliminary plat approval.  
**Existing Environmental Documents:** An Environmental Checklist has been prepared and is available from the City upon request.

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

**Environmental Determination**

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any are scheduled or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **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](http://www.grandview.wa.us). All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written 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](mailto: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=QjZEdDlYLFcY3J2VXE0ZnhmTDNlZz09>  
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.

## STAFF REPORT

**TO:** City of Grandview Hearing Examiner

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

**DATE:** March 15, 2022

**SUBJECT:** Rezone and Preliminary Plat: Grapevine Estates - Parcel Number: 230914-23002

### Site

The subject parcel currently has no address assigned, but is located immediately south of I-82 and immediately east of the 800 and 900 block of N. Euclid Road, Grandview and is owned by SG Land Management LLC. The parcel is zoned Ag and has a Comprehensive Plan Future Land Use Map designation of Residential. The current water and sewer system have the capacity to serve the proposal; system improvements will be required.

### Proposal

SG Land Management LLC has applied for a change of zoning for parcel 230914-23002 (22.64 Acres) from Agricultural District (Ag) to R-1 Low Density Residential. The applicant has also requested approval of a 97-lot preliminary plat.

### 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

### 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. No outside agencies, businesses, or individuals submitted comments regarding this application.

### Current Zoning and Land Uses

The subject parcel is zoned Agricultural. 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	Right of way for I-82	N/A	N/A
South	R-1	Residential	Residential
East	Single Family Residential County Zoning	Ag/Undeveloped	UGA Residential
West	Residential (R-1) & Commercial (C-2)	Single-family Residential	Residential & Commercial

**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 nonsignificance issued as part of the appealable project permit decision.

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

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

**GMC 14.11.030 Judicial appeal.**

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

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

C. The cost of transcribing and preparing all records ordered certified by the court or desired by the appellant for such appeal shall be borne by the appellant. The appellant shall post with the city

clerk prior to the preparation of any records an advance fee deposit in the amount specified by the city clerk. Any overage will be promptly returned to the appellant.

### **GMC CHAPTER 14.13 ENFORCEMENT**

N/A

### **GMC CHAPTER 16.12 PRELIMINARY PLATS**

#### **GMC 16.12.010 Compliance required.**

The division of land or the re-subdivision of short subdivisions into 10 or more lots shall comply with regulations governing subdivisions and must follow preliminary and final platting procedures unless the provisions of Chapter 16.30 GMC apply.

#### **GMC 16.12.020 Processing of applications.**

Unless an applicant for preliminary plat approval requests otherwise, a preliminary plat shall be processed simultaneously with applications for rezones, variances, planned unit developments, site plan approvals, and similar quasi-judicial or administrative actions to the extent that procedural requirements applicable to these actions permit simultaneous processing. (Ord. 1105 § 3(B), 1984).

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

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

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

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

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

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

A. Preliminary plat approval has been obtained; and

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

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

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

Each application for a subdivision shall include the following:

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

- B. A fee of \$500.00 plus \$25.00 per lot payable to the city at the time of filing the application shall be charged. Any cost to the city of any required preliminary engineering review or study shall be paid to the city prior to preliminary plat approval by the city. Any cost to the city for final review and inspection fees incurred by the public works department shall be paid to the city prior to recording the final plat. All fees are nonrefundable. The fees set forth herein shall be subject to change by resolution of the city council;
- C. Ten copies of the preliminary plat;
- D. A complete environmental checklist pursuant to the provisions of the State Environmental Policy Act

**GMC 16.12.060 Plat contents and specifications.**

The following shall be required of the plat map:

- A. The preliminary plat shall be drawn on high-grade paper, sheet size not less than 18 inches by 24 inches, to a scale not to exceed one inch equals 100 feet, unless a larger scale has been specifically approved by the administrator;
- B. Name of the plat;
- C. Name, address and phone number of the subdivider and the engineer;
- D. Date, north arrow, and scale;
- E. An accurate and complete legal description of the area being platted;
- F. The entire lot or parcel constituting the applicant's land and showing the proposed plat in relation to adjacent property;
- G. Zoning on and adjacent to the proposed subdivision;
- H. Boundary lines of the proposed plat and of adjacent tracts of unsubdivided and subdivided land shall be indicated for a distance of 300 feet;
- I. Lot lines, lot numbers, and block numbers;
- J. Location, size and physical description of improvements to existing roads, streets, rights-of-way, utilities and easements adjacent to, or across, the land;
- K. Size, location and purpose of any streets, rights-of-way, utilities or easements proposed to serve the lots within the subdivision; elevation of surfacing, culverts, and gutters with approximate grade and gradients, and street names;
- L. Size and location of water, sewer, drainage, irrigation and utility easements, including all private utilities, and the grade and elevation of the sewer main proposed to serve the lots created by the subdivision, and profile drawings for street, water, sewer and storm drainage;
- M. Subsurface conditions if required by the administrator;
- N. Parcels of land intended or required to serve the lots within the proposed subdivision for streets or other public purposes and the conditions attached thereto shall be indicated;
- O. Ground elevations with contour lines at maximum of five-foot intervals. Elevation datum shall be U.S. Coast and Geodetic.

**GMC 16.12.070 Public hearing – Notice.**

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

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

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

C. All hearings shall be public.

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

**GMC 16.12.080 Application process.**

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

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

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

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

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

**GMC 16.12.100 Review by city council.**

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

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

If the city council finds that the proposed plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare and for such open spaces, drainage ways (storm water retention and detention), streets, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school, and the public use and



interest will be served by the platting of such subdivision and dedication, then it shall be approved. The proposed plat may be disapproved because of flood, inundation or swamp conditions. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under RCW 82.02.050 through 82.02.090 shall be allowed that constitutes an unconstitutional taking of private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners. Every decision or recommendation made by the city council shall include findings of fact and conclusions to support their decision or recommendation and shall be incorporated within the council minutes.

**GMC 16.12.120 Time limitation.**

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

**GMC 16.12.130 Effect of approval.**

- A. Approval of the preliminary plat by the city council shall constitute authorization for the subdivider to proceed with developing the subdivision facilities in accordance with the standards and procedures established herein, and including any conditions imposed by the city council. If the subdivider intends to develop only a portion of the subdivision covered within the preliminary plat, he shall notify the council within 10 days of approval of the preliminary plat.
- B. The subdivider shall have 18 months or a period of time specified in the development contract from the date of approval by the city council to complete all improvements within the area of the preliminary plat or such smaller portion as provided for in GMC 16.12.030.

**GMC 16.12.140 Reconsideration of decision by city council.**

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

**GMC TITLE 17 ZONING**

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

**GMC 17.30.010 Purpose.**

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

**GMC 17.30.020 Permitted Uses.**

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

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

**GMC 17.30.030 Permitted accessory uses.**

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

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

**GMC 17.30.040 Conditional Uses.**

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

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

**GMC 17.30.050 Development standards**

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

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

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

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

**GMC CHAPTER 17.40 AG AGRICULTURAL DISTRICT**

**GMC 17.40.010 Purpose.**

The purpose and function of the agricultural district is to provide for minimum land use requirements in certain portions of the incorporated areas of the city as shown in the city zoning maps.

**GMC 17.40.020 Principal permitted uses.**

Principal permitted uses in the AG district are as follows:

- A. Principal uses permitted outright in residential district R-1;

- B. Uses permitted as conditional uses in residential district R-1;
- C. All land uses, activities, operations, buildings, structures and other facilities necessary for agriculture, dairying, grazing, horticulture and the growing and harvesting of agricultural and other crops and timber; provided, however, that the aforementioned shall not include commercial or industrial processing, manufacturing or packaging of food, dairy, and other agricultural or horticultural products, except those sold at retail on the premises and timber and wood products;
- D. Accessory uses of all kinds, including:
  - 1. 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;
- E. The sale on the premises of all products grown and harvested, but not including any business, trade or industry.

**GMC 17.40.030 Density.**

Density provisions in the AG district are as follows:

- A. Minimum front yard depth, 20 feet;
- B. Minimum side yard width along street or highway side of corner lot, 20 feet;
- C. Minimum area of lot, not less than two acres: provided, as follows:
  - 1. Any parcel which is 40 acres or less in size may be subdivided to create one additional lot every five years; further provided, that:
    - a. The new lot shall be at least one-half acre in size, but not greater than two acres in size unless the Yakima health district determines that a larger area is necessary for the safe installation of approved water supply and sewage disposal systems; and further provided, that an administrative exemption may be granted to allow the lot to be greater than two acres in size if the logical division to create the lot follows a physical feature which acts as an obstacle to normal and necessary farming practices.
  - 2. The balance of the parent parcel shall be at least one-half acre.
  - 3. The minimum lot width for these lots shall be 75 feet at the required front setback.
  - 4. The notation shall be placed on the face of the plat indicating that the lot is situated in an agricultural area and is, therefore, subject to noise, dust, smoke, odors, and the application of chemicals resulting from usual and normal practices associated with nearby agricultural uses. Such notation shall be in a form prescribed by the Yakima County planning department.

**GMC 17.40.040 Parking.**

Off-street parking shall be provided at a ratio of two spaces per dwelling unit, the size and type of the parking space to be the same as prescribed in the R-1 and R-2 districts.

**GMC CHAPTER 17.88 AMENDMENTS AND REZONING**

**GMC 17.88.010 Purpose.**

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

**GMC 17.88.020 Initiation of amendments.**

- A. Zoning Map.

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

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

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

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

**B. Text.**

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

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

**C. City/County Coordination.**

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

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

**GMC 17.88.030 Requirements for zoning petition.**

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

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

G. Such other information as the hearing examiner requires.

**GMC 17.88.040 Notice requirements.**

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

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

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

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

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

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

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

**GMC 17.88.070 Appeal of recommendation.**

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

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

**GMC 17.88.080 City council consideration.**

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

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

**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) and average household size of 3.6.

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

- Residential: Areas appropriate for rural, single-family, and multifamily residential living.
  - Corresponding zoning designations (GMC Title 17 Zoning):
    - R-1 Single-family Residential Suburban. Provides a low-density residential environment permitting four dwelling units per acre. Lands within this district should contain suburban residential development with large lots and expansive yards. Structures in this district are limited to single-family conventional dwellings. Minimum lot area is 10,000 square feet with one dwelling unit per lot permitted.
    - R-1 Low Density Residential. The R-1 low-density residential district is established to provide a low-density residential environment. Lands within this district generally should contain single-family conventional dwellings with smaller lots and useful yard spaces. Minimum lot area is 7,500 square feet with one dwelling unit per lot permitted.
    - R-2 Medium Density Residential. The R-2 district is established to provide a medium density residential environment. Lands within this district generally should contain multiple unit residential structures of a scale compatible with structures in lower density districts with useful yard spaces. The R-2 district is intended to allow for a gradual increase in density from low density residential districts and, where compatible, can provide a transition between different use areas. Minimum area of lot is 7,500 square feet for single-family structures and 8,000 square feet for two-family structures, with two dwelling units per lot permitted.
    - R-3 High Density Residential. The R-3 district is established to provide a high-density residential environment. Lands within this district generally contain multiple-unit residential structures of a scale compatible with the structures in low density districts and with useful yard spaces. The R-3 district is intended to allow for a gradual increase in density from lower density residential districts and, where compatible, can provide a transition between different use areas. Minimum area of lot for single-family dwelling is 7,500 square feet; for two-family dwelling attached, minimum lot area is 8,000 square feet, and governed by the standards in R-1 and R-2 districts. Minimum area of lot for multifamily dwellings is 3,000 square feet per dwelling unit for the first four dwelling units and 6,000 square feet per each additional dwelling unit.
    - R-1P Single-Family Residential Park District. The R-1P single-family residential park district is established to provide for medium density residential areas which would be compatible for the development of residential parks, and to prohibit the development of incompatible uses that

are detrimental to the residential character. It is also to provide protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Minimum lot area is 5,000 square feet per unit.

- MR Manufactured Home Park District. It is the purpose of this chapter to establish a procedure to accommodate the placement of manufactured homes in designated park developments where individual spaces are leased or rented and not sold to the occupants. Up to 12 manufactured homes are permitted per park; up to 18 may be allowed with the addition of site amenities such as sidewalks and walking paths.

## **VI. GOALS AND POLICIES**

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy 2.3 Encourage new developments to locate in areas that are relatively free of environmental problems relating to soil, slope, bedrock, and the water table. Proposed developments should be reviewed by the appropriate City staff or consultants to identify site-specific environmental problems.

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

Policy 2.5 Where there is a high probability of erosion, grading should be kept to a minimum and disturbed vegetation should be restored as soon as is feasible. In all cases, appropriate measures to control erosion and sedimentation shall be required.

Policy 2.6 The City shall consider the impacts of new development on water quality as part of its review process and will require any appropriate mitigating measures. Impacts that may affect the quality of drinking water shall be a priority concern in such reviews.

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

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

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

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

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

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

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

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

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

Policy 4.3 Ensure that new residential development makes efficient use of the existing transportation network and provides adequate access to all lots. Discourage incompatible uses from locating adjacent to each other. Encourage protection of other land uses from the negative impacts of industrial uses through appropriate siting, setbacks, landscaping and buffering.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Providing a balance of active and passive recreational uses in both existing and proposed parks with a priority on pedestrian access to the natural environment. Active recreational uses include programmed parks with play fields and ball courts, while passive parks feature pathways, benches and picnic tables.

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

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

**HOUSING ELEMENT (relevant sections)**

**I. INTRODUCTION**

**Purpose**

The Housing Element is intended to guide the location and type of housing that will be built over the next 20 years. This element establishes both long-term and short-term policies to meet the community’s housing needs and achieve community goals. The Housing Element specifically considers the condition of the existing housing stock; the cause, scope and nature of any housing problems; and the provision of a variety of housing types to match the lifestyle and economic needs of the community.

**Growth Management Act Requirements**

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

- Inventory and analysis of existing and projected housing needs.
- Adequate provisions for existing and projected housing needs for all economic segments of the community.
- Identification of sufficient land for housing, including government-assisted, low-income, manufactured, multifamily housing, and group homes and foster care facilities.
- Statement of goals, policies, and objectives for the preservation, improvement, and development of housing.

**Applicable Countywide Planning Policies**

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

1. Areas designated for urban growth should be determined by preferred development patterns and the capacity and willingness of the community to provide urban governmental services. (Countywide Planning Policy: A.3.1.)
2. The baseline for twenty-year County-wide population forecasts shall be the official decennial Growth Management Act Population Projections from the State of Washington’s

Office of Financial Management plus unrecorded annexations. The process for allocating forecasted population will be cooperatively reviewed. (A.3.5.)

3. Sufficient area must be included in the urban growth areas to accommodate a minimum 20-year population forecast and to allow for market choice and location preferences. [RCW 36.70A.110 (2)] (A.3.6)

4. When determining land requirements for urban growth areas, allowance will be made for greenbelt and open space areas and for protection of wildlife habitat and other environmentally sensitive areas. [RCW 36.70A.110(2)] (A.3.7)

5. The County and cities will cooperatively determine the amount of undeveloped buildable urban land needed. The inventory of the undeveloped buildable urban land supply shall be maintained in a Regional GIS database. (A.3.8.)

6. The County and cities will establish a common method to monitor urban development to evaluate the rate of growth and maintain an inventory of the amount of buildable land remaining. (A.3.9.)

7. Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next twenty years. (B.3.3.)

8. The County and the cities will inventory the existing housing stock and correlate with the current population and economic condition, past trends, and 20-year population and employment forecasts to determine short and long-range affordable housing needs. [RCW 36.70A.070(2)] (E.3.1.)

9. Local housing inventories will be undertaken using common procedures so as to accurately portray countywide conditions and needs. (E.3.2.)

10. Each jurisdiction will identify specific policies and measurable implementation strategies to provide a mix of housing types and costs to achieve identified affordable housing goals. Affordable housing strategies should:

- a. Encourage preservation, rehabilitation and redevelopment of existing neighborhoods, as appropriate;
- b. Provide for a range of housing types such as multifamily and manufactured housing on individual lots and in manufactured housing parks;
- c. Promote housing design and siting compatible with surrounding neighborhoods;
- d. Facilitate the development of affordable housing (particularly for low-income families and persons) in a dispersed pattern so as not to concentrate or geographically isolate these housing types; and
- e. Consider public and private transportation requirements for new and redeveloped housing. (E.3.3.)

11. Housing policies and programs will address the provision of diverse housing opportunities to accommodate the elderly, physically challenged, mentally impaired, migrant and settled-out agricultural workers, and other segments of the population that have special needs. (E.3.4.)

12. Local governments, representatives of private sector interests and neighborhood groups will work cooperatively to identify and evaluate potential sites for affordable housing development and redevelopment. (E.3.5.)

13. Public and private agencies with housing expertise should implement early and continuous cooperative education programs to provide general information on affordable



housing issues and opportunities to the public including information intended to counteract discriminatory attitudes and behavior. (E.3.6.)

14. Mechanisms to help people purchase their own housing will be encouraged. Such mechanisms may include low interest loan programs and "self-help" housing. (E.3.7.)

15. Local comprehensive plan policies and development regulations will encourage and not exclude affordable housing. [RCW 36.70A.070(2)(c)(d)] (E.3.8.)

16. Innovative strategies that provide incentives for the development of affordable housing should be explored. (E.3.9.) *Housing Element Page 5-4 Grandview Comprehensive Plan*

17. The County and the cities will locally monitor the performance of their respective housing plans and make adjustments and revisions as needed to achieve the goal of affordable housing, particularly for middle and lower-income persons. (E.3.10.)

### **Relationship to Other Elements or Land Uses**

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

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

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

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

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

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

## **II. MAJOR HOUSING CONSIDERATIONS**

### **Availability of Housing**

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

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

### **Housing Density**

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

1. Determine an appropriate mix of housing types and densities to meet the current and future needs of the community; and

2. Determine the most appropriate location for these different types and densities to avoid mixing incompatible uses.

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

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

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

### **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 Grandview<sup>9</sup>; 2) 4,000 square feet (0.1 acre) per unit for all other housing types, which is currently the minimum lot sizes per unit as per the Grandview

zoning code; and 3) and average household size of 3.6. 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.

**STAFF FINDINGS**

1. The application is for parcel 230914-23002 to be rezoned from Agricultural to Residential-1 Low Density Residential.
2. The Grandview Comprehensive Plan shows the future land use for this area as “Residential”. The Plan provides that: “Residential: Areas appropriate for rural, single-family, and multifamily residential living.” R-1 would be an appropriate zoning for the Residential future land use designation.
3. Policies 1.3, 1.4, and 4.2 promotes the using of infill, before expanding out to the UGA.
4. There are sufficient utilities and infrastructure to serve the parcel as R-1.
5. Single family residential use would be consistent with the surrounding residential and undeveloped uses.
6. 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.
7. The effect of the proposal on the immediate vicinity will not be materially detrimental.
8. The Community as a whole, will benefit from the additional housing stock provided for by Single-Family classification.

**RECOMMENDED FINDINGS AND CONCLUSIONS**

The public notice requirements of the Grandview Municipal Code have been satisfied.

1. Environmental SEPA review as required by RCW 43.21C has been completed, resulting in the issuance of a Determination of Non-significance.
2. Adequate public services and road access are available or can be developed to serve the proposed use.
3. A development agreement may be entered into between the city and the petitioner at the discretion of the city.
4. Surrounding land uses are compatible with the uses permitted in the R-1 zoning district.
5. The proposal is in accord with the goals and policies of the comprehensive plan.
6. The effect of the proposal on the immediate vicinity will not be materially detrimental.
7. There is merit and value in the proposal for the community as a whole.
8. 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 rezone Ag to R-1 Low Density Residential be **approved** with the following conditions:

1. The rezone and proposed plat 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. A traffic impact analysis (TIA) be performed by a licensed traffic engineer, at the proponent's expense and submitted to the city and WSDOT for review and comment. The TIA shall analyze this project's impacts to the I-82 Exit 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
3. A note shall be attached to the face of the plat stating "I-82 is an existing facility and the applicant is proposing a more noise-sensitive land use. The proponent and future residents should be aware this is an area with existing traffic noise. They should also expect traffic noise to continue to increase. It is the developer's responsibility to dampen or deflect any traffic noise affecting this property."
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.
6. Wastewater in the subdivision will gravity flow to the existing gravity sewer in North Euclid Road, which then flows to the Forrest Road lift station.
7. Though a water system loop can be created within the proposed development, the plat would be served by a single water main in North Euclid Road. Therefore, to improve system redundancy, it is recommended looping be considered either to the northwest through the commercial property, or to the south with a connection to the Euclid Meadows development. Final configuration will need to meet the Grandview Municipal Code and have the approval of the Public Works Director and the Fire Chief.
8. A note shall be placed on the face of the Plat of "Grapevine Estates" stating: "A building setback or open space buffer of at least 15 feet shall be maintained on the south frontage and on the east frontage of Lot 97."
9. A Note shall be placed on the face of the Plat of "Grapevine Estates" stating: "Only the interior streets of the Plat shall be used for access to the lots adjacent to North Euclid Road and none of those lots are allowed to have a driveway or other direct access to North Euclid Road."