



**GRANDVIEW HEARING EXAMINER
PUBLIC HEARING PACKET
JANUARY 11, 2023
3:00 P.M.**

Applicant(s): Kyle Bunch dba Bunch Investments LLC
Property Owner(s): Bunch Investments LLC
Proposed Project: Comprehensive Plan Amendment and Rezone
Current Comprehensive Plan Designation: Industrial
Current Zoning: M-1 Light Industrial
Current Use: Residential
Proposed Comprehensive Plan Designation: Residential
Proposed Zoning: R-2 Medium Density Residential
Location of Project: 500 Elm Street, Grandview, Yakima County, Washington.
Parcel No.: 230923-41409, 230923-41410, 230923-41411

- Public Hearing Procedure (Pages 1-2)
- Comprehensive Plan Amendment Application (Pages 3-13)
- Rezone Application (Pages 14-23)
- SEPA Environmental Checklist (Pages 24-44)
- Determination of Non-Significance (Pages 45)
- Notice of Development Application, Environmental Determination & Notice of Public Hearing (Pages 46-50)
- Affidavit of Mailing & Posting (Pages 51-59)
- Certificate of Posting Property (Pages 60-65)
- Affidavit of Publication – Public Hearing Notice (Page 66)
- Public Comments (Pages 67)
- Staff Report (Pages 68-73)
- Aerial Map (Page 74)
- City of Grandview Future Land Use 2016 Map (Page 75)
- City of Grandview Zoning as of November 2022 Map (Page 76)

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

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): Kyle Bunch dba Bunch Investments LLC
Property Owner(s): Bunch Investments LLC
Proposed Project: Comprehensive Plan Amendment and Rezone
Current Comprehensive Plan Designation: Industrial
Current Zoning: M-1 Light Industrial
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Proposed Zoning: R-2 Medium Density Residential
Location of Project: 500 Elm Street, Grandview, Yakima County, Washington.
Parcel No.: 230923-41409, 230923-41410, 230923-41411

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

THE PUBLIC HEARING IS NOW OPEN.

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

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

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

COMPREHENSIVE PLAN AMENDMENT APPLICATION

APPLICATION MUST INCLUDE:

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

Applicant: Bunch Investments Kyle Bunch

Mailing Address: 2492 Grandview Pavement rd Mabton WA 98935

Telephone: (Home) 509-830-5710 (Business) 509-830-5710

Is the Applicant the Property Owner? Yes

Owner (if other than the applicant): _____

Mailing Address: _____

Telephone: (Home) _____ (Business) _____

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

would like to change the zoning on three lots from Light Industrial to R-2.

Two of the lots currenty have a residential house already on them.

I would like to build a duplex on the third lot.

Land Affected: PTN NE 1/4 SE 1/4 S23 T9N R23 EWM

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

(IF UNPLATTED, ATTACH COMPLETE LEGAL DESCRIPTION)

Property Generally Located at:

Corner of south elm street and east 5th street

Current Zoning: M-1 Light industrial Proposed Zoning: R-2 Medium Density Residential

Current use of the Site:

Residential

Proposed Use of the Site: R-2 Medium Density Residential

Use of Adjacent Sites: M-1 and R-1

Property Dimensions: Lot 1 18180 sf Lot 2 8300 sf Lot 3 8385sf

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

Grandview needs more residential housing

How is the site designated in Grandview Comprehensive Plan?

Industrial

RELEASE/HOLD HARMLESS AGREEMENT

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

APPLICANT CERTIFICATE OF TRUTH

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

PRESENCE AT PUBLIC HEARINGS

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

Application prepared by:

Kyle Bunch

Dated: 11-16-22 for Bunch Investments, Applicant.

Signature of Applicant(s):

Kyle Bunch

Signature of Property Owner(s):

Kyle Bunch

Date received: 11/17/22 By: AP

Receipt No.: 147835 Amount of Fee: \$ 1,000.00

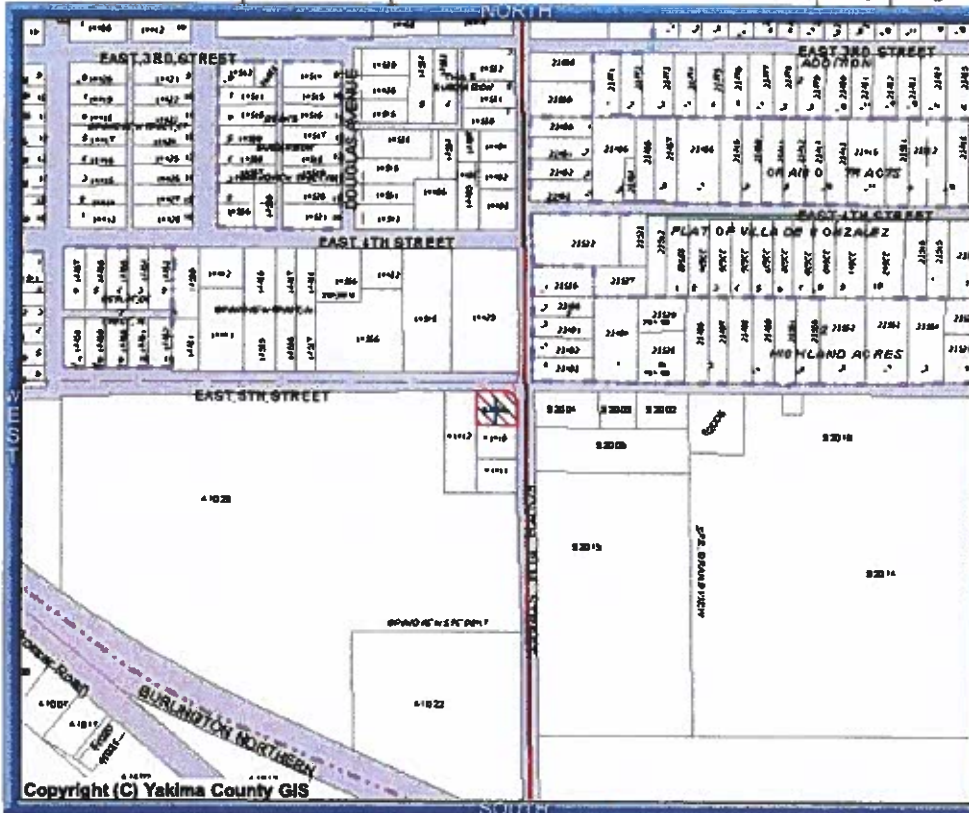
Additional Applications Required:

Additional Fees: _____



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Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 Inch = 400 ft.

Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

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

Map Report

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

Click Map to: **Get Information**

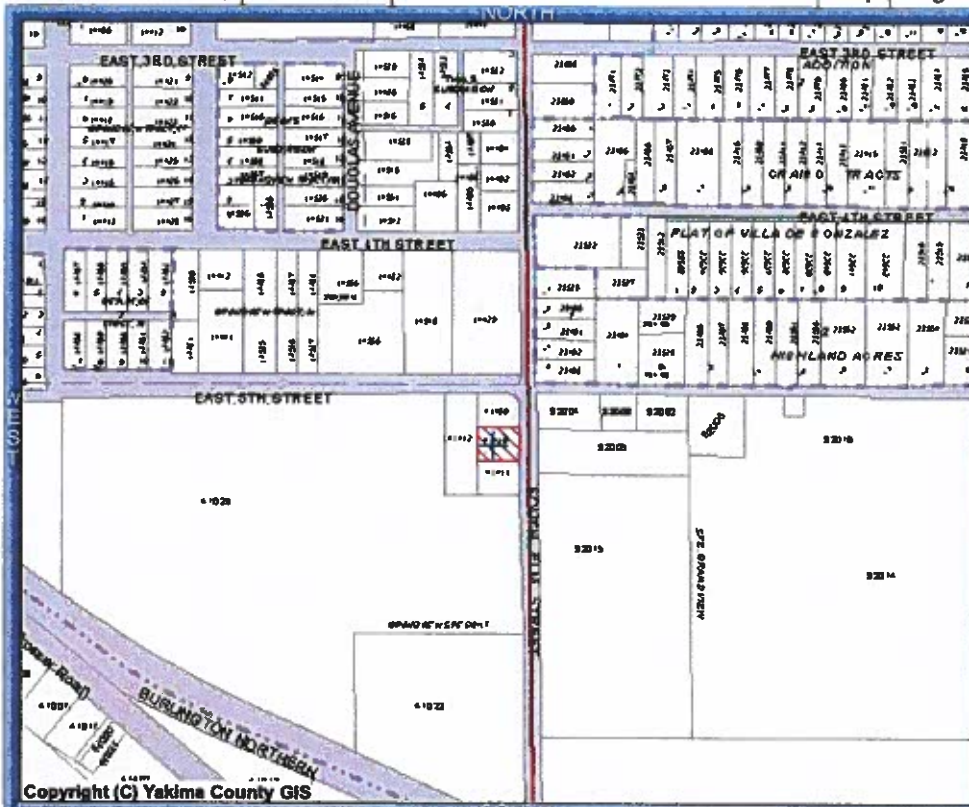
One Inch = 400 Feet
 Feet 200 400 600

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 11/21/2022 11:08:10 PM				PRINTING							
	Parcel Address:	UN-ASSIGNED, WA				Printer-Friendly Page							
	Parcel Owner(s):	BUNCH INVESTMENTS LLC											
	Parcel Number:	23092341409	Parcel Size:	8180 Square Feet		Detailed Report							
	Property Use:	11 Single Unit											
TAX AND ASSESSMENT INFORMATION													
Tax Code Area (TCA):	440	Tax Year:	2023		Print Detailed MAP								
Improvement Value:	\$120500	Land Value:	\$39000										
Current/Use Value:	\$0	Current/Use Improvement:	\$0										
New Construction:	\$0	Total Assessed Value:	\$159500										
RESIDENTIAL INFORMATION													
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/bltn)	Carport	SECTION MAPS			
No Residence Information Found.										Section Map 1in=400ft			
SALE INFORMATION								Qtr SECTION MAPS					
Excise	Sale Date	Sale Price	Grantor	Portion			NW-Qtr 1"=200ft		NE-Qtr 1"=200ft				
No Sales Information Found.										SW-Qtr 1"=200ft		SE-Qtr 1"=200ft	
DISCLAIMER													
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OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D Download Map
LOCATION INFORMATION			
+ Latitude: 46° 15' 03.872"		+ Longitude: -119° 53' 41.235"	
Range: 23 Township: 09 Section: 23			
Narrative Description: Section 23 Township 09 Range 23 Quarter SE: Plat SPM AF#8162166 Lot 1			
DISCLAIMER			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			



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 (509) 248-4442

Map Report

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

Click Map to: **Get Information**

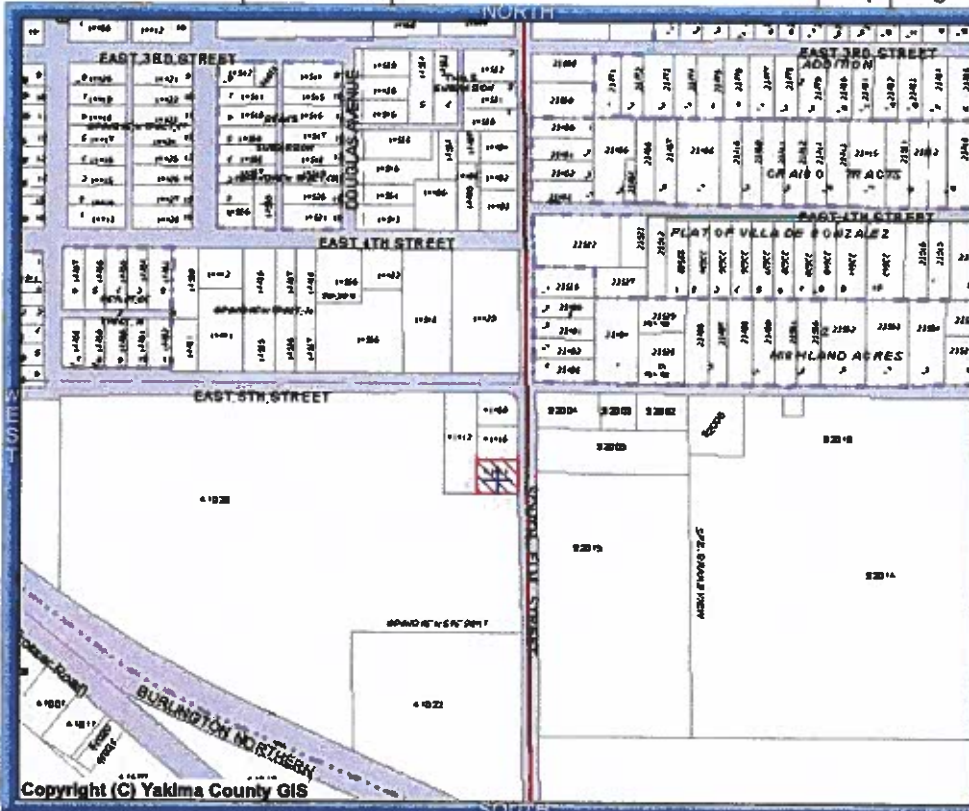
One Inch = 400 Feet
 Feet 200 400 600

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 11/21/2022 11:08:10 PM				PRINTING							
	Parcel Address:	UN-ASSIGNED, ,WA				Printer-Friendly Page							
	Parcel Owner(s):	BUNCH INVESTMENTS LLC											
	Parcel Number:	23092341410	Parcel Size:	8300 Square Feet		Detailed Report							
	Property Use:	91 Undeveloped Land											
TAX AND ASSESSMENT INFORMATION													
Tax Code Area (TCA):	440	Tax Year:	2023		Print Detailed MAP								
Improvement Value:	\$0	Land Value:	\$32700										
Current Use Value:	\$0	Current Use Improvement:	\$0										
New Construction:	\$0	Total Assessed Value:	\$32700										
RESIDENTIAL INFORMATION													
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport	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	
No Sales Information Found.										SW-Qtr 1"=200ft		SE-Qtr 1"=200ft	
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Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D Download Map
LOCATION INFORMATION			
+ Latitude: 46° 15' 03.088"		+ Longitude: -119° 53' 41.363"	
Range: 23 Township: 09 Section: 23			
Narrative Description: Section 23 Township 09 Range 23 Quarter SE: Plat SPM AF#8162166 Lot 2			
DISCLAIMER			
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Overlays: Aerial Photography

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

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www.vtgc.com
(509) 248-4442

Map Report

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

Click Map to: **Get Information**

One Inch = 400 Feet
Feet 200 400 600

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 11/21/2022 11:08:10 PM				PRINTING					
	Parcel Address:	UN-ASSIGNED, WA				Printer-Friendly Page					
	Parcel Owner(s):	BUNCH INVESTMENTS LLC									
	Parcel Number:	23092341411	Parcel Size:	8385 Square Feet		Detailed Report					
	Property Use:	11 Single Unit									
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):	440	Tax Year:	2023		Print Detailed MAP						
Improvement Value:	\$131600	Land Value:	\$43500								
Current Use Value:	\$0	Current Use Improvement:	\$0								
New Construction:	\$0	Total Assessed Value:	\$175100								
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/btln)	Carport	SECTION MAPS Section Map 1in=400ft	
No Residence Information Found.											
SALE INFORMATION								Qtr SECTION MAPS			
Excise	Sale Date	Sale Price	Grantor	Portion		NW-Qtr 1"=200ft					
No Sales Information Found.								SW-Qtr 1"=200ft		SE-Qtr 1"=200ft	
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+ Latitude: 46° 15' 02.220"		+ Longitude: -119° 53' 41.194"	
Range: 23 Township: 09 Section: 23			
Narrative Description: Section 23 Township 09 Range 23 Quarter SE: Plat SPM AF#8162166 Lot 3			
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500 ELM ST GRANDVIEW, WA 98930

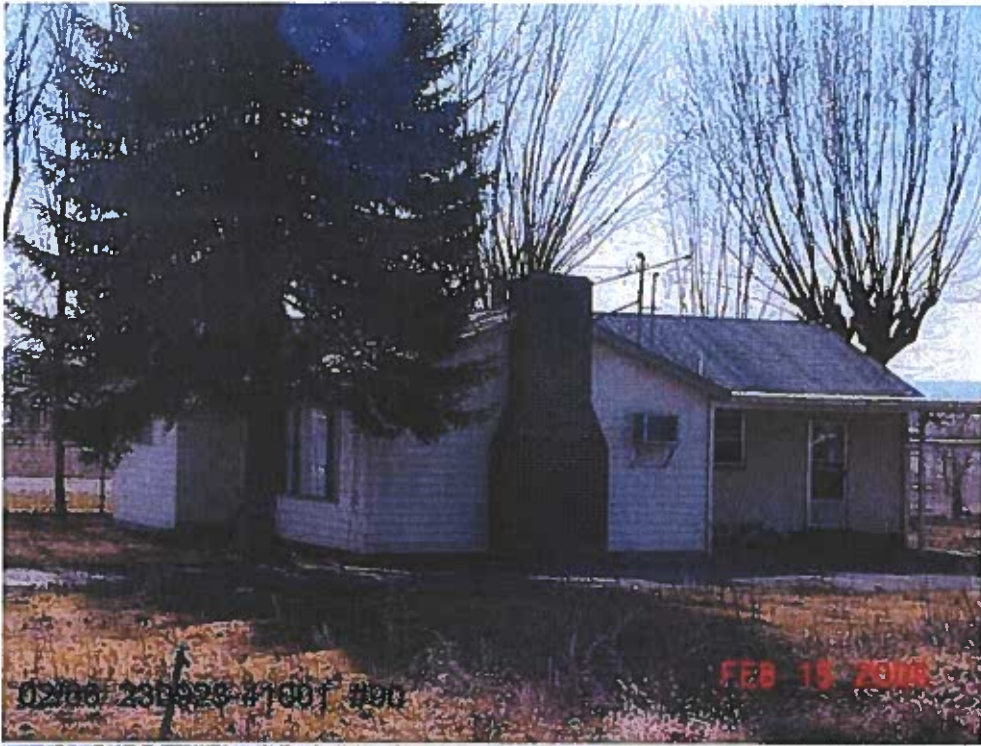


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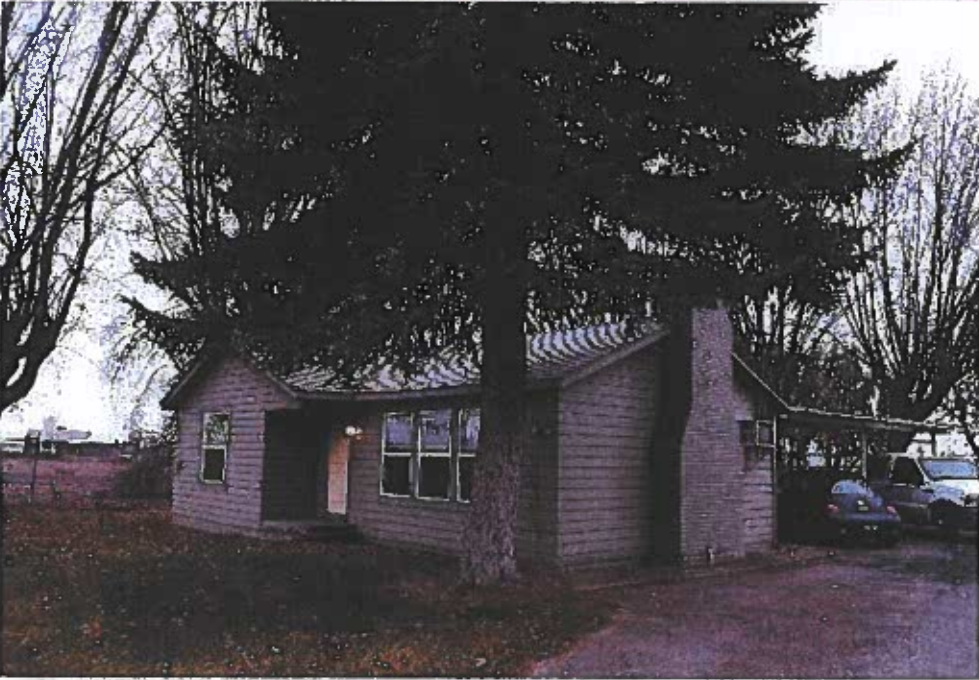
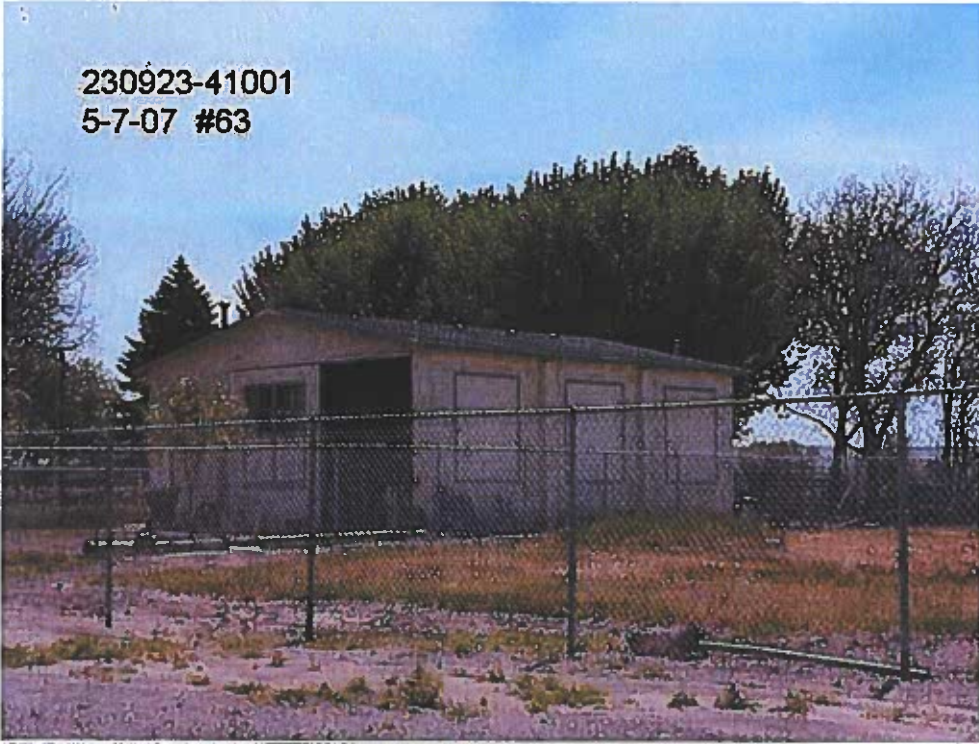


500 ELM ST GRANDVIEW, WA 98930

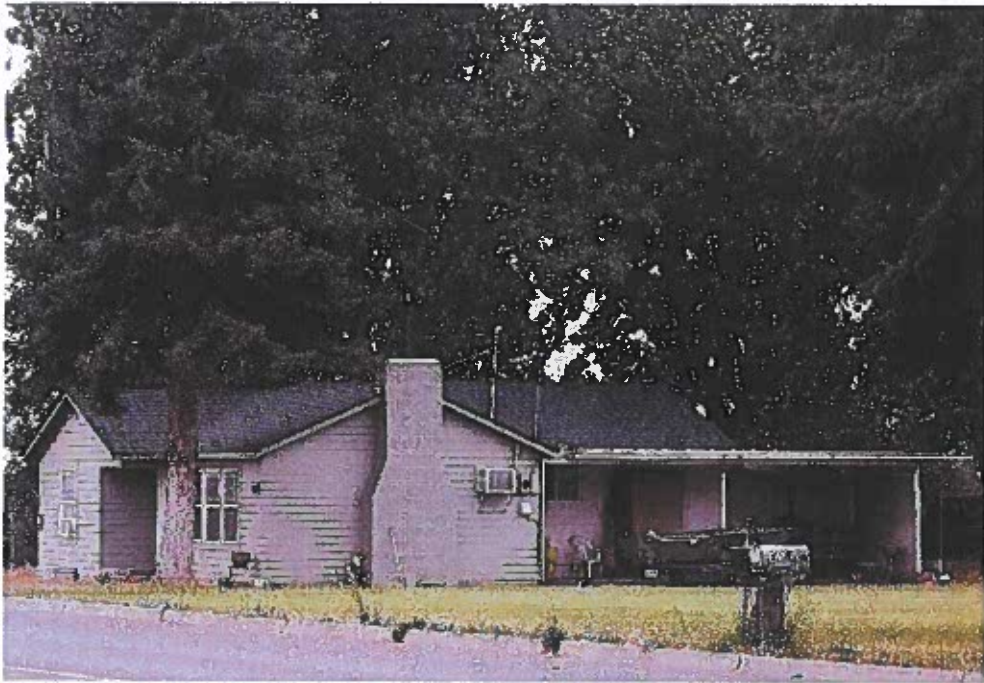




230923-41001
5-7-07 #63



500 ELM ST GRANDVIEW, WA 98930



500 ELM ST GRANDVIEW, WA 98930

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): Bunch Investments Kyle Bunch

Mailing Address: 2492 Grandview Pavement rd Mabton WA 98935

Telephone: (Home) 509-830-5710 (Business) 509-830-5710

Owner (If other than applicant): _____

Mailing Address: _____

Telephone: (Home) _____ (Business) _____

Property Address/General Location: corner of elm street and east 5th street

Parcel No(s): 23092341001

Legal Description (or attach copy): N 255 ft E 205 ft of NE 1/4 SE 1/4 EX Road on East

Current Zoning: M-1 Proposed Zoning: R-2

Current use of the property: residential housing

Proposed use of the property: Residential duplex

Comprehensive Plan Designation: Industrial

Use of adjacent properties: M-1 , R-1 and R-2

Property Dimensions: Lot 1 8180 sf Lot 2 8300 sf Lot 3 8385 sf

Why is the proposed rezone in the public interest? Grandview needs more residential housing

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: Bunch Investments Kyle Bunch Dated: 11-17-22

on behalf of Bunch Investments Applicant

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

Signature of Applicant(s): 

Signature of Property Owner(s): 

=====
Date Received: 11/17/22 Receipt No. 147061 By: JP

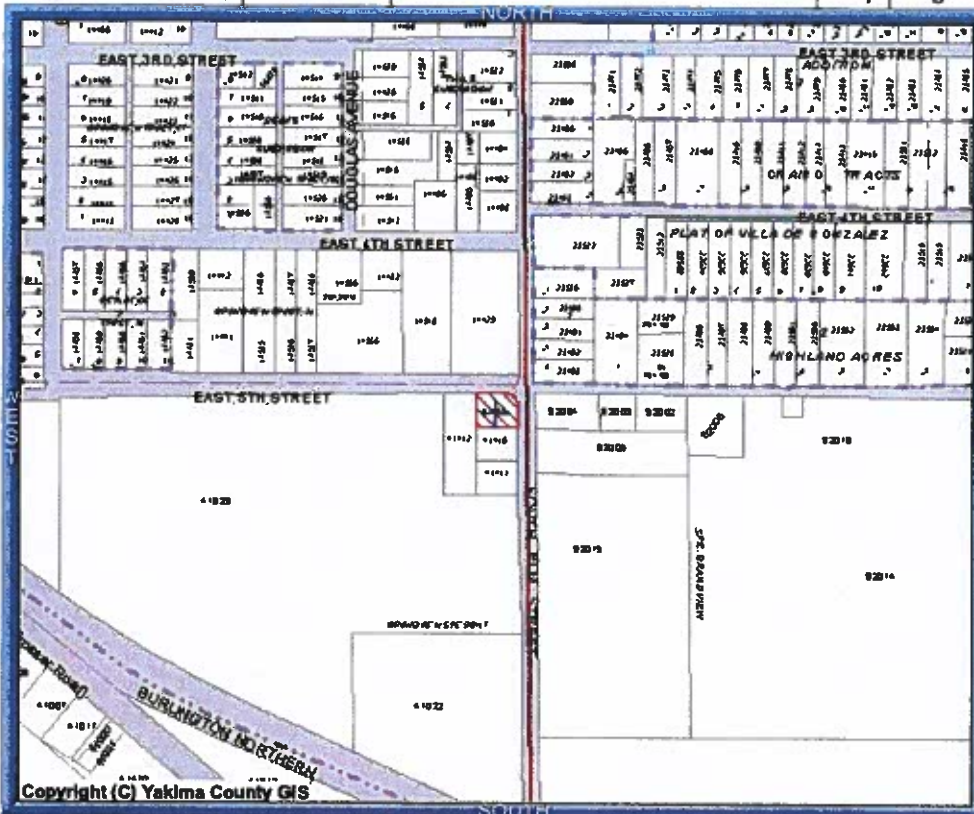
Fee Amount: \$ 350.⁰⁰ Additional Fees: \$ _____

APPLICATION ACCEPTED AS COMPLETE: _____



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Parcel #:

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

Search

MapScale: 1 Inch = 400 ft.



Overlays: Aerial Photography

- FEMA
- Critical Areas
- Contours
- Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee



Title Insurance & Escrow Service

www.vtgco.com
(509) 248-4442

Map Report

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

Click Map to: **Get Information**

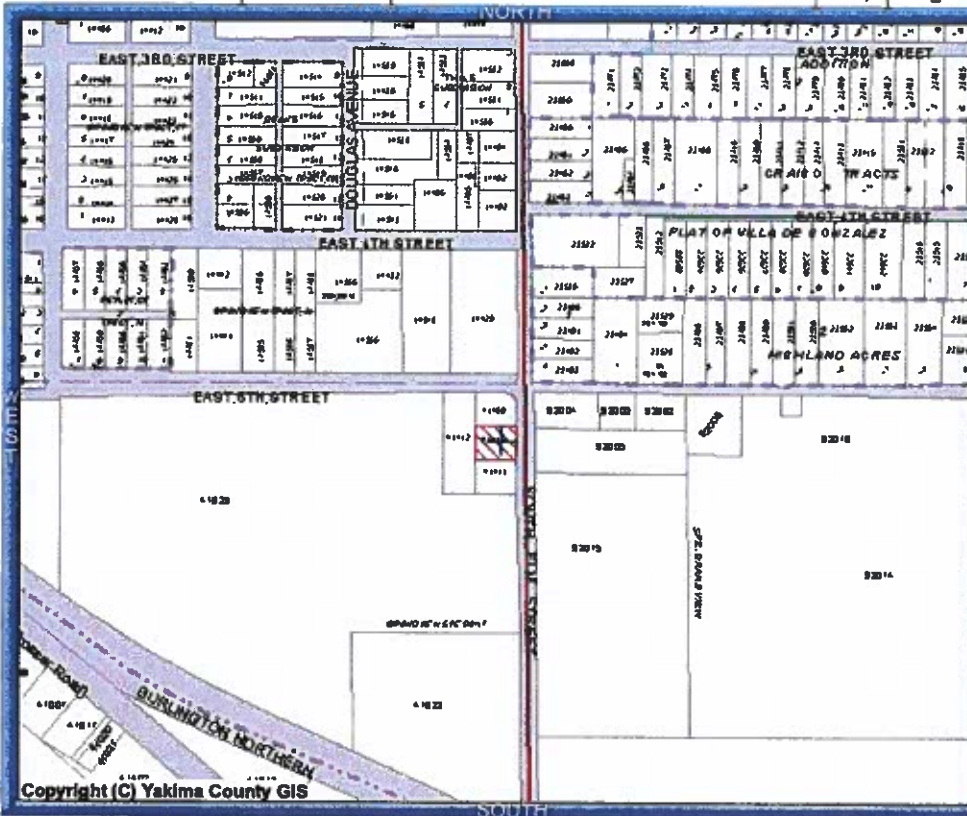
One Inch = 400 Feet
Feet 200 400 600

PROPERTY PHOTOS:		PROPERTY INFORMATION AS OF 11/21/2022 11:08:10 PM		PRINTING						
Parcel Address: UN-ASSIGNED, WA		Parcel Owner(s): BUNCH INVESTMENTS LLC		Printer-Friendly Page						
Parcel Number: 23092341409		Parcel Size: 8180 Square Feet		Detailed Report						
Property Use: 11 Single Unit		TAX AND ASSESSMENT INFORMATION		Print Detailed MAP						
Tax Code Area (TCA): 440		Tax Year: 2023		Qtr SECTION MAPS						
Improvement Value: \$120500		Land Value: \$39000								
Current Use Value: \$0		Current Use Improvement: \$0								
New Construction: \$0		Total Assessed Value: \$159500								
RESIDENTIAL INFORMATION										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/b/tin)	Carport	Section Map fin=400ft
No Residence Information Found.										
SALE INFORMATION										
Excise	Sale Date	Sale Price	Grantor	Portion		Qtr SECTION MAPS				
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DISCLAIMER										
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OVERLAY INFORMATION					
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FEMA 100 Year:	FEMA Map		FIRM Panel Number: 53077C1925D		Download Map
LOCATION INFORMATION					
+ Latitude: 46° 15' 03.672"		+ Longitude: -119° 53' 41.235"		Range: 23 Township: 09 Section: 23	
Narrative Description: Section 23 Township 09 Range 23 Quarter SE: Plat SPM AF#8162166 Lot 1					
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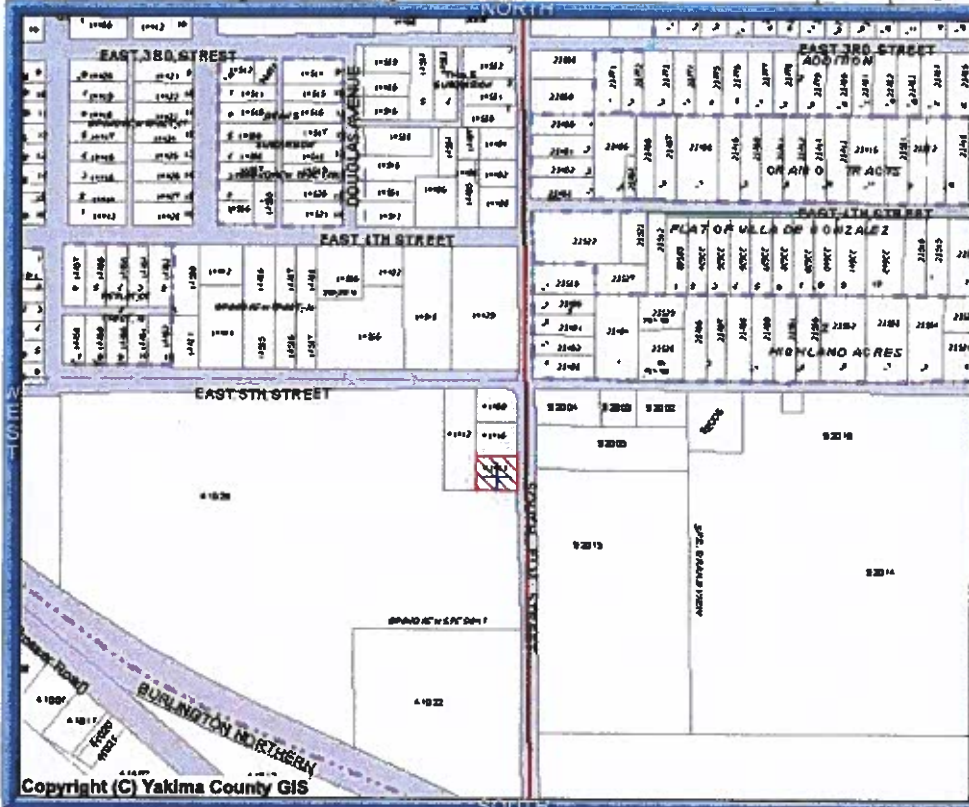
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	Parcel Number:	23092341410	Parcel Size:	8300 Square Feet									
	Property Use:	91 Undeveloped Land											
TAX AND ASSESSMENT INFORMATION													
Tax Code Area (TCA):	440	Tax Year:	2023		<input type="button" value="Detailed Report"/>								
Improvement Value:	\$0	Land Value:	\$32700										
Current Use Value:	\$0	Current Use Improvement:	\$0										
New Construction:	\$0	Total Assessed Value:	\$32700										
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Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/btin)	Carport	<input type="button" value="Section Map 1in=400ft"/>			
No Residence Information Found.													
SALE INFORMATION								<input type="button" value="Qtr SECTION MAPS"/>					
Excise	Sale Date	Sale Price	Grantor	Portion		NW-Qtr 1"=200ft						NE-Qtr 1"=200ft	
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LOCATION INFORMATION			
+ Latitude:	46° 15' 03.168"	+ Longitude:	-119° 53' 40.945"
Range: 23		Township: 09	
Section: 23			
Narrative Description: Section 23 Township 09 Range 23 Quarter SE: Plat SPM AF#8162166 Lot 2			
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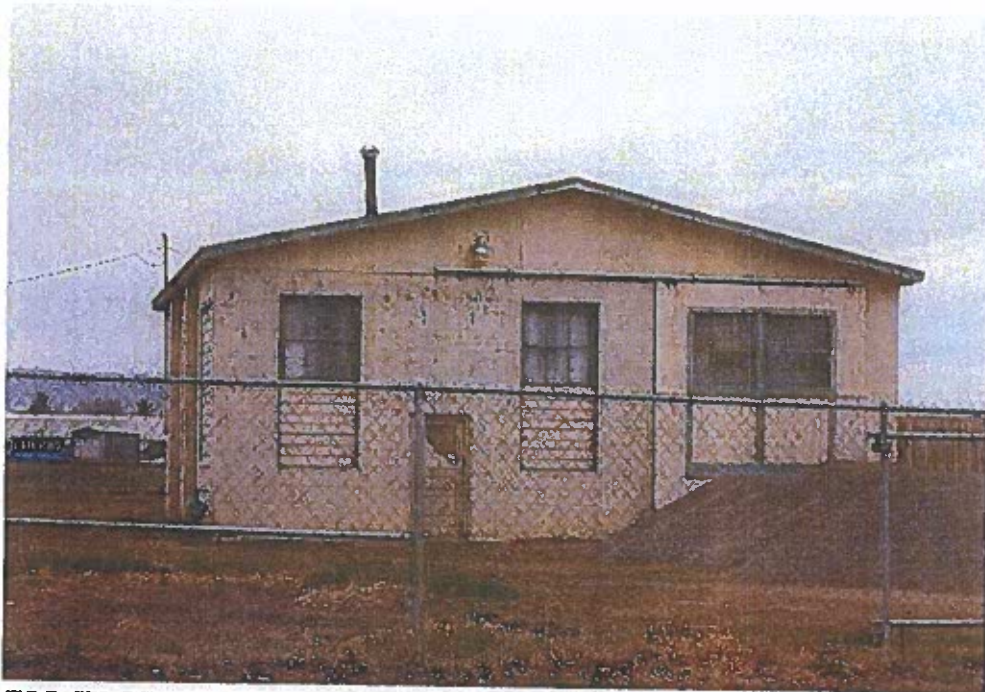
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 www.vigco.com
 (509) 248-4442

Map Report

Easting(ft) | Northing(ft)
 Longitude(E) | Latitude(N)
 One Inch = 400 Feet
 Feet 200 400 600
 Click Map to: **Get Information**

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 11/21/2022 11:08:10 PM				PRINTING					
	Parcel Address:	UN-ASSIGNED, WA				Printer-Friendly Page					
	Parcel Owner(s):	BUNCH INVESTMENTS LLC									
	Parcel Number:	23092341411	Parcel Size:	8385 Square Feet		Detailed Report					
	Property Use:	11 Single Unit									
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):	440	Tax Year:	2023								
Improvement Value:	\$131600	Land Value:	\$43500								
Current Use Value:	\$0	Current Use Improvement:	\$0								
New Construction:	\$0	Total Assessed Value:	\$175100								
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	Carport	SECTION MAPS Section Map 1in=400ft	
No Residence Information Found.											
SALE INFORMATION								Qtr SECTION MAPS			
Excise	Sale Date	Sale Price	Grantor	Portion							
No Sales Information Found.											
DISCLAIMER											
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us .											

OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D Download Map
LOCATION INFORMATION			
+ Latitude:	46° 15' 02.220"	+ Longitude:	-119° 53' 41.194"
Narrative Description:		Section 23 Township 09 Range 23 Quarter SE: Plat SPM AF#8162166 Lot 3	
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			



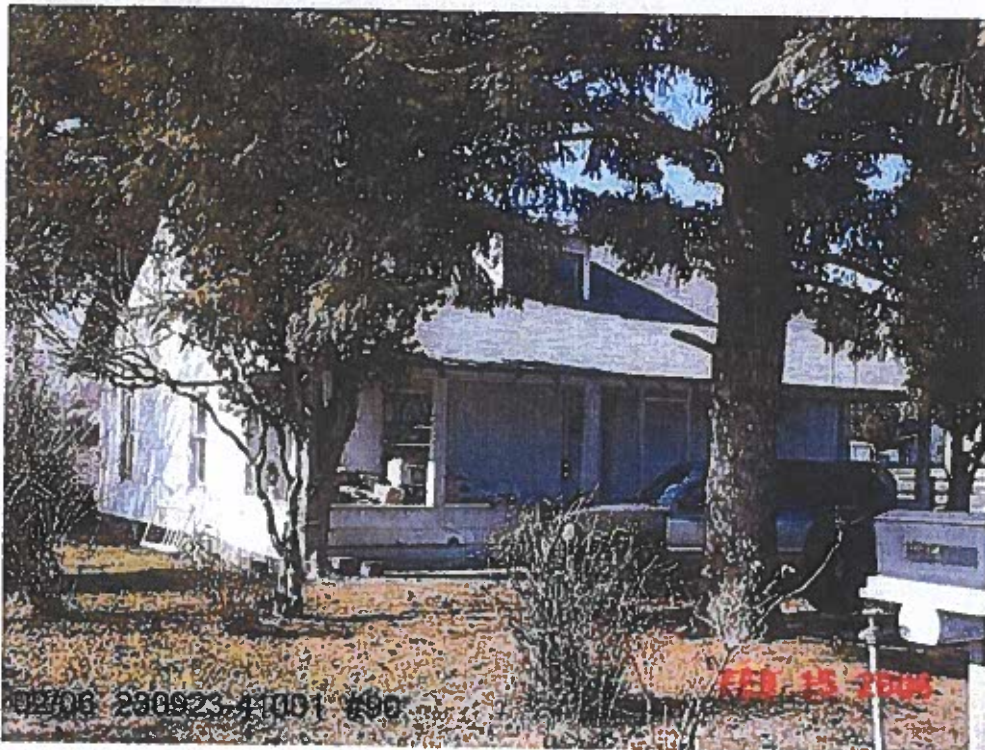
500 ELM ST GRANDVIEW, WA 98930

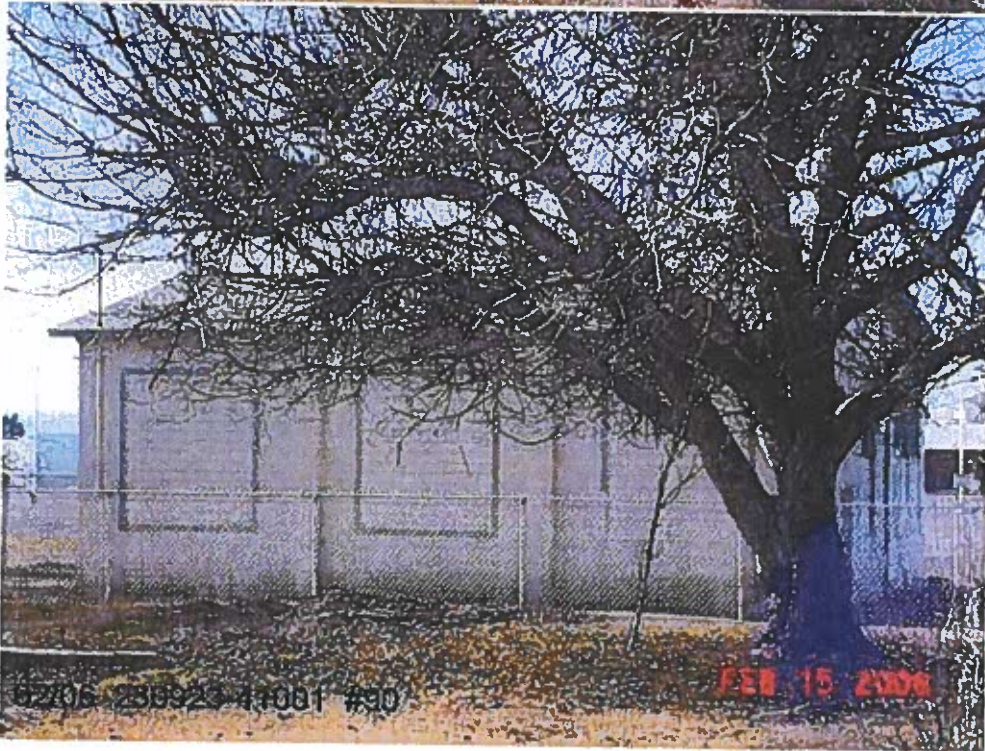


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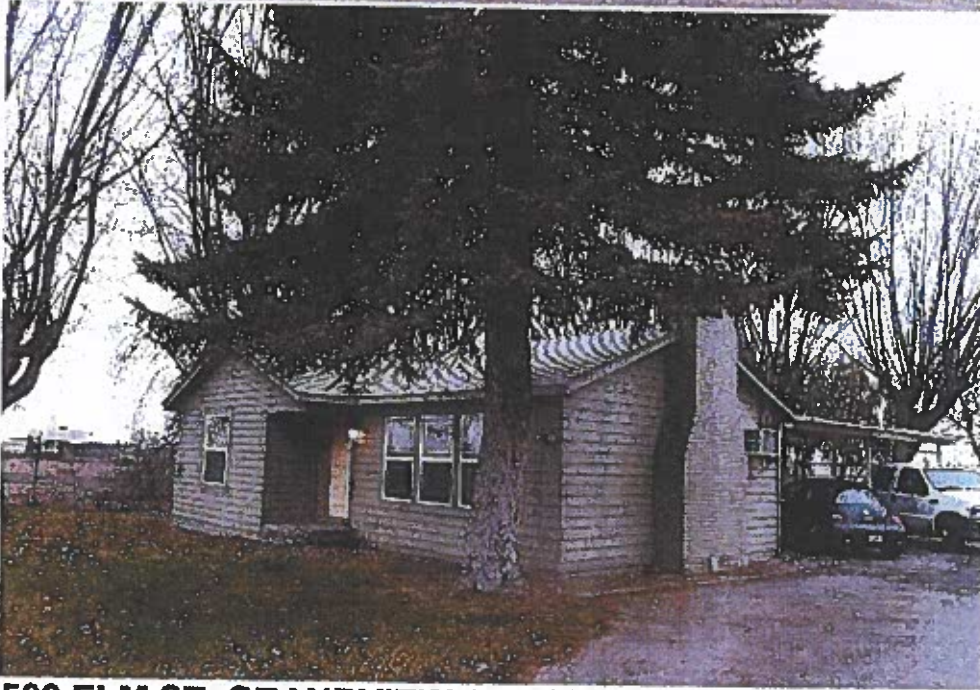


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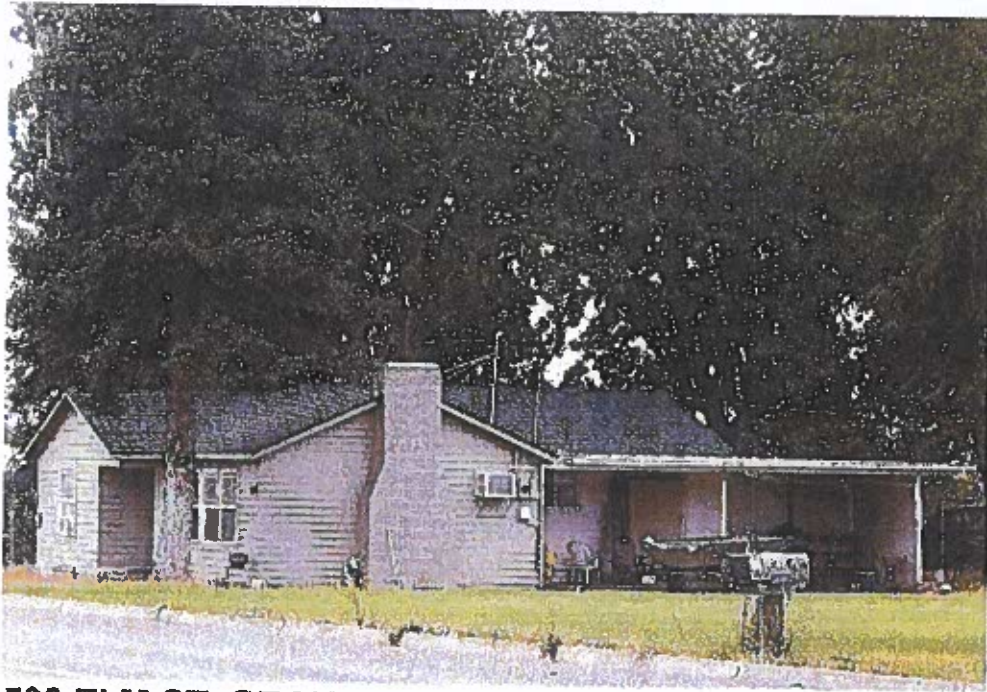




230923-41001
5-7-07 #63



500 ELM ST GRANDVIEW, WA 98930



500 ELM ST GRANDVIEW, WA 98930

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable: **Bunch Investments rezone**
2. Name of applicant: **Bunch Investments**

3. Address and phone number of applicant and contact person: **409 east 5th street Grandview WA 98930 Contact Person Kyle Bunch 509(830-5710)**

4. Date checklist prepared: **NOV 16 2022**

5. Agency requesting checklist: **city of Grandview**

6. Proposed timing or schedule (including phasing, if applicable): **1 month**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Yes one duplex IF rezone is approved we will build a Duplex in the empty lot**

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

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. **No**

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

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.) **We would like to rezone three parcels to R-2. Two parcels already have single family dwellings. We would like to build a duplex on the empty parcel**

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. **Parcel ID number 23092341001**

B. Environmental Elements

1. Earth

a. General description of the site:

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

b. What is the steepest slope on the site (approximate percent slope)? **2%**

- 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. **Soil survey of Yakima County describes the soil as Esquatzel Silt Loom**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No**
- 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. **None**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **26 Percent will be covered with impervious surfaces**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **None**

2. Air

- 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. **None**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any **None**

3. Water

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. **No**
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
No
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No

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. **No**

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals: . . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **None**

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. **Runoff from the site will be generated from impervious surfaces, i.e. Roofs. It is anticipated that this runoff will percolate into the ground near the buildings**

2) Could waste materials enter ground or surface waters? If so, generally describe.
No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **None**

4. Plants

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

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

b. What kind and amount of vegetation will be removed or altered? **2000 SF of grass will be removed for new duplex**

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

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **new grass in disturbed areas**

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

None

5. Animals

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. **Sparrows, magpies, and field mice.**

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.

None

c. Is the site part of a migration route? If so, explain. **No**

d. Proposed measures to preserve or enhance wildlife, if any: **None**

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

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **electric and natural gas**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No
- 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: **florescent lighting energy efficient appliances**

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **No**
- 1) Describe any known or possible contamination at the site from present or past uses.
None
 - 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. **None**
 - 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. **None**
 - 4) Describe special emergency services that might be required. **No special service will be required, but normal police and fire protection.**
 - 5) Proposed measures to reduce or control environmental health hazards, if any: **None**
- b. *Noise*
- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **Normal noise levels associated with light construction. However, limited to an approximate 30-day period.**

3) Proposed measures to reduce or control noise impacts, if any: **None**

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **The current use of the site is residential it will not change the use. R-2 would just allow for multiple families to use.**

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 non-forest use? **No**

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: **No**

c. Describe any structures on the site. **Two residential houses one garage**

d. Will any structures be demolished? If so, what? **No**

e. What is the current zoning classification of the site? **M-1 Light Industrial**

f. What is the current comprehensive plan designation of the site? **None**

g. If applicable, what is the current shoreline master program designation of the site? **None**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **No**

- i. Approximately how many people would reside or work in the completed project? **duplex could have two families of up to 4 people each total of 8 people could possibly reside**
- j. Approximately how many people would the completed project displace? **None**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **None**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **None**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **None**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **Two units**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None**
- c. Proposed measures to reduce or control housing impacts, if any: **None**

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **Average height for a single level dwelling. Exterior building material will be a residential siding wood is most commonly used**
- b. What views in the immediate vicinity would be altered or obstructed? **None**
- b. Proposed measures to reduce or control aesthetic impacts, if any: **None**

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **None**

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

c. What existing off-site sources of light or glare may affect your proposal?
None

d. Proposed measures to reduce or control light and glare impacts, if any:
None

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
None

b. Would the proposed project displace any existing recreational uses? If so, describe.
No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None

13. Historic and cultural preservation

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. **No**

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. **No**

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.
None

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
None

14. Transportation

- 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. **South elm street will have residential driveway access to site**

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
Yes, the city of Grandview has a transit system in place the nearest stop is about ½ mile away

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **None**

- 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). **Yes, we are proposing to install curb gutter and sidewalks for the site along south Elm and East 5th streets. We are also proposing to fix south 5th street along site.**

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No**

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? **None**

- g. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **No**

- h. Proposed measures to reduce or control transportation impacts, if any: **None**

15. Public Services

- 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. **No**

- b. Proposed measures to reduce or control direct impacts on public services, if any. **None**

16. Utilities

- a. Circle utilities currently available at the site:
 electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, None
 other _____
- c. 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. Electricity, natural gas, water, refuse service, telephone, sanitary sewer

C. Signature

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

Signature: 

Name of signee Kyle Bunch

Position and Agency/Organization Bunch Investments

Date Submitted: 11-16-22

D. Supplemental sheet for nonproject actions

(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; pro-
 duction, storage, or release of toxic or hazardous substances; or production of noise?

Light construction work could affect temporarily, but no permanent affects

Proposed measures to avoid or reduce such increases are: **None**

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

Light construction could temporarily.

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

None

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

None

Proposed measures to protect or conserve energy and natural resources are: **None**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? **none**

Proposed measures to protect such resources or to avoid or reduce impacts are: **None**

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

No affect

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

None

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

One duplex could house two families this would increase demands minimally

Proposed measures to reduce or respond to such demand(s) are: **None**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **No conflict**

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: Bunch Investments
Development Address: 500 South Elm Street
Grandview WA 98930

Developer Name: _____
Developer Address: _____

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

Number of Units: 1 Duplex

- 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: 8

4. Trip distribution to existing public streets from proposed development:
8 daily trips to South Elm Street
daily trips to _____
daily trips to _____

5. Peak hour trips to public streets from development:
8 Peak hour trips to South Elm Street
Peak hour trips to _____
Peak hour trips to _____

6. Existing traffic count (ADT) for public streets accessed by proposed development:
8

7. Existing level of service (LOS) capacity for existing public streets accessed by development:
 Two lane street, LOS C. - 8,000 ADT
Two lane, plus left turn lane, LOS C. - 12,000 ADT
Four lane, LOS C. - 20,000 ADT
Other _____

Concurrency Test:	Available capacity (subtract #6 from #7)	<u>7992</u>
	Projected number of trips (#3)	<u>8</u>
	Remaining capacity	<u>7984</u>

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

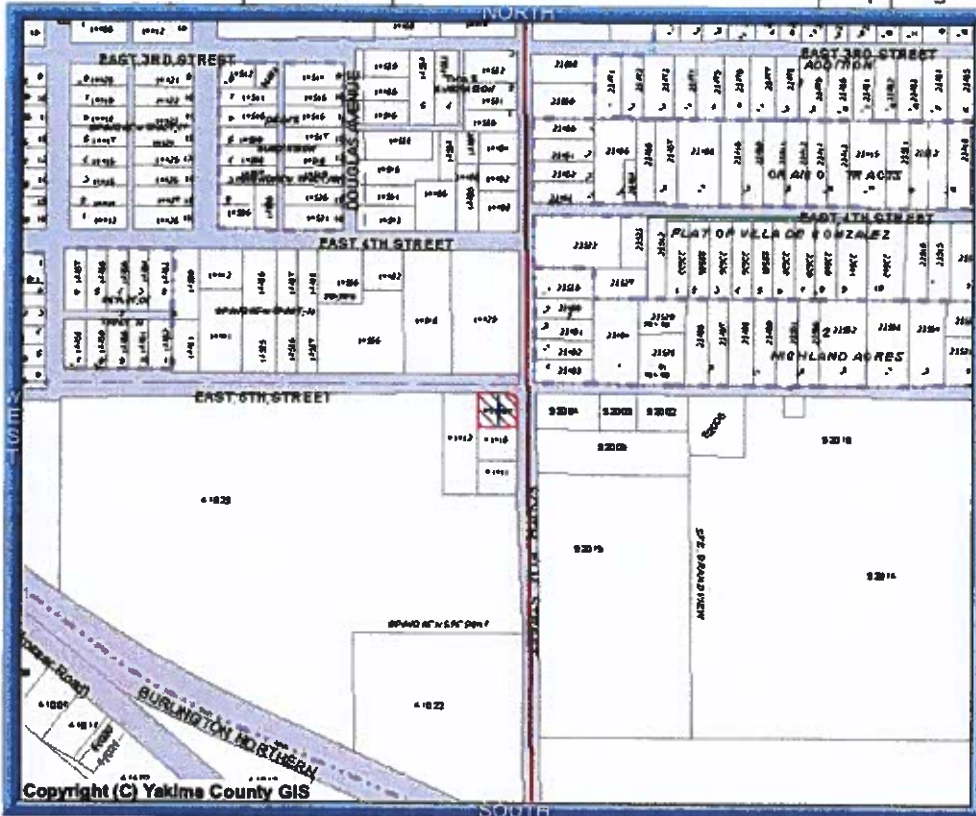
8. Three-year accident history of existing public streets accessed by development: (In vicinity of development)
 None
 See Attached

9. Traffic/street improvements proposed to mitigate this development:
 None at this time
 See Attached

Completed By: Kyle Bunch Date: 11-16-22



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Search By: Parcel Number
 Parcel #:

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

Search

MapScale: 1 Inch = 400 ft.



Overlays: Aerial Photography:

- FEMA
- Critical Areas
- Contours
- Utilities

MapSize: Small (800x600)

Maps brought to you by:

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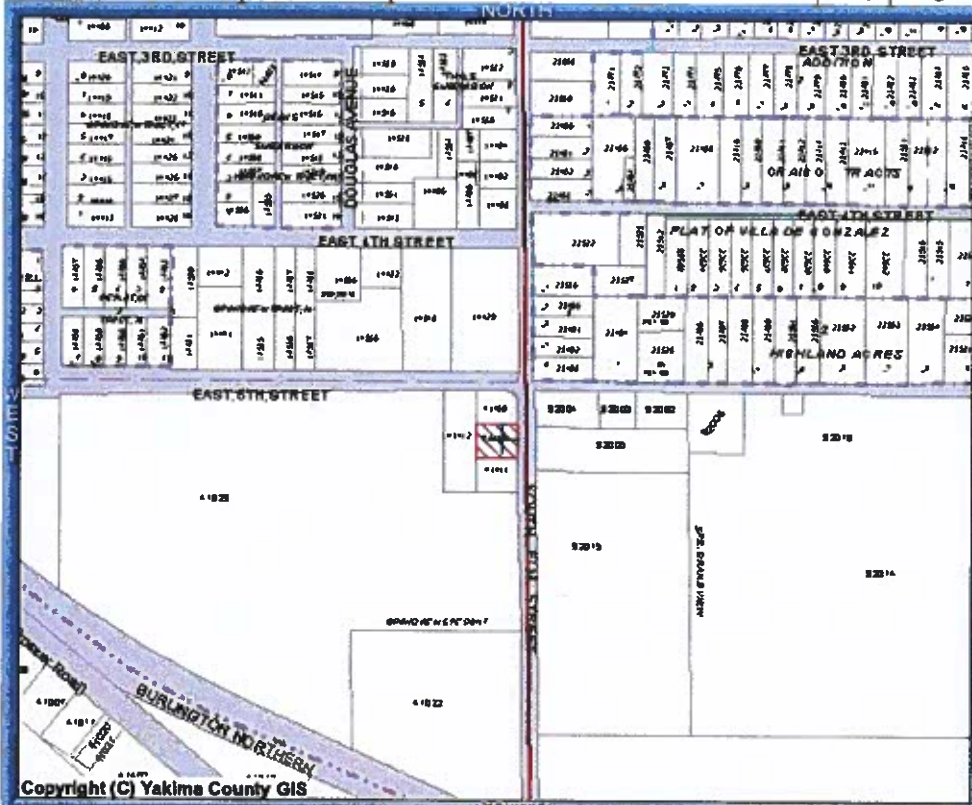
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Improvement Value:	\$120500	Land Value:	\$39000								
Current Use Value:	\$0	Current Use Improvement:	\$0								
New Construction:	\$0	Total Assessed Value:	\$159500								
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/at/bltn)	Carpport	SECTION MAPS	
No Residence Information Found.											
SALE INFORMATION								Qtr SECTION MAPS			
Excise	Sale Date	Sale Price	Grantor	Portion							
No Sales Information Found.											
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+ Latitude: 46° 15' 03.954"		+ Longitude: -119° 53' 41.168"	
Range: 23 Township: 09 Section: 23			
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Overlays: Aerial Photography

FEMA Critical Areas
 Contours Utilities

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Map Report

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

Click Map to: **Get Information**

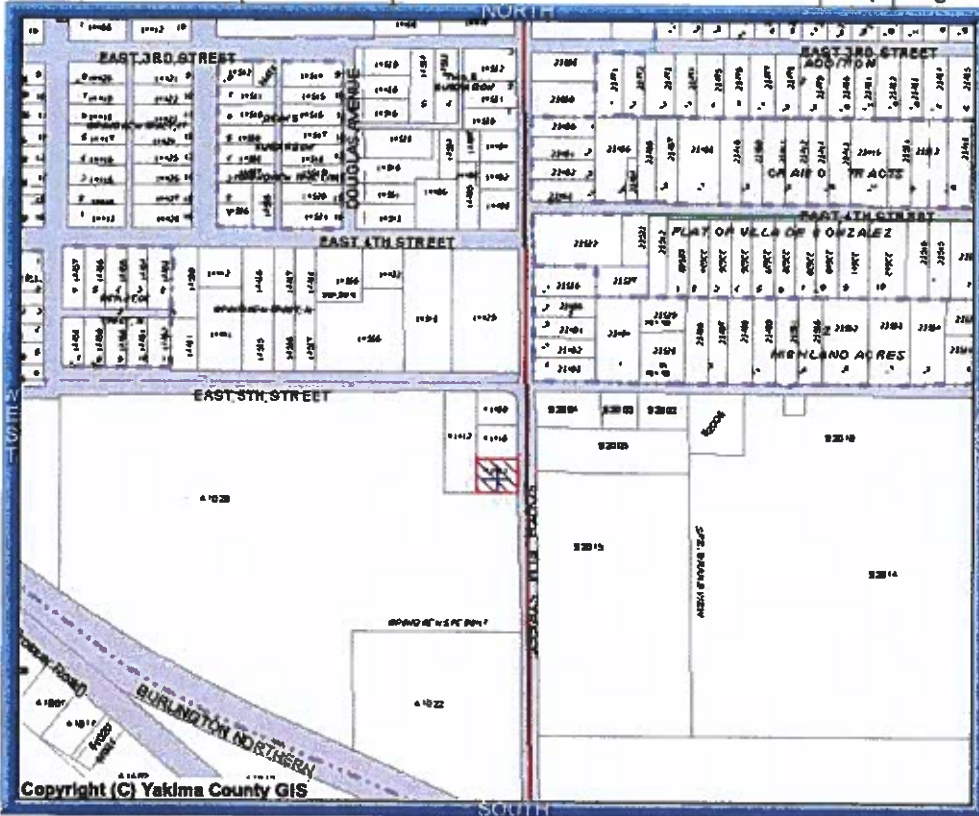
One Inch = 400 Feet
 Feet 200 400 600

PROPERTY PHOTOS:		PROPERTY INFORMATION AS OF 11/21/2022 11:08:10 PM		PRINTING							
Parcel Address: UN-ASSIGNED, WA		Parcel Owner(s): BUNCH INVESTMENTS LLC		Printer Friendly Page							
Parcel Number: 23092341410		Parcel Size: 8300 Square Feet		Detailed Report							
Property Use: 91 Undeveloped Land		TAX AND ASSESSMENT INFORMATION		Print Detailed MAP							
Tax Code Area (TCA): 440		Tax Year: 2023		SECTION MAPS							
Improvement Value: \$0		Land Value: \$32700		Section Map 1in=400ft							
Current Use Value: \$0		Current Use Improvement: \$0		Qtr SECTION MAPS							
New Construction: \$0		Total Assessed Value: \$32700		NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft							
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	Carport	No Residence Information Found.	
SALE INFORMATION											
Excise	Sale Date	Sale Price	Grantor	Portion		No Sales Information Found.					
DISCLAIMER											
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us .											

OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
Download Map			
LOCATION INFORMATION			
+ Latitude: 46° 15' 03.168"		+ Longitude: -119° 53' 40.945"	
Range: 23		Township: 09	
Section: 23			
Narrative Description: Section 23 Township 09 Range 23 Quarter SE: Plat SPM AF#8162166 Lot 2			
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			



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



Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 Inch = 400 ft.

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

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 www.vlqco.com
 (509) 248-4442

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

Click Map to: **Get Information**

One Inch = 400 Feet
 Feet 200 400 600

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 11/21/2022 11:08:10 PM				PRINTING					
	Parcel Address:	UN-ASSIGNED, ,WA				Printer-Friendly Page					
	Parcel Owner(s):	BUNCH INVESTMENTS LLC									
	Parcel Number:	23092341411	Parcel Size:	8385 Square Feet		Detailed Report					
	Property Use:	11 Single Unit									
	TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):	440	Tax Year:	2023			Print Detailed MAP					
Improvement Value:	\$131600	Land Value:	\$43500								
Current Use Value:	\$0	Current Use Improvement:	\$0								
New Construction:	\$0	Total Assessed Value:	\$175100								
RESIDENTIAL INFORMATION						SECTION MAPS					
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/at/bltn)	Carport	Section Map 1in=400ft	
No Residence Information Found.											
SALE INFORMATION						Qtr SECTION MAPS					
Excise	Sale Date	Sale Price	Grantor	Portion		<table border="1"> <tr> <td>NW-Qtr 1"=200ft</td> <td>NE-Qtr 1"=200ft</td> </tr> <tr> <td>SW-Qtr 1"=200ft</td> <td>SE-Qtr 1"=200ft</td> </tr> </table>		NW-Qtr 1"=200ft	NE-Qtr 1"=200ft	SW-Qtr 1"=200ft	SE-Qtr 1"=200ft
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OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
		Download Map	
LOCATION INFORMATION			
+ Latitude: 46° 15' 02.220"		+ Longitude: -119° 53' 41.194"	
Narrative Description: Section 23 Township 09 Range 23 Quarter SE: Plat SPM AF#8162166 Lot 3		Range: 23 Township: 09 Section: 23	
DISCLAIMER			
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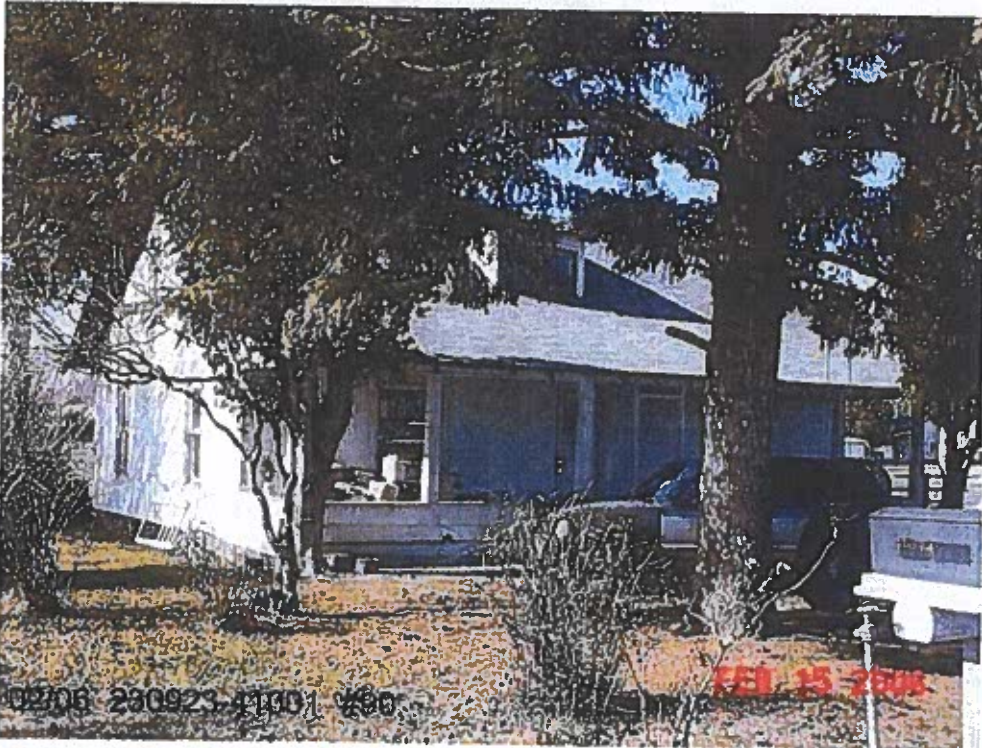
500 ELM ST GRANDVIEW, WA 98930

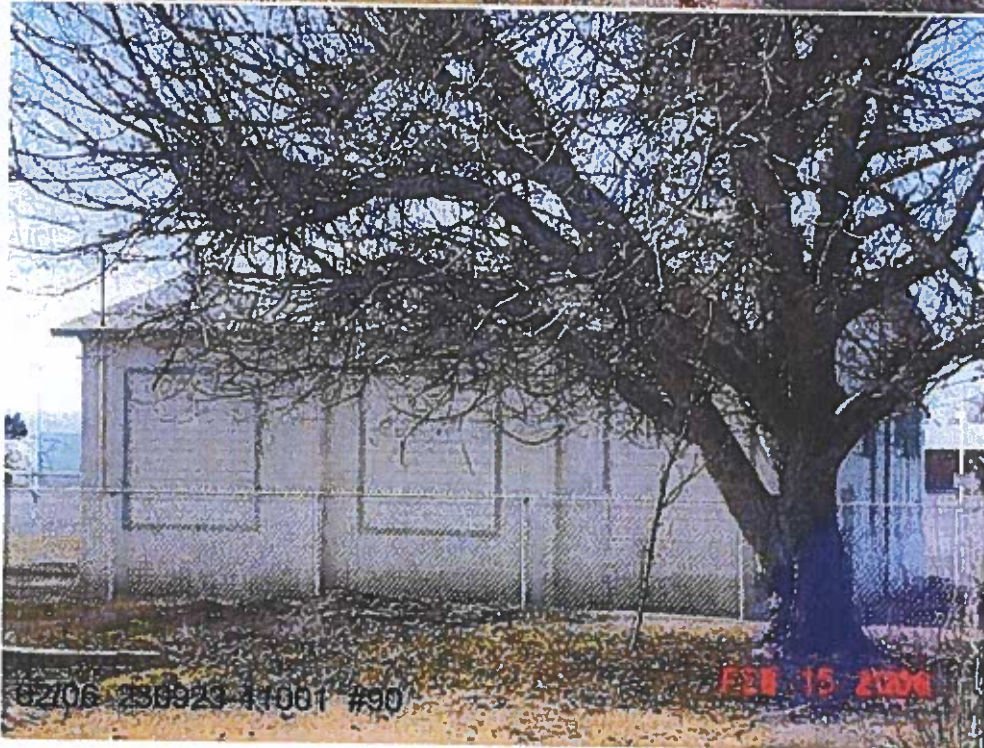
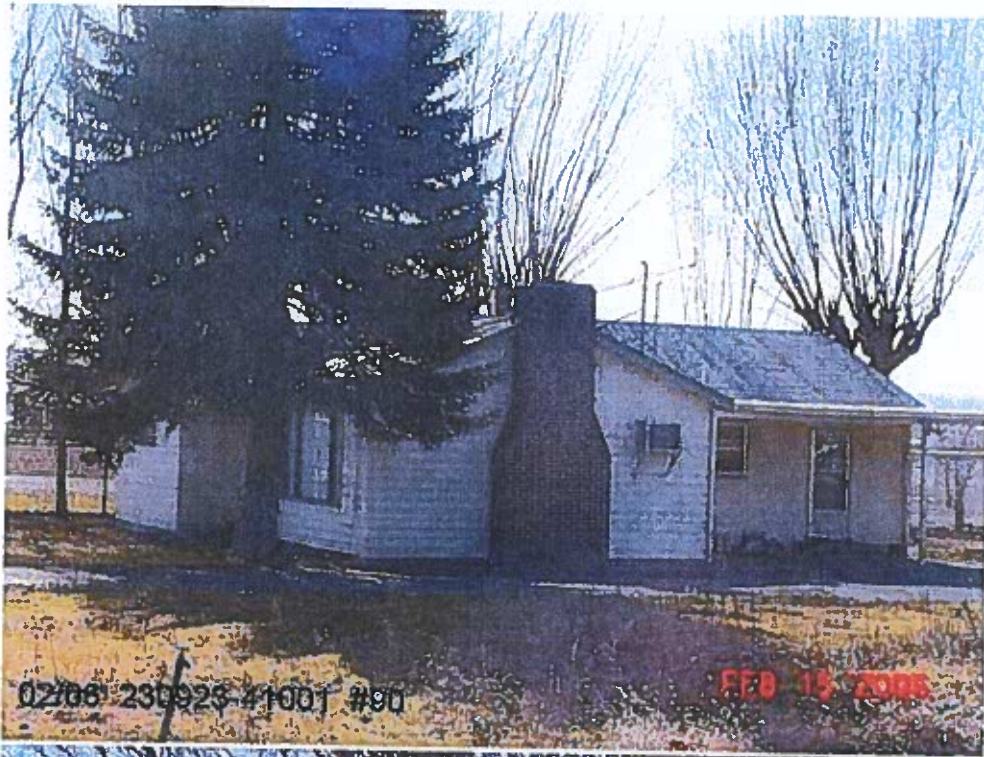


500 ELM ST GRANDVIEW, WA 98930

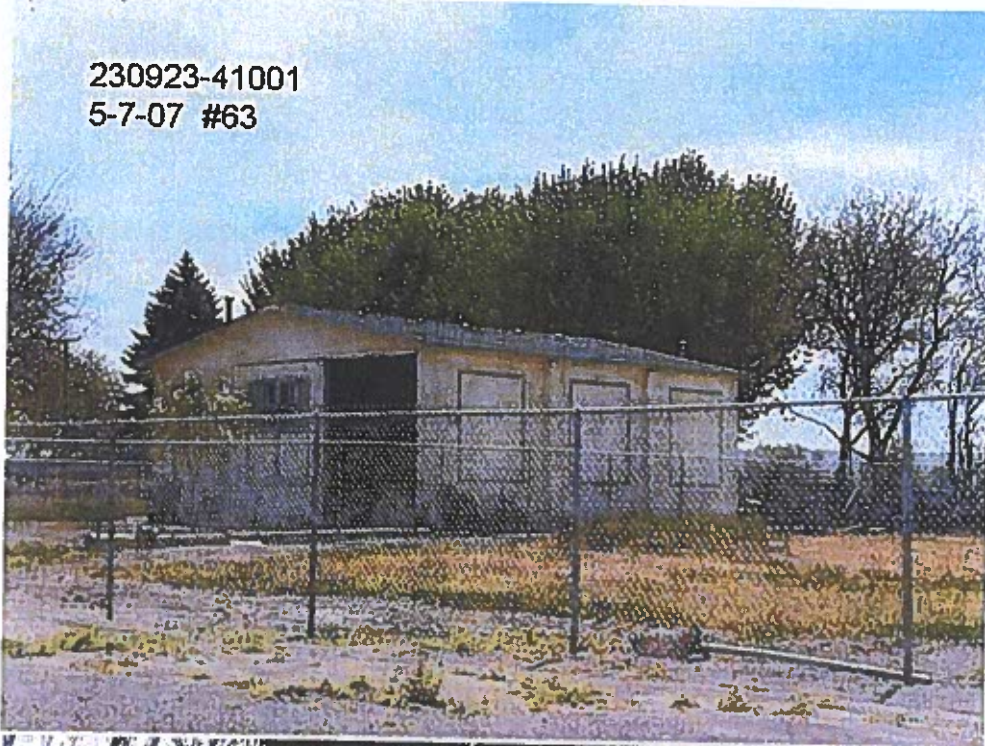


500 ELM ST GRANDVIEW, WA 98930

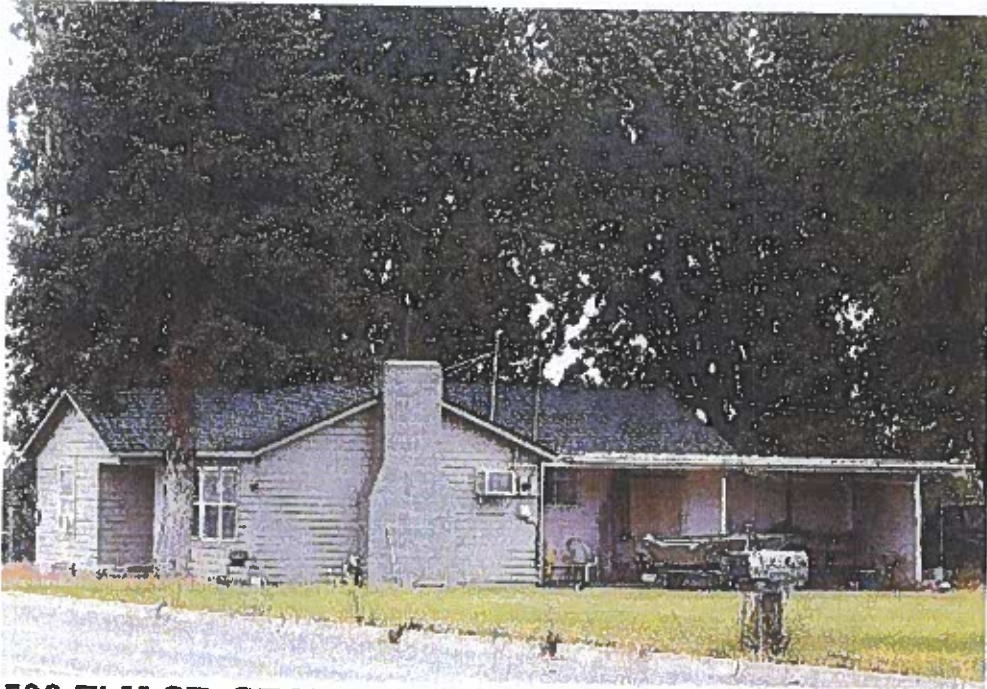




230923-41001
5-7-07 #63



500 ELM ST GRANDVIEW, WA 98930



500 ELM ST GRANDVIEW, WA 98930



**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): Kyle Bunch dba Bunch Investments LLC
Property Owner(s): Bunch Investments LLC
Proposed Project: Comprehensive Plan Amendment and Rezone
Current Comprehensive Plan Designation: Industrial
Current Zoning: M-1 Light Industrial
Current Use: Residential
Proposed Comprehensive Plan Designation: Residential
Proposed Zoning: R-2 Medium Density Residential
Location of Project: 500 Elm Street, Grandview, Yakima County, Washington.
Parcel No.: 230923-41409, 230923-41410, 230923-41411

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: December 7, 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): Kyle Bunch dba Bunch Investments LLC
Property Owner(s): Bunch Investments LLC
Proposed Project: Comprehensive Plan Amendment and Rezone
Current Comprehensive Plan Designation: Industrial
Current Zoning: M-1 Light Industrial
Current Use: Residential
Proposed Comprehensive Plan Designation: Residential
Proposed Zoning: R-2 Medium Density Residential
Location of Project: 500 Elm Street, Grandview, Yakima County, Washington.
Parcel No.: 230923-41409, 230923-41410, 230923-41411
Application Date: November 17, 2022
Application Acceptance: November 23, 2023
Decision-Making Authority: City of Grandview

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

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

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

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

Environmental Determination

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

are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **Wednesday, December 28, 2022**.

Comment Period and Where to View Documents

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than **Wednesday, December 28, 2022**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **Wednesday, December 28, 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 **Wednesday, January 11, 2023 at 3:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

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 – December 7, 2022

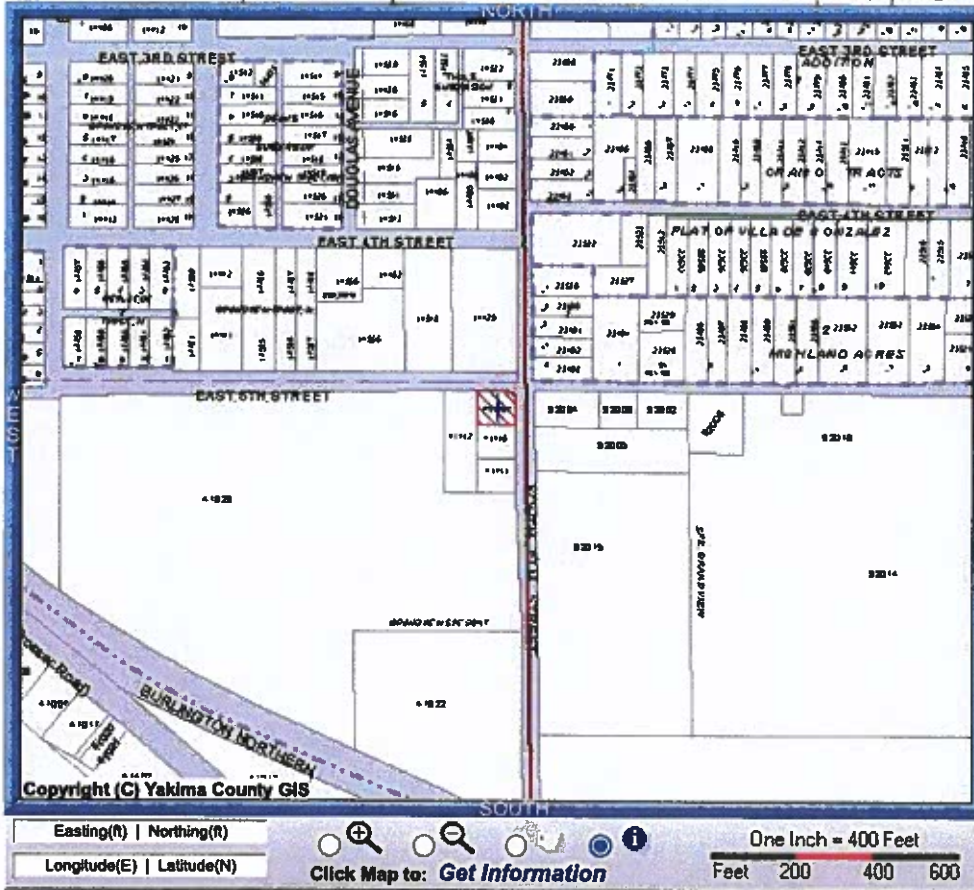
Property Posted: December 7, 2022

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): December 7, 2022



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Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 Inch = 400 ft.

Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

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

Map Report

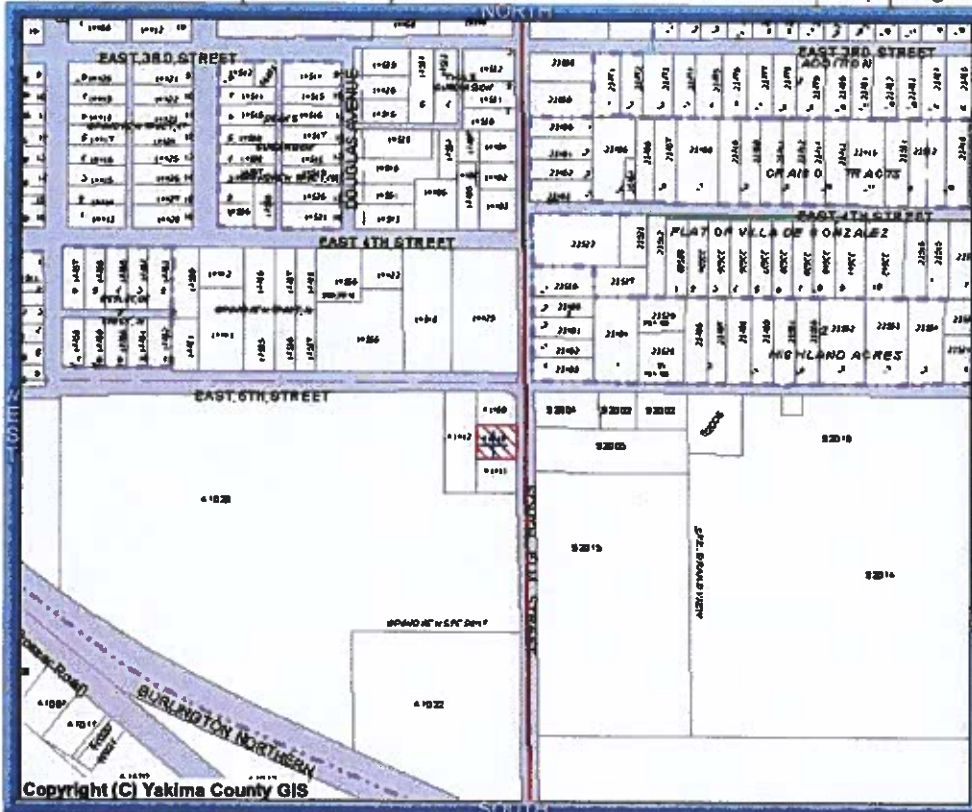
PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 12/3/2022 11:36:15 PM				PRINTING					
	Parcel Address:	UN-ASSIGNED, WA				Printer-Friendly Page					
	Parcel Owner(s):	BUNCH INVESTMENTS LLC									
	Parcel Number:	23092341409	Parcel Size:	8180 Square Feet							
	Property Use:	11 Single Unit									
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):	440	Tax Year:	2023								
Improvement Value:	\$120500	Land Value:	\$39000								
Current Use Value:	\$0	Current Use Improvement:	\$0								
New Construction:	\$0	Total Assessed Value:	\$159500								
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/bltn)	Carport	SECTION MAPS	
FAIR/AVERAGE	1999	1.00	1084		0/0	2	0/2/0	0/0/0			Section Map 1in=400ft
SALE INFORMATION								Qtr SECTION MAPS			
Excise	Sale Date	Sale Price	Grantor	Portion				No Sales information Found.		NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
DISCLAIMER								SW-Qtr 1"=200ft		SE-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 small.us .											

OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
LOCATION INFORMATION			
+ Latitude: 46° 15' 03.954"		+ Longitude: -119° 53' 41.168"	
Range: 23		Township: 09	
Section: 23			
Narrative Description: Section 23 Township 09 Range 23 Quarter SE: Plat SPM AF#8162166 Lot 1			
DISCLAIMER			
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Search By: Parcel Number

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Search

MapScale: 1 inch = 400 ft.



Overlays: Aerial Photography:

- FEMA
- Critical Areas
- Contours
- Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee



Title Insurance & Escrow Service

www.vtgco.com
(509) 248-4442

Map Report

Easting(ft) | Northing(ft) | Longitude(E) | Latitude(N) | One Inch = 400 Feet | Feet 200 400 600

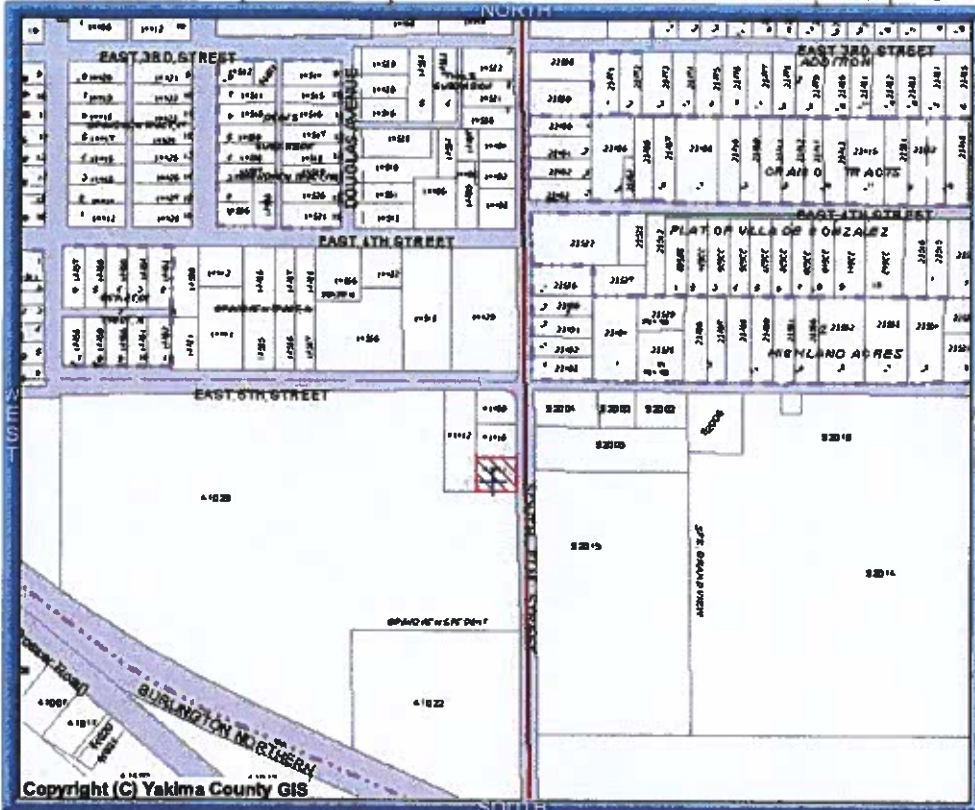
Click Map to: Get Information

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 12/3/2022 11:36:15 PM				PRINTING					
	Parcel Address:	UN-ASSIGNED, ,WA				Printer-Friendly Page					
	Parcel Owner(s):	BUNCH INVESTMENTS LLC									
	Parcel Number:	23092341410	Parcel Size:	8300 Square Feet		Detailed Report					
	Property Use:	91 Undeveloped Land									
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):	440	Tax Year:	2023		Print Detailed MAP						
Improvement Value:	\$0	Land Value:	\$32700								
Current Use Value:	\$0	Current Use Improvement:	\$0								
New Construction:	\$0	Total Assessed Value:	\$32700								
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (fu/l3/4, 1/2)	Garage (bsm/att/blin)	Carport	SECTION MAPS	
No Residence Information Found.											
SALE INFORMATION								Qtr SECTION MAPS			
Excise	Sale Date	Sale Price	Grantor	Portion		No Sales Information Found.					
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FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D Download Map
LOCATION INFORMATION			
+ Latitude: 46° 15' 03.046"		+ Longitude: -119° 53' 41.304"	
Narrative Description: Section 23 Township 09 Range 23 Quarter SE: Plat SPM AF#8162166 Lot 2		Range: 23 Township: 09 Section: 23	
DISCLAIMER			
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Easting(E) | Northing(N)
Longitude(E) | Latitude(N)

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One Inch = 400 Feet
Feet 200 400 600

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	Parcel Owner(s):	BUNCH INVESTMENTS LLC									
	Parcel Number:	23092341411	Parcel Size:	8385 Square Feet		Detailed Report					
	Property Use:	11 Single Unit									
TAX AND ASSESSMENT INFORMATION											
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Improvement Value:	\$131600	Land Value:	\$43500								
Current Use Value:	\$0	Current Use Improvement:	\$0								
New Construction:	\$0	Total Assessed Value:	\$175100								
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bemi/att/bltin)	Carpport	Section Map 1in=400ft	
AVERAGE	1950	1.00	1324	0/0	0/0	3	1/0/0	0/0/0			
SALE INFORMATION								Qtr SECTION MAPS			
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OVERLAY INFORMATION					
Zoning:	Urban Growth Area: Grandview		Jurisdiction:	Grandview	
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FIRM Panel Number: 53077C1925D			Download Map		
LOCATION INFORMATION					
+ Latitude: 46° 15' 02.138"		+ Longitude: -119° 53' 41.314"		Range: 23 Township: 09 Section: 23	
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**CITY OF GRANDVIEW
AFFIDAVIT OF MAILING & POSTING**

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 7th day of December, 2022, I posted at City Hall, Library, Police Department, City's website www.grandview.wa.us, and mailed the attached NOTICE OF DEVELOPMENT APPLICATION, ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal:

Applicant(s): Kyle Bunch dba Bunch Investments LLC
Property Owner(s): Bunch Investments LLC
Proposed Project: Comprehensive Plan Amendment and Rezone
Current Comprehensive Plan Designation: Industrial
Current Zoning: M-1 Light Industrial
Current Use: Residential
Proposed Comprehensive Plan Designation: Residential
Proposed Zoning: R-2 Medium Density Residential
Location of Project: 500 Elm Street, Grandview, Yakima County, Washington.
Parcel No.: 230923-41409, 230923-41410, 230923-41411

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

Governmental agencies also received the SEPA Checklist.

CITY OF GRANDVIEW

By: _____


Anita Palacios, City Clerk



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

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

Applicant(s): Kyle Bunch dba Bunch Investments LLC
Property Owner(s): Bunch Investments LLC
Proposed Project: Comprehensive Plan Amendment and Rezone
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Current Zoning: M-1 Light Industrial
Current Use: Residential
Proposed Comprehensive Plan Designation: Residential
Proposed Zoning: R-2 Medium Density Residential
Location of Project: 500 Elm Street, Grandview, Yakima County, Washington.
Parcel No.: 230923-41409, 230923-41410, 230923-41411
Application Date: November 17, 2022
Application Acceptance: November 23, 2023
Decision-Making Authority: City of Grandview

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

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

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

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

Environmental Determination

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

are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **Wednesday, December 28, 2022**.

Comment Period and Where to View Documents

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Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **Wednesday, January 11, 2023 at 3:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

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 – December 7, 2022

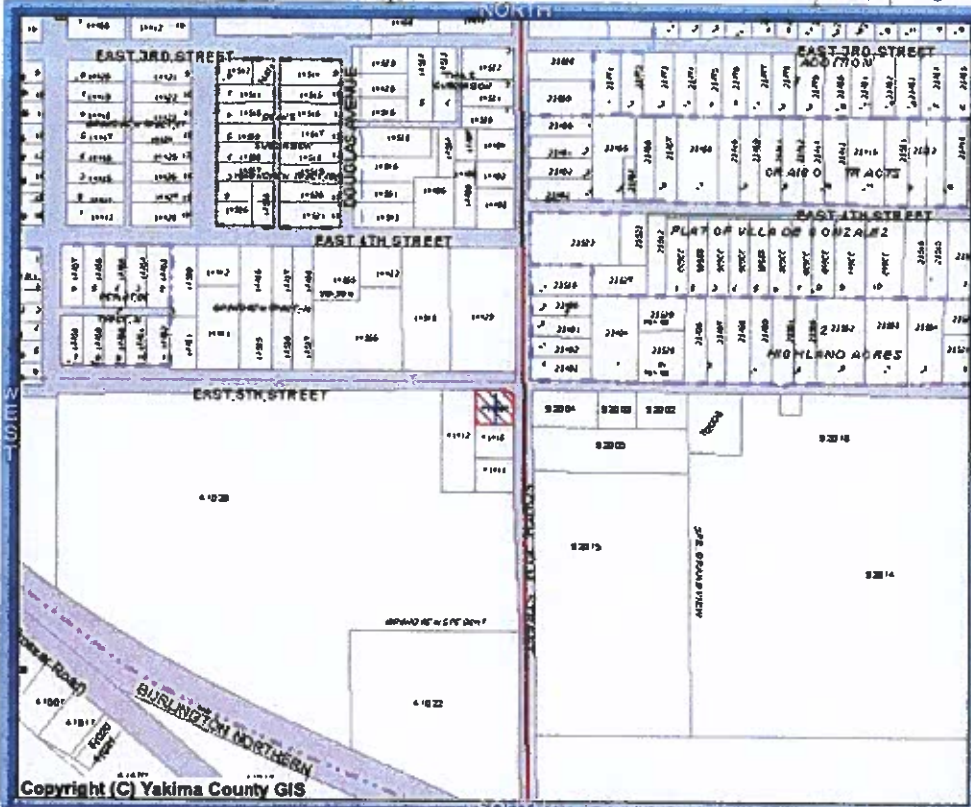
Property Posted: December 7, 2022

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): December 7, 2022



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Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

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

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

Click Map to: **Get Information**

One Inch = 400 Feet
 Feet 200 400 600

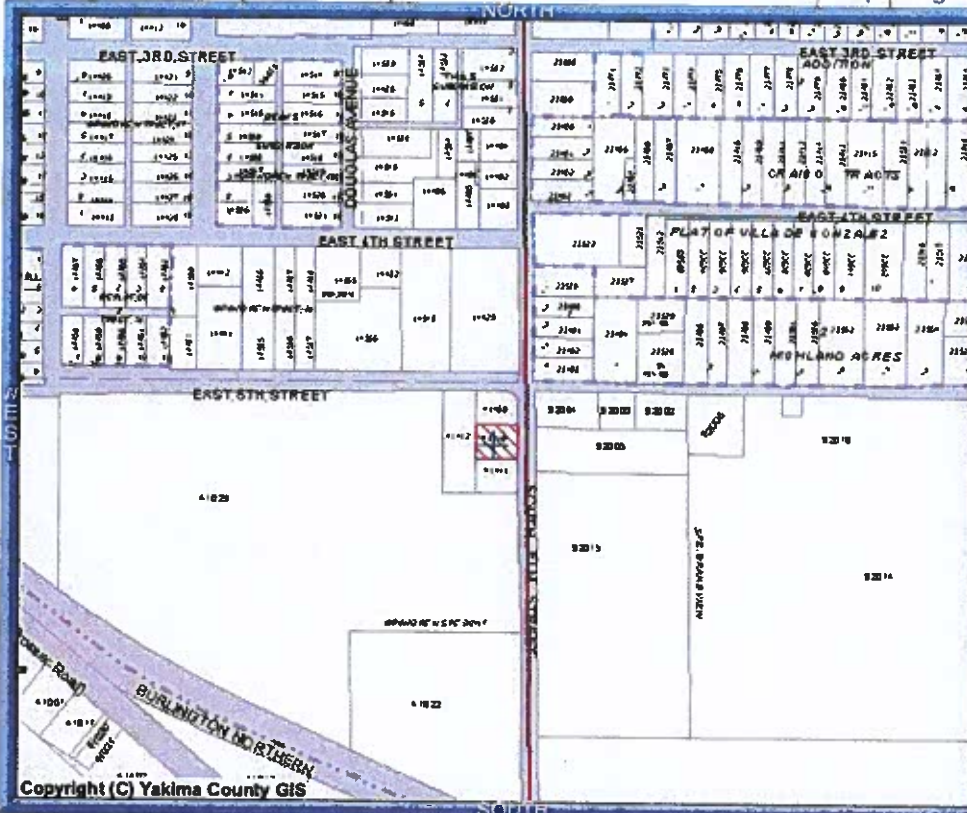
PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 12/3/2022 11:36:15 PM				PRINTING					
		Parcel Address:	UN-ASSIGNED, WA			Printer-Friendly Page					
		Parcel Owner(s):	BUNCH INVESTMENTS LLC								
		Parcel Number:	23092341409	Parcel Size:	6180 Square Feet		Detailed Report				
Property Use:	11 Single Unit			Print Detailed MAP							
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):	440	Tax Year:	2023		SECTION MAPS						
Improvement Value:	\$120500	Land Value:	\$39000								
Current Use Value:	\$0	Current Use Improvement:	\$0								
New Construction:	\$0	Total Assessed Value:	\$159500								
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/Vatt/bltn)	Carpport	Section Map 1in=400ft	
FAIR/AVERAGE	1909	1.00	1084		0/0	2	0/2/0	0/0/0			
SALE INFORMATION							Qtr SECTION MAPS				
Excise	Sale Date	Sale Price	Grantor	Portion			No Sales Information Found.		NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft		
DISCLAIMER							While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us .				

OVERLAY INFORMATION			
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Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D Download Map
LOCATION INFORMATION			
+ Latitude:	46° 15' 03.954"	+ Longitude:	-119° 53' 41.168"
Narrative Description:		Section 23 Township 09 Range 23 Quarter SE: Plat SPM AF#3162166 Lot 1	
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Overlays: Aerial Photography

- FEMA
- Critical Areas
- Contours
- Utilities

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Map Report

Easting(N) | Northing(N)
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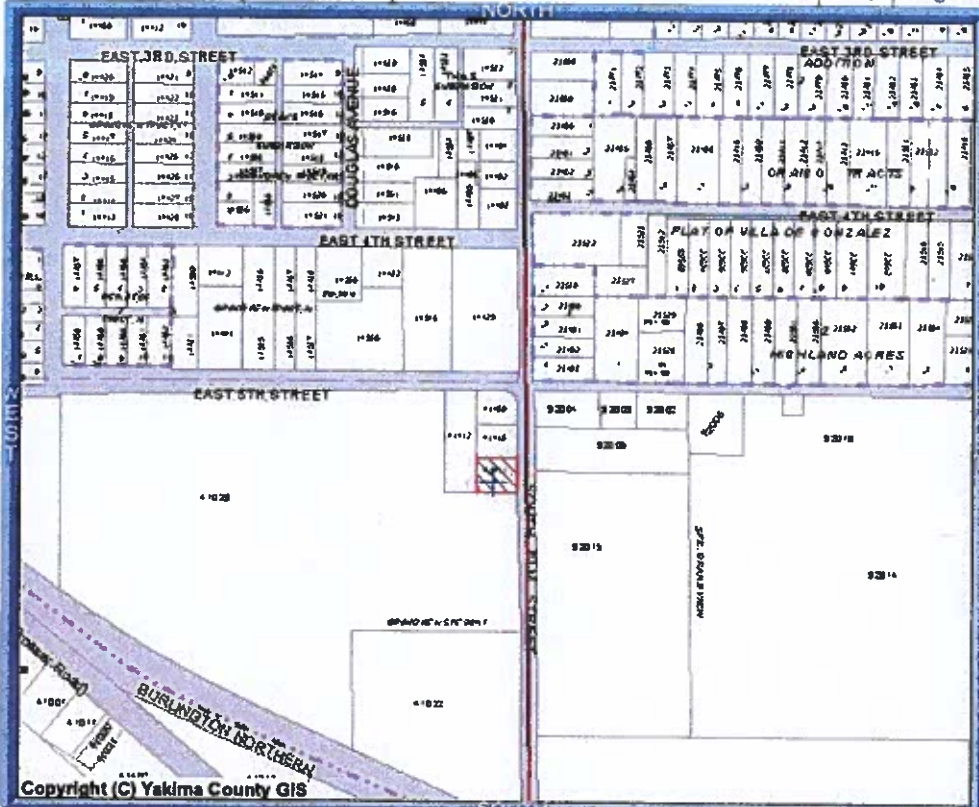
PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 12/3/2022 11:36:15 PM				PRINTING					
	Parcel Address:	UN-ASSIGNED, WA				Printer-Friendly Page					
	Parcel Owner(s):	BUNCH INVESTMENTS LLC									
	Parcel Number:	23092341410	Parcel Size:	8300 Square Feet		Detailed Report					
	Property Use:	91 Undeveloped Land									
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):	440	Tax Year:	2023								
Improvement Value:	\$0	Land Value:	\$32700								
Current Use Value:	\$0	Current Use Improvement:	\$0								
New Construction:	\$0	Total Assessed Value:	\$32700								
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/at/bltn)	Carport	SECTION MAPS	
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Excise	Sale Date	Sale Price	Grantor	Portion							
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Range:23		Township:09 Section:23	
Narrative Description: Section 23 Township 09 Range 23 Quarter SE: Plat SPM AF#8162166 Lot 2			

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	Parcel Owner(s):	BUNCH INVESTMENTS LLC									
	Parcel Number:	23092341411	Parcel Size:	8385 Square Feet		Detailed Report					
Property Use:	11 Single Unit										
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Tax Code Area (TCA):	440	Tax Year:	2023								
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Current Use Value:	\$0	Current Use Improvement:	\$0								
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		Range: 23	Township: 09 Section: 23
Narrative Description: Section 23 Township 09 Range 23 Quarter SE: Plat 8PM AF#8162166 Lot 3			
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230923-41412/41409/41410/41411
Bunch Investments LLC
2492 Grandview Pavement Rd
Mabton, WA 98935

230923-14555
Carolina Guerra
408 E. 4th Street
Grandview, WA 98930

230923-41023
Welch Foods Inc.
300 Baker Avenue
Concord, MA 01742

230923-14432
Ken & Rachel Ott
504 E 4th Street
Grandview, WA 98930

230923-14548/14429
Gregory Smith
528 S. 8th Street
Sunnyside, WA 98944

230924-23530
Miguel Gonzalez
407 Elm Street
Grandview, WA 98930

230924-23490
Mary Abeyta
409 Elm Street
Grandview, WA 98930

230924-23491
Arturo Cruz
411 Elm Street
Grandview, WA 98930

230924-23492
Jose & Maria Aguilar
413 Elm Street
Grandview, WA 98930

230924-23493
Albert Barker
601 Highland Drive
Grandview, WA 98930

230924-23527
Jose Mendoza
2141 Sunnyside Mabton Road
Sunnyside, WA 98944

230924-23494
Gary Freeman
607 Highland Drive
Grandview, WA 98930

230924-23528
Jose Perea
609 Highland Drive
Grandview, WA 98930

230924-32004
Marco Degollado
501 Elm Street
Grandview, WA 98930

230924-32003
Ernestina Morales
608 Highland Drive
Grandview, WA 98930

230924-32002
Marcelo & Candida Clara
10001 Albro Road
Prosser, WA 99350

230924-32005
Warren Vance
1450 Vance Road
Mabton, WA 998935

230924-32015
Clifford & Michelle Lewis
P.O. Box 605
Grandview, WA 98930

230923-14556
Puterbaugh Construction
P.O. Box 158
Grandview, WA 98930

Anita Palacios

From: Anita Palacios
Sent: Monday, December 5, 2022 11:53 AM
To: GRANDVIEW SCHOOL DISTRICT; ODW.Mail@doh.wa.gov; PORT OF GRANDVIEW; ROZA IRRIGATION DISTRICT; sepa@dahp.wa.gov; SUNNYSIDE VALLEY IRRIGATION DISTRICT; WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov); WA STATE DEPT OF FISH & WILDLIFE; WA STATE DEPT OF NATURAL RESOURCES; WA STATE DEPT OF SOCIAL & HEALTH SERVICES; WA STATE DEPT OF TRANSPORTATION; WA STATE DEPT OF TRANSPORTATION; YAKAMA NATION ; YAKIMA CO ENVIRONMENTAL HEALTH; YAKIMA CO FIRE DISTRICT NO. 5; YAKIMA CO PLANNING DEPT; YAKIMA CO REG TRANSPORTATION ORG; YAKIMA CO TRANSPORTATION SERVICES ; YAKIMA CO ZONING & SUBDIVISION; Yakima Health District; YAKIMA REGIONAL CLEAN AIR AUTHORITY
Subject: City of Grandview - Notice of Development Application, Environmental Determination & Notice of Public Hearing - Bunch Comp Plan Amend & Rezone
Attachments: BUNCH COMP PLAN AMEND & REZONE NOTICE OF DEVELOPMENT APPLICATION & SEPA CHECKLIST.pdf

Attached is the Notice of Development Application and SEPA Checklist for the Bunch Investments Comprehensive Plan Amendment and Rezone located at 500 Elm Street, Grandview, Yakima County, WA.

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

Anita Palacios

From: NoReply@ecy.wa.gov
Sent: Tuesday, December 6, 2022 11:04 AM
To: Anita Palacios
Subject: SEPA record published

CAUTION: External Email

The SEPA admin reviewed and published [SEPA record number 202206009, "Bunch Comprehensive Plan Amendment & Rezone"](#).

It will now be available to the public.

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



**CITY OF GRANDVIEW
CERTIFICATE OF POSTING PROPERTY**

I, _____ 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 7th day of December, 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): Kyle Bunch dba Bunch Investments LLC
Property Owner(s): Bunch Investments LLC
Proposed Project: Comprehensive Plan Amendment and Rezone
Current Comprehensive Plan Designation: Industrial
Current Zoning: M-1 Light Industrial
Current Use: Residential
Proposed Comprehensive Plan Designation: Residential
Proposed Zoning: R-2 Medium Density Residential
Location of Project: 500 Elm Street, Grandview, Yakima County, Washington.
Parcel No.: 230923-41409, 230923-41410, 230923-41411

Dated this 7th day of December, 2022.

GRANDVIEW PUBLIC WORKS DEPARTMENT

BY: Virgilio Herrera / Salvador Villalobos
Signature

Virgilio Herrera / Salvador Villalobos
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): Kyle Bunch dba Bunch Investments LLC
Property Owner(s): Bunch Investments LLC
Proposed Project: Comprehensive Plan Amendment and Rezone
Current Comprehensive Plan Designation: Industrial
Current Zoning: M-1 Light Industrial
Current Use: Residential
Proposed Comprehensive Plan Designation: Residential
Proposed Zoning: R-2 Medium Density Residential
Location of Project: 500 Elm Street, Grandview, Yakima County, Washington.
Parcel No.: 230923-41409, 230923-41410, 230923-41411
Application Date: November 17, 2022
Application Acceptance: November 23, 2023
Decision-Making Authority: City of Grandview

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

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

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

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

Environmental Determination

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

are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **Wednesday, December 28, 2022**.

Comment Period and Where to View Documents

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than **Wednesday, December 28, 2022**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **Wednesday, December 28, 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 **Wednesday, January 11, 2023 at 3:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

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

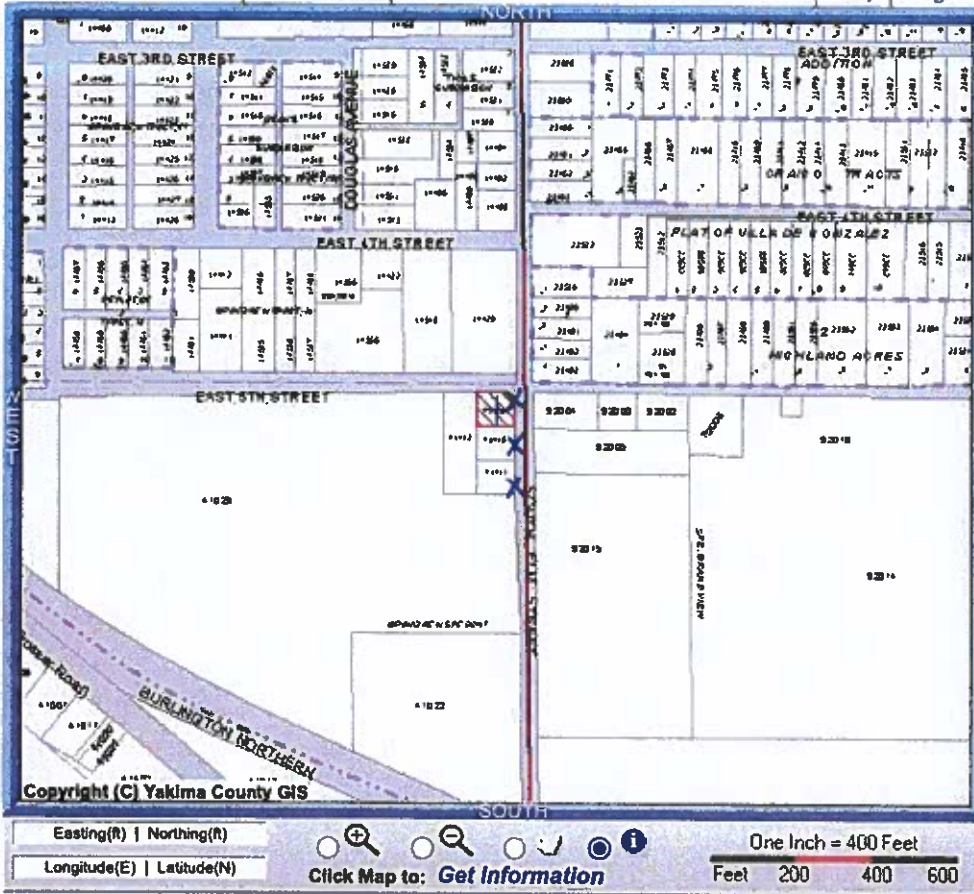
Publication: Grandview Herald – December 7, 2022

Property Posted: December 7, 2022

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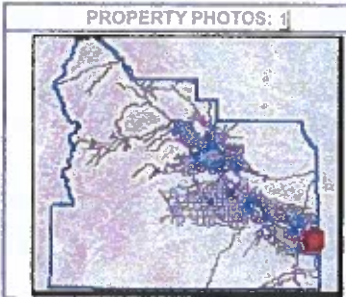
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New Construction:	\$0 Total Assessed Value: \$159500

PRINTING

[Printer-Friendly Page](#)

[Detailed Report](#)

[Print Detailed MAP](#)

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SECTION MAPS

[Section Map 1in=400ft](#)

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

Qtr SECTION MAPS

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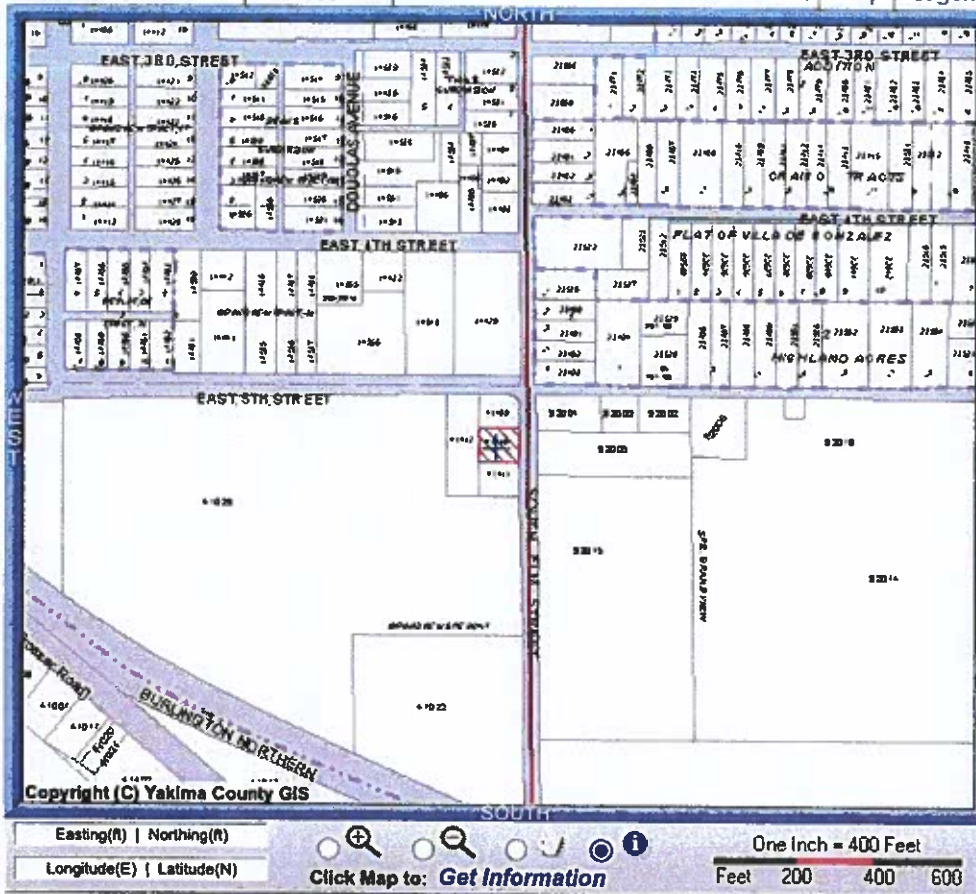
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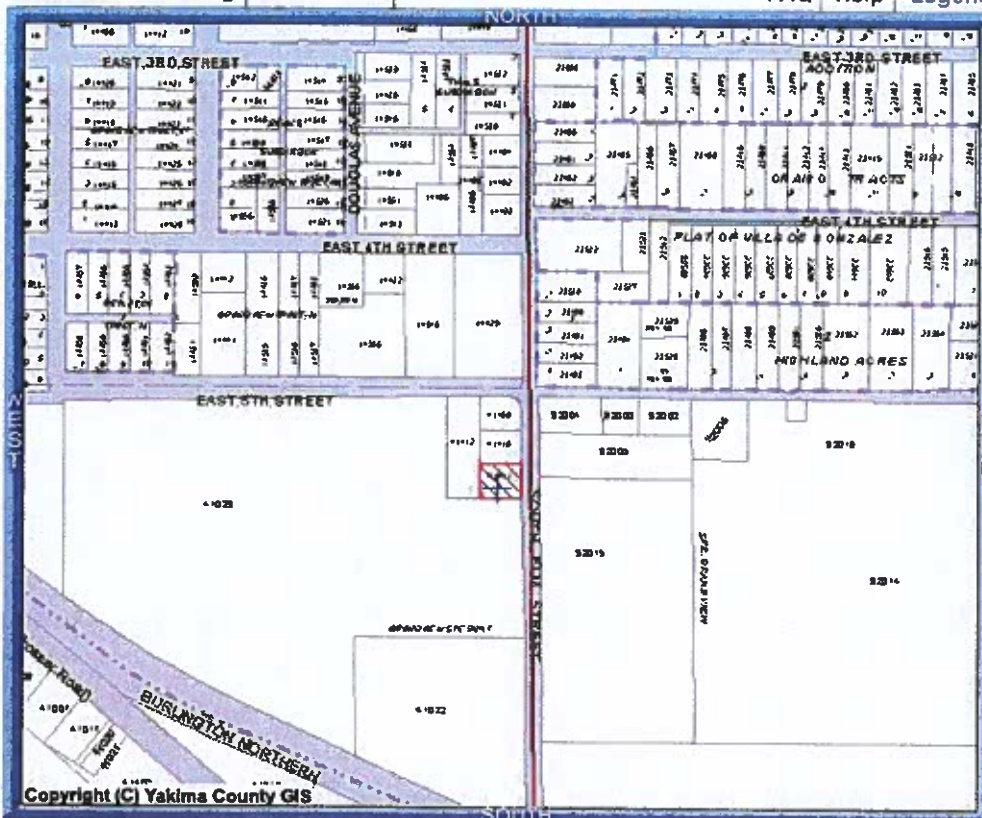
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No Sales Information Found.								NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft			
DISCLAIMER											
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.											

OVERLAY INFORMATION			
Zoning:	Urban Growth Area: Grandview		Jurisdiction: Grandview
FEMA 100 Year:	FEMA Map	Future Landuse Designation: (Yakima County Plan 2015)	FIRM Panel Number: 53077C1925D
		Download Map	
LOCATION INFORMATION			
+ Latitude: 46° 15' 02.138"		+ Longitude: -119° 53' 41.314"	
Narrative Description: Section 23 Township 09 Range 23 Quarter SE: Plat SPM AF#8162166 Lot 3		Range: 23 Township: 09 Section: 23	
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			

AFFIDAVIT OF PUBLICATION

Notice

State of Washington } ss.
County of Yakima }

The undersigned on oath states that

Madelyne Creasy
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 Development Application Environmental Determination and Notice of Public Hearing- Bunch Investments was published on December 7, 2022

The amount of the fee charged for the foregoing publication is the sum of \$ 138.25 which amount has been paid in full.

Madelyne Creasy

Subscribed and sworn to before me on

December 7, 2022

Arnold C. Jones

Notary Public for the State of Washington

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): Kyle Bunch dba Bunch Investments LLC
Property Owner(s): Bunch Investments LLC
Proposed Project: Comprehensive Plan Amendment and Rezone

Current Comprehensive Plan Designation: Industrial
Current Zoning: M-1 Light Industrial
Current Use: Residential

Proposed Comprehensive Plan Designation: Residential
Proposed Zoning: R-2/Medium Density Residential
Location of Project: 500 Elm Street, Grandview, Yakima County, Washington.

Parcel No.: 230923-41409, 230923-41410, 230923-41411

Application Date: November 17, 2022

Application Acceptance: November 23, 2022

Decision-Making Authority: City of Grandview

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

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

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

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

Environmental Determination

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measure 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 hearing 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 **Wednesday, December 28, 2022.**

Comment Period and Where to View Documents

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than **Wednesday, December 28, 2022**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **Wednesday, December 28, 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 **Wednesday, January 11, 2023 at 3:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

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

CITY OF GRANDVIEW
Anita G. Palacios, MMC, City Clerk
Published: The Grandview Herald
Published: December 7, 2022

December 6, 2022

City of Grandview
Attn: City Clerk
207 West Second Street
Grandview, WA 98930

RECEIVED
DEC 12 2022
CITY OF GRANDVIEW

Subject: Determination of Non-significance (DNS) - Comprehensive Plan Amendment and Rezone
Applicant/Owner: Kyle Bunch dba Bunch Investments LLC
Location of Project: 500 Elm Street, Grandview WA
Parcel No.: 230923-41409, 230923-41410, 230923-41411

To whom it may concern,

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

- There are no SVID facilities within the project parcels.

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

Sincerely,



Ron Cowin
Assistant Manager – Engineering

CITY OF GRANDVIEW HEARING EXAMINER

STAFF RECOMMENDATION FOR THE BUNCH INVESTMENTS FUTURE LAND USE MAP AMENDMENT AND REZONE

City of Grandview
207 West Second Street · Grandview, Washington 98930
Phone: (509) 882-9200

PERMIT INFORMATION:

<u>Project Name:</u>	Bunch Investments Future Land Use Map (FLUM) Amendment and Rezone
<u>Zoning Designation:</u>	Light Industrial (M-1)
<u>Future Land Use Designation:</u>	Industrial
<u>Subject Parcel Number(s):</u>	230923-41409, 230923-41410, and 230923-41411
<u>Property Location:</u>	500 block of South Elm Street. Along the west side of South Elm Street, south of the intersection of East 5 th Street and South Elm Street.

<u>Property Owner:</u> Bunch Investments LLC.	<u>Mailing Address:</u> 2492 Grandview Pavement Road Mabton, WA 98935
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<u>Recommendation:</u>	Approved
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FINDINGS AND ANALYSIS

Based upon information supplied by the applicant, comments from public agencies and a review of the Grandview Municipal Code and the Grandview Comprehensive Plan, the Administrative Official enters the following:

1. **Project Description:**

Bunch Investments LLC is proposing to change the subject properties Future Land Use Map (FLUM) designation from Industrial to Residential and to change the implementing zoning district to R-2 Medium Density Residential. There are two existing residences on an individual lots and the applicant is proposing to construct a duplex on the vacant third parcel.

2. **Future Land Use Map (FLUM) Designation:**

The existing FLUM designation is Industrial. The Grandview Comprehensive Plan defines that as areas for industrial development including manufacturing, processing, packaging, or storage of products or articles. These areas may also be appropriate for large commercial development and for public facilities such as public works shops, water and wastewater facilities, and facilities of regional or statewide significance.

The proposed FLUM designation is Residential. The Grandview Comprehensive Plan defines that as areas appropriate for rural, single-family, and multifamily residential living.

3. **Zoning:**

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

The proposed zoning is R-2 Medium Density Residential District. The purpose of that district is 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.

4. **Land Use:**

The existing use of the site is residential, a non-conforming use within the M-1 Light Industrial District. There is also a vacant parcel, which is intended for development with a duplex if this proposed FLUM amendment and Rezone are approved.

Location	Future Land Use	Zoning	Land Use
North	Residential	M-1 Light Industrial	Vacant/Funeral Home
South	Industrial	M-1 Light Industrial	Vacant/Industrial
East	Residential	R-1 Low Density Residential	Residential/Agriculture
West	Industrial	M-1 Light Industrial	Industrial

5. **Jurisdiction and Process:**

Future Land Use Map Amendment: The Administrative Element (Chapter 7) of the Grandview Comprehensive Plan identifies the process needed to change the Future Land Use Map. It states that changes shall only be granted after the Hearing Examiner and the City Council if it complies with the standards in Section 7 below. As a part of the FLUM amendment, the zoning of the properties is requested to be changed as well.

Rezone: Grandview Municipal Code 17.88 identifies the rezone process. A rezone requires a recommendation from the Grandview Hearing Examiner and is approved by City Council if it complies with the standards in Section 8 below.

6. **Processing Timeframe:**

The application has been processed as follows:

Application Submitted: November 17, 2022

Notice of Application: December 7, 2022

Final SEPA Determination: December 29, 2022

Hearing Examiner: January 11, 2023

City Council: To be scheduled

One comment was received from the Sunnyside Valley Irrigation District (SVID). They stated that they have no facilities within the project area.

7. Future Land Use Map Amendment Findings:

1. The proposal is consistent with the provisions of the Growth Management Act (GMA) and other applicable state planning requirements.

Staff Findings: This proposal is consistent with the following GMA Goals from RCW 36.70A.020:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner*
- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*
- (4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

2. The proposal is consistent with, and will help implement the goals, policies, and objectives of this Comprehensive Plan;

Staff Findings: This proposal is consistent with the following goals, policies, and objectives of the Grandview Comprehensive Plan:

- A. *Land Use GOAL 1: To create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values.*
 - a. *Policy 1.1 Through land use management decisions, strive to influence both rates and patterns of growth in order to achieve goals of the Comprehensive Plan.*
 - b. *Policy 1.3 Encourage urban infill where possible to avoid sprawl and the inefficient leapfrog pattern of development.*
 - c. *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.*
- B. *Land Use 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.*
 - a. *Policy 7.2 Establish a pattern of development that supports a sense of community.*
 - b. *Policy 7.3 Encourage land use decisions that are sensitive to Grandview's history and culture.*
- C. *Housing GOAL 1: Provide safe and sanitary housing for all persons within the community.*
 - a. *Policy 1.1 Support the development of a housing stock that meets the varied needs of the present community while attracting higher income residents.*
 - i. *Objective 4: Encourage and support the rehabilitation of older homes.*
 - ii. *Objective 5: Encourage infilling in residential areas.*

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

3. Required changes to implementing regulations are identified prior to adoption of the proposed change, and are scheduled for revision, so that these implementing regulations remain consistent with the Comprehensive Plan;

Staff Findings: This criterion does not apply. There are no required changes to the implementing development regulations as a result of this proposal.

4. The proposal will increase the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, or on other uses legally existing or permitted in the area;

Staff Findings: The site has two existing residences and is proposing a duplex. The area to the east is transitioning into a residential area as well. Therefore, the proposal does not create significant adverse impacts on other uses in the area.

5. The proposal is an extension of similar adjacent use or is of sufficient size to make the proposal logical;

Staff Findings: This proposal is near other residential uses and has legally non-conforming residential development. It is logical to designate the properties as residential and allow the existing residential development to become a conforming use.

6. The traffic generated by the proposal will not unduly burden the traffic circulation systems in the vicinity. The collector and arterial system currently serves or can concurrently be extended to serve the proposal, as needed;

Staff Findings: The amount of traffic will not increase due to the residential designation of the properties. There is adequate capacity in the road system for the proposed duplex.

7. Adequate public facilities and services exist or can concurrently be developed to serve the proposal;

Staff Findings: Adequate public facilities are available near the site.

8. The other characteristics of the proposal are compatible with those of other uses in the vicinity;

Staff Findings: The historic use of the site is for residential uses. The continuance of residential uses is compatible with surrounding land uses. Future industrial development to the south and west will be reviewed at time of development to ensure that impacts to residential uses are minimized.

9. The other uses in the vicinity of the proposal are such as to permit the proposal to function properly;

Staff Findings: The other uses in the vicinity are able to function in harmony with residential use. The residential use of the properties has persisted after the area was designated industrial without issue.

10. If the proposal has impacts beyond the city limits, the proposal has been jointly reviewed by Yakima County; and

Staff Findings: The parcels are within the City of Grandview, and the proposal does not have identified impacts beyond city limits.

11. Any other similar considerations that may be appropriate to the particular case.

Staff Findings: No other considerations have been identified.

8. Rezone Findings:

Grandview Municipal Code 17.88.060(A) states that 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:

A. The proposal is in accord with the goals and policies of the comprehensive plan.

Staff Findings: The proposed residential zoning is in accord with the goals and policies of the Grandview Comprehensive Plan.

B. The effect of the proposal on the immediate vicinity will be materially detrimental.

Staff Findings: The proposal results in an existing use becoming conforming and is not materially detrimental.

C. There is merit and value in the proposal for the community as a whole.

Staff Findings: Allowing additional residential development in the community benefits Grandview by allowing more housing options.

D. Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.

Staff Findings: No significant adverse impacts have been identified.

E. A development agreement should be entered into between the city and the petitioner, and if so, the terms and conditions of such an agreement.

Staff Findings: The need for a development agreement has not been identified.

CONCLUSIONS:

1. The public notice requirements of the Grandview Municipal Code have been satisfied.
2. The City of Grandview has sufficient water, sewer, and street capacity.
3. SEPA Environmental review, as required by RCW 43.21C, has been completed, resulting in the issuance of a Determination of Non-Significance (DNS) on December 29, 2022.
4. Surrounding land uses are compatible with the proposed Residential Future Land Use Map Designation and subsequent R-2 Medium Density Residential District.
5. The proposal is consistent with the goals and policies of GMA, the Grandview Comprehensive Plan, and the provisions of the Grandview Municipal Code.
6. The public use and interest will be served.

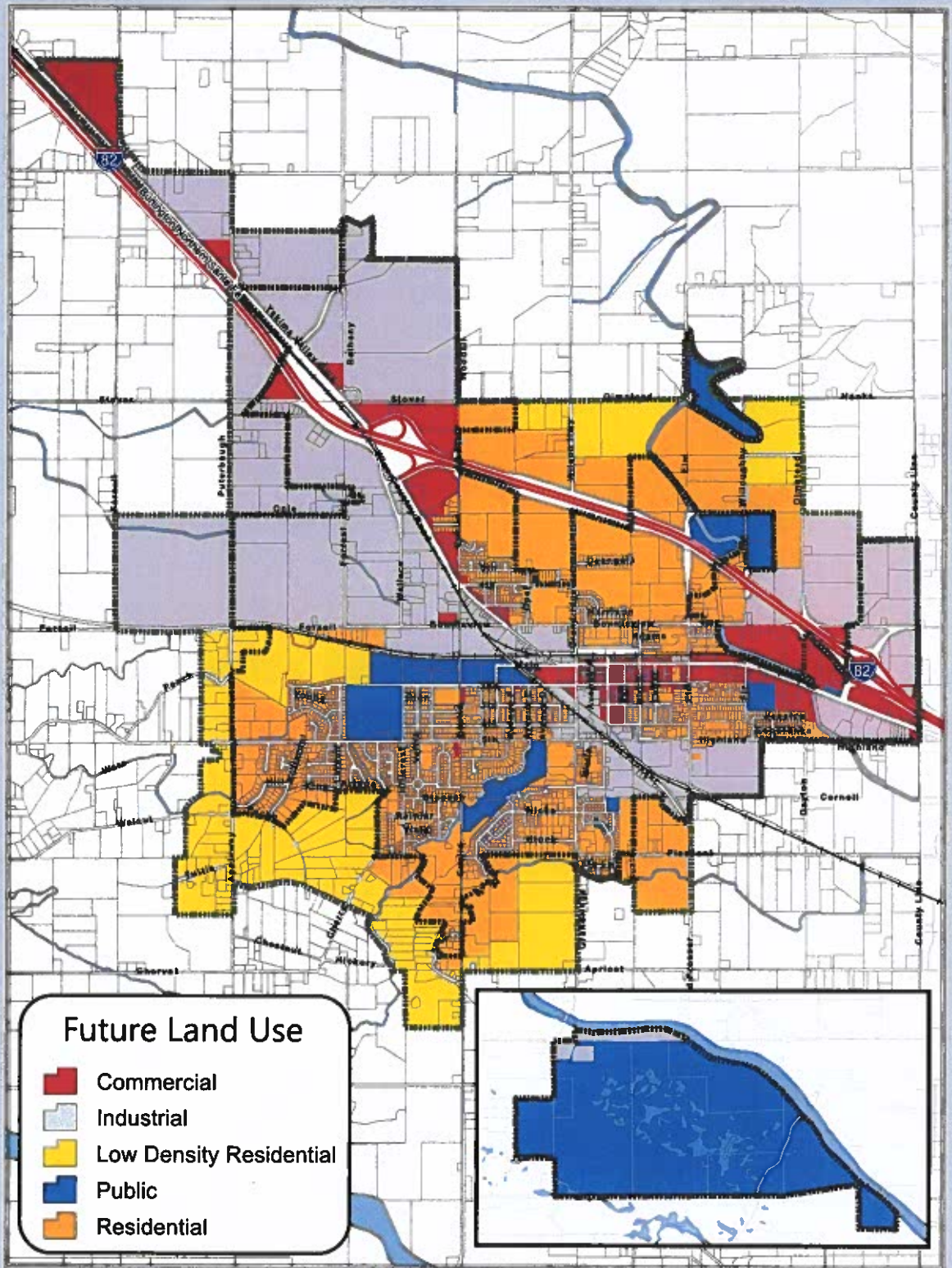
RECCOMENDATION:

The Yakima Valley Conference of Governments, acting as staff for the City of Grandview, recommends that the Grandview Hearing Examiner recommend **approval** of the proposed Comprehensive Plan Future Land Use Map Amendment from Industrial to Residential, and the proposed Rezone from M-1 Light Industrial to R-2 Medium Density Residential to Grandview City Council.





City of Grandview, WA Future Land Use 2016

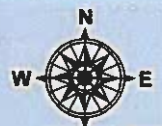


Yakima Valley Conference of Governments
311 North 4th Street, Suite 204
Yakima, WA 98901
October 2016



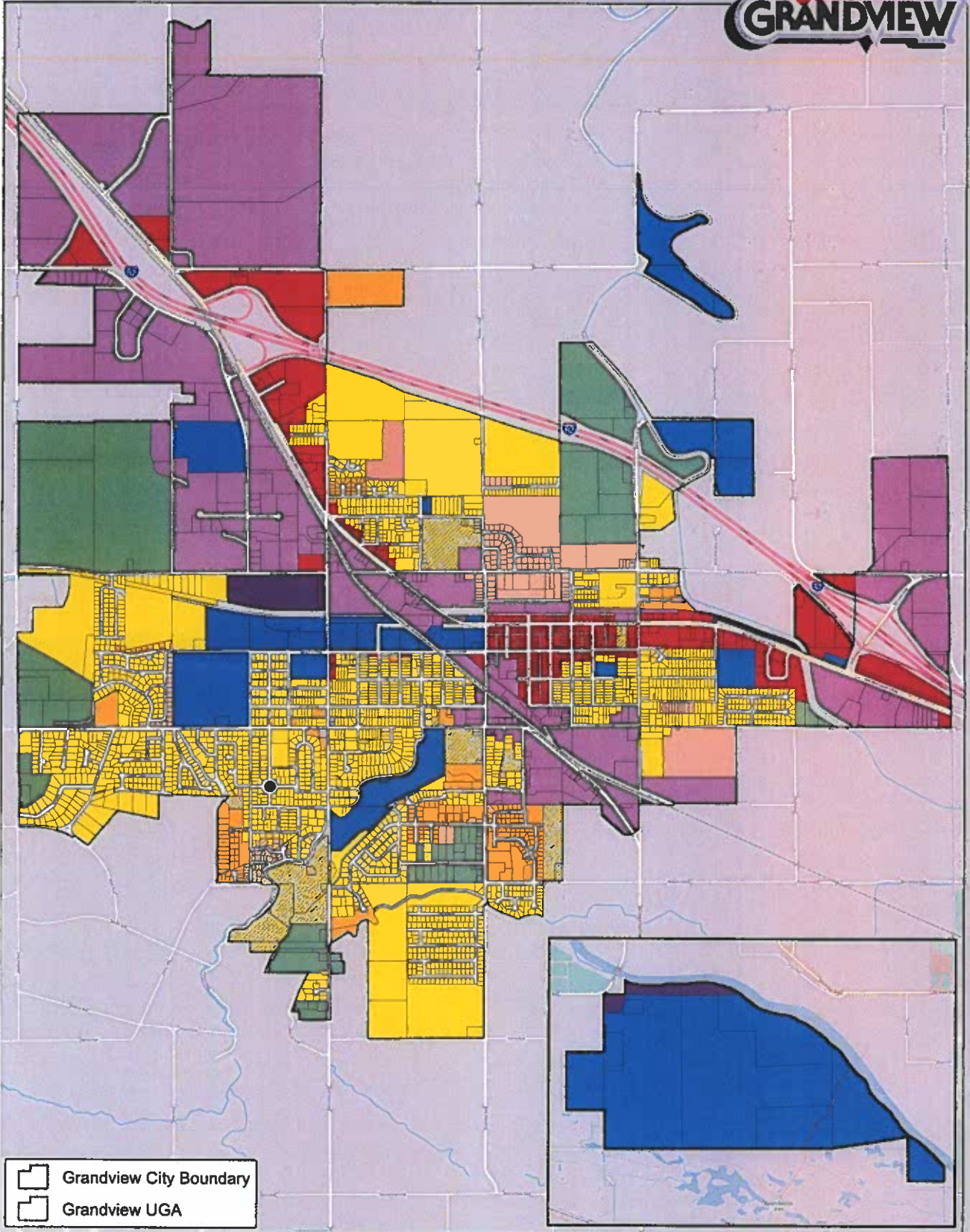
Grandview City Boundary



Grandview Urban Growth Area



75

City of Grandview, WA Zoning as of November 2022



 Grandview City Boundary
 Grandview UGA



Zoning Designation		
 R1 - LOW DENSITY RESIDENTIAL	 MR - MANUFACTURED HOME PARK	 M1 - LIGHT INDUSTRIAL
 R1S - SINGLE FAMILY RESIDENTIAL HOME PARK	 PUD - PLANNED UNIT DEVELOPMENT	 M2 - HEAVY INDUSTRIAL
 R2 - MEDIUM DENSITY RESIDENTIAL	 C1 - NEIGHBORHOOD BUSINESS	 PF - PUBLIC FACILITY
 R3 - HIGH DENSITY RESIDENTIAL	 C2 - GENERAL BUSINESS	 AG - AGRICULTURE