



**GRANDVIEW HEARING EXAMINER
PUBLIC HEARING PACKET
JUNE 22, 2023
3:00 P.M.**

Applicant(s): RP Development LLC

Property Owner(s): SG Land Management LLC

Proposed Project: Wilson Estates Residential Subdivision – Preliminary Plat 145 Lots

Current Zoning: R-1 Low Density Residential

Current Use: Residential & Agriculture

Location of Project: Wilson Hwy, Grandview, Washington

Parcel No(s): 230914-31401

- Public Hearing Procedure (Pages 1-2)
- Preliminary Plat Application (Pages 3-8)
- SEPA Environmental Checklist (Pages 9-25)
- SEPA Determination of Non-Significance (Pages 26)
- Notice of Development Application, Environmental Determination & Notice of Public Hearing (Pages 27-30)
- Affidavit of Mailing & Posting (Pages 31-40)
- Certificate of Posting Property (Pages 41-45)
- Affidavit of Publication – Public Hearing Notice (Page 46)
- Public Comments (Pages 47-56)
- Staff Report (Pages 57-74)
- Aerial Photo of Proposed Preliminary Plat Property (75)
- City Engineer Review of the Wilson Estates Plat (76-78)
- SEPA Determination of Non-Significance Notice of Retention (79)

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): RP Development

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

THE PUBLIC HEARING IS NOW OPEN.

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

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

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

SUBDIVISION APPLICATION
(Includes Short Subdivisions and Binding Site Plans)

PLAT NAME: Wilson Estates

APPLICANT(S): RP Development

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

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

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

Name: SG Land Management LLC

Mailing Address: _____

Phone: _____

ENGINEER/SURVEYOR INFORMATION:

Name of Licensed Civil Engineer: Jason Mattox

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

Phone: (509) 942-1600

Name Surveyor: Alex Matarazzo

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

Phone: (509) 942-1600

PROPERTY:

Address: Wilson Hwy., Grandview, WA (Parcel #23091431401)

Zoning: Residential Size(Acres): 36.43+/-

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

PROPOSED USE OF PROPERTY:

Number of Lots: 145

Typical Lot Size: 8,109 Square Feet

Price Range: \$70-90,000

Protective Covenants: Not Applicable

Public Areas: Lot 28 to be used as open space.

Amount of Land for Public Dedication: 394,263 square feet (road right-of-way area)

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

Street Improvements: New residential streets proposed; half-street improvements to Wilson Hwy and N. 5th St. proposed.

CONDOMINIUM DEVELOPMENT

Yes

No

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

RELEASE/HOLD HARMLESS AGREEMENT

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

PERMISSION TO ENTER SUBJECT PROPERTY

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

DEVELOPMENT RIGHTS

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

APPLICANT CERTIFICATE OF TRUTH

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

PRESENCE AT PUBLIC HEARINGS

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

[Signature]
Signature of Applicant(s)

5-10-2023
Date

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

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

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

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

Owner(s) Signature: [Signature]

Date Signed: 5-10-2023

STATE OF WASHINGTON
COUNTY OF YAKIMA

On this 10 day of May, 2023, Peter Strizhak personally appeared before me, who is personally known to me, whose identity I proved on the basis of satisfactory evidence, or whose identity I proved on the oath/affirmation of not applicable a credible witness, to be the signer of the above instrument, and he/she acknowledged that he/she executed it.



[Signature]
Notary Public
Residing at Richland
My commission expires 7-23-2023

Date Received: 5/15/23 By: [Signature]

Receipt No.: 56483
156180

Fee Amount: \$ 4125.00

Additional Fees: \$ 500.00 SEPA

APPLICATION ACCEPTED AS COMPLETE/APPROVED:

[Signature]

Date: 5-17-23



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

Search By: Parcel Number

Parcel #:

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

MapScale: 1 inch = 300 ft.

Overlays: Aerial Photography

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:
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(509) 248-4442

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

Click Map to: **Get Information**

One Inch = 300 Feet
Feet 200 400

<p>230914-31003 3-20-01 #53</p> <p>850 WILSON HWY GRANDVIEW, WA 98930</p>	Parcel Address:	UN-ASSIGNED, ,WA							
	Parcel Owner(s):	SG LAND MANAGEMENT LLC							
	Parcel Number:	23091431401	Parcel Size: 36.17 Acre(s)						
	Property Use:	91 Undeveloped Land							
Tax Code Area (TCA):	441	Tax Year:	2023						
Improvement Value:	\$87300	Land Value:	\$1198600						
Current Use Value:	\$0	Current Use Improvement:	\$0						
New Construction:	\$0	Total Assessed Value:	\$1285900						
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/b/lin)	Carport
No Residence Information Found.									
Excise	Sale Date	Sale Price	Grantor	Portion					
No Sales Information Found.									
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us .									

Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D
+ Latitude: 46° 15' 50.137"		+ Longitude: -119° 54' 27.879"	
Range: 23		Township: 09	
Section: 14			
Narrative Description: Section 23 Township 09 Range 14 Quarter SW: Plat SPM AF# 8150318 Lot 2			
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			

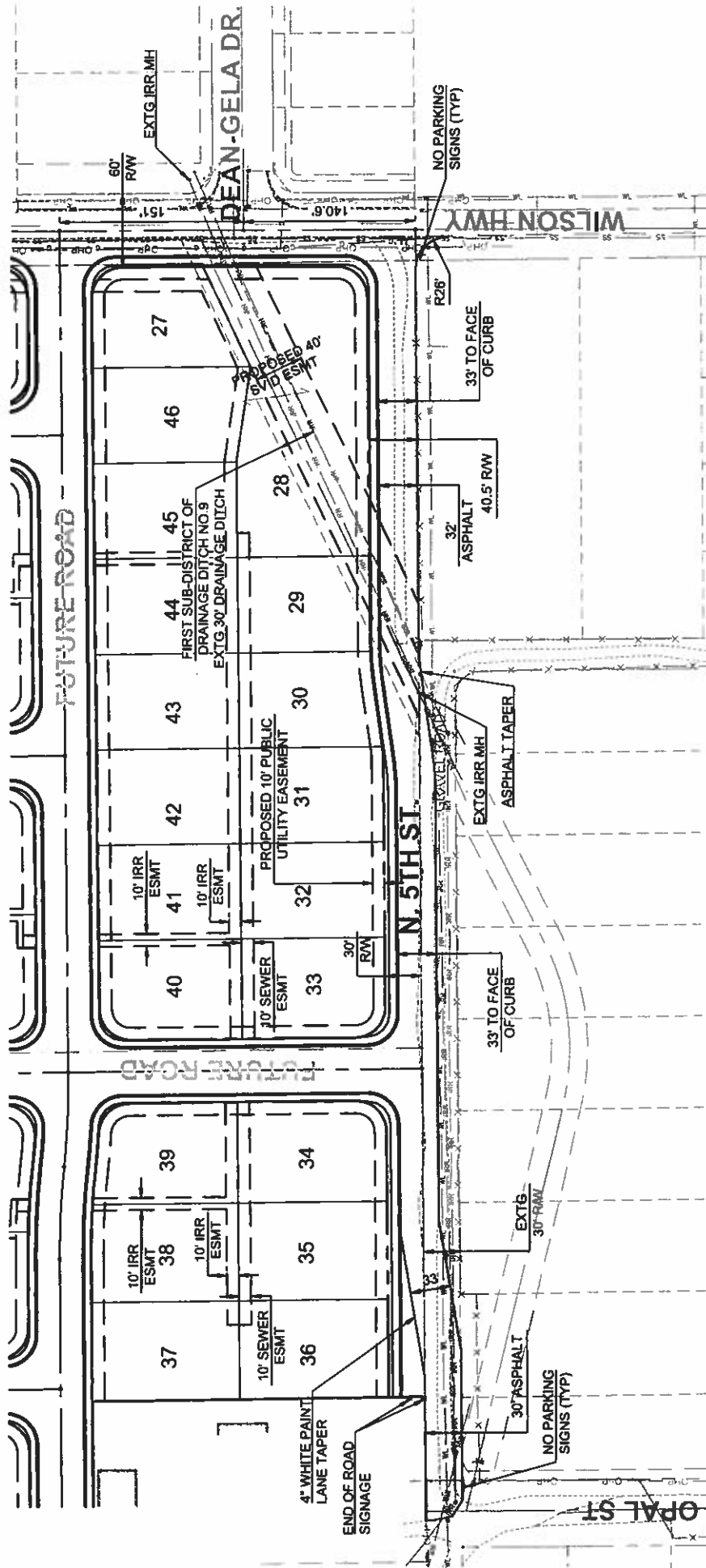
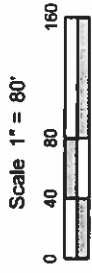
WILSON ESTATES EXHIBIT

CITY COORDINATION

NOTE:
FUTURE ROAD AND RIGHT-OF-WAY
LAYOUT SHOWN IS NOT FINAL AND
SUBJECT TO CHANGE.



R7-1 SIGNS ALONG SOUTH SIDE OF N. 5TH ST.



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

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

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

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

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

Wilson Estates

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

Pro Made Construction LLC

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

105609 E Wiser Pkwy, Kennewick, WA 99338; Phone: (509) 392-7080; Contact person: Paul Lavrentiev

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

June 2022

5. Agency requesting checklist: [\[help\]](#)
City of Grandview
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Design plans shall be prepared in the summer of 2023, with approved plans and construction expected in the fall of 2023. This subdivision shall be completed in multiple phases.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No. The parcel has been annexed into the City of Grandview and zoned R-1 Low Density Residential.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Other than SEPA checklist, no other environmental information has been prepared directly related to this proposal.

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

No applications are pending, to the applicant's knowledge. Annexation and rezone of the property have been completed.

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

[\[help\]](#) Preliminary Plat approval, infrastructure construction document approval, and right of way permits.
Final Plat review and approvals.

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

Subdivision of the parcel into single family residential lots meeting R-1 zoning.

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

The project parcel is located south of Interstate 82, west of Wilson Highway. The parcel number is 23091431401 and is located in the northeast 1/4 of the southwest 1/4 of Section 14, Township 9 North, Range 23 East, W.M. in Yakima County.

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

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

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

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

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

The average slope across the property is 2.1%.

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

The general type of soils found on the site is fine sandy loam per the NRCS soil classification maps. The land has been used for cultivation of grapevines in the recent past.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
None, to the applicant's knowledge.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
The site will be mass graded for development of residential lots and roadways. No import of material is anticipated.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
Potential erosion, both wind-blown and runoff, are possible as a result of construction and will be managed with a temporary erosion control plan.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
About 35-45% of the site will be covered with impervious surfaces upon project completion. This will consist of City streets, sidewalks, and single-family residences.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
During construction, erosion control measures will be implemented to include person-operated watering devices, silt fences, inlet protection, and rocked construction entrances. Street sweeping may be necessary on an as-needed basis. After project completion, the site would be stabilized with landscaping from single-family development.

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

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
During construction, trucks, earth moving equipment, power tools. After construction, one would expect the usual residential vehicle use associated with single family development.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
The site is located between 210 and 640 feet south of the I-82 highway, and Wilson Highway abuts the east side of the property. Both will produce auto emissions from traveling cars.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
During construction, emissions will be limited to working hours and dust will be controlled by person-operated watering devices.

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

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
No surface water bodies are on or in the immediate vicinity of the site.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
No.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
None.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No, the proposal will not require surface water withdrawals or diversions.

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

No, the proposal does not lie within a 100-year floodplain.

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

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

b. Ground Water:

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

No groundwater will be withdrawn from development of the project. No water will be directly discharged to the groundwater with the project.

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

No waste materials will be discharged into the ground with the development of the project.

c. Water runoff (including stormwater):

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

Upon site development, stormwater will be captured, retained and infiltrated on-site via surface and/or sub-surface infiltration methods in accordance with City of Grandview standards and the Department of Ecology's Stormwater Management Manual for Eastern Washington.

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

It is not anticipated that this will occur.

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

The proposal will alter the existing drainage patterns on-site. It is not anticipated to affect the drainage patterns surrounding the site.

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

A fully engineered stormwater plan will be prepared by the applicant's design team and permitted by the City of Grandview prior to the issuance of a construction permit for the project site.

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

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

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

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

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

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

None known to the applicant's knowledge.

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

Upon completion, the single family residential lots will be landscaped with grass and trees.

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

None known to the applicant's knowledge.

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

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

Examples include:

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

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

Townsend's Ground Squirrel is listed as having been observed in the generalized location and listed as "sensitive" in the Priority Habitats and Species web mapping tool. There are no threatened or endangered species known to be on or near the site, based on the mentioned website, nor to the applicant's knowledge.

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

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

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

No measures proposed at this time.

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

None known to the applicant's knowledge.

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

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

The project will require the use of electricity and natural gas for homes to meet energy needs.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

The project will not affect the potential use of solar energy by the adjacent properties, to the applicant's knowledge.

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

All new homes would be required to meet all applicable building and energy codes as adopted by the City of Grandview.

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

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

If so, describe. [\[help\]](#)

None to the applicant's knowledge.

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

[\[help\]](#) No known or possible contamination at the site from past or present uses per the applicant's knowledge.

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

There is an existing natural gas line along the east property line, and an existing residential septic drainfield on-site. No other toxic or hazardous chemicals/conditions are known to exist that might affect this project development and design, to the applicant's knowledge.

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

Other than the potential use of natural gas, no storage, use, or production of toxic or hazardous chemicals is being proposed.

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

No special emergency services will be required outside of the standard fire, ambulance, and police emergency services.

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

None proposed.

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

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

The project area is close to Interstate 82 and Wilson Highway, which produce traffic noise. Typical residential noise can be expected from neighboring areas. The property to the north shows signs of agricultural use, and some agricultural equipment noise could be expected.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)
 In the short-term, there will be noise present with construction, and in the long-term, there will be noise associated with vehicles entering and leaving the site's homes upon project completion.
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)
 During construction, site construction noise will be limited to working hours as defined by the City of Grandview.

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

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)
 The site is currently used as a working farmland/grape vineyard. Properties to the north, east, and west appear to also have been used as working farmlands; properties to the south, east, and west are used as residential neighborhoods.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)
 The site area is approximately 36 acres and has been used as a working farmland/grape vineyard in the recent past. The property is listed as "agricultural resource land" per Figure 1-9 of the City of Grandview's Comprehensive Plan, but is not designated as agricultural land of long-term commercial significance, per the City's Comprehensive Plan page 1-32.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)
 The properties to the west and east are under residential development design. The property to the north shall remain and appears to have been used as working farmland in the recent past. The applicant is not aware if the north property shall apply pesticides.
- c. Describe any structures on the site. [\[help\]](#)
 There is an existing home along the north east portion of the project site that shall remain in place, in its own parcel.
- d. Will any structures be demolished? If so, what? [\[help\]](#)
 Yes, an existing equipment shed shall be removed from the development property.
- e. What is the current zoning classification of the site? [\[help\]](#)
 The site has been re-zoned from Agricultural to R-1 Low Density Residential.
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
 The current comprehensive plan future land use designation for the site is Residential.
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
 The City of Grandview adopted the Yakima County Regional Shoreline Master Program (SMP), effective January 22, 2010. This site does not have a designation.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
 The City of Grandview city limits and urban growth area is entirely on an aquifer recharge area listed as having either "moderate" or "high contamination susceptibility" per the City's comprehensive plan figure 1-4. This particular site is shown within the "moderate susceptibility" area. No other critical area classifications for this site are known.
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
 After the subdivision is completed, approximately 406+/- people would live there, based on the occupancy rate of 2.8 persons per single family residence.

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

None.

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

None proposed.

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

The site has been rezoned to R-1 Low Density Residential, which aligns with the City of Grandview's Comprehensive Plan for Future Land Use map.

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

The project does not seek to alter any agricultural or forest lands of long-term commercial significance.

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

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

The subdivision proposal will provide approximately 145 units of middle income housing.

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

No housing units would be eliminated with this project.

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

The subdivision design will follow the applicable R-1 zoning codes and regulations enforced by the City of Grandview.

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

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

The tallest height of any proposed structure would be 30 feet per the City of Grandview's R-1 zoning requirements.

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

Views in the immediate vicinity would be altered by new rooftops and any added trees.

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

Aesthetic impacts will be controlled by the City of Grandview zoning code for and R-1 designation.

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

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

The proposed project would produce light from the residential street lights installed with the project and with exterior lighting on the homes.

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

Not to the applicant's knowledge.

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

None, to the applicant's knowledge.

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

Lighting would be directed downward.

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

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

Nearby recreational opportunities include Vista Grande Park, Ralph Scott Memorial Ballfields, Westside Park, Dykstra Park, and Euclid Park all within approximately one mile of the site.

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

No, the proposed project would not displace any existing recreational uses.

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

There are no measures being proposed that would directly address recreational opportunities. There will be sidewalks developed with the project to allow walking within the development.

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

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

None, to the applicant's knowledge.

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

The Grandview Cemetery is located about 0.6 miles east of the site. To the applicant's knowledge, there are no landmarks, features, or other evidence of native american or historic use or occupation. To the applicant's knowledge, there is no material evidence, artifacts, or areas of cultural importance on or near the site, other than the Grandview Cemetery described. There have been no professional studies conducted at the site.

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

Assessment of potential impacts was based on research of Google Earth imagery, the City of Grandview Comprehensive Plan, and Yakima County GIS mapping.

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

There are no proposed measures at this time.

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

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

The site is located south of Interstate 82 and is bordered by Wilson Highway to the east. North 5th street ends southwest of the property. The site would draw access from Wilson Highway, from a half-street extension of North 5th Street, and would provide a road connection to the planned development west of the site.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
The site is not served by public transit at this time.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
The project would have the ability to provide on-street parking as well as a driveway at each individual home. The development would not eliminate any existing parking spaces.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
The proposal requires half-street improvements to Wilson Highway and North 5th Street. The project will require the development of new public streets within the dedicated public right of way of the plat. The streets would be constructed in accordance with City of Grandview standards.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
No, the project will not use nor occur in the immediate vicinity of water, rail, or air transportation.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
See the attached traffic impact checklist for additional information regarding trips associated with the complete build out of the project site.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)
The proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
The project would seek to develop new roadway improvements adjacent to the subject property in accordance with City of Grandview standards in addition to the construction of new roadways interior to the project site in order to access the new homes and provide access for emergency services.

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


- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
After the completion of project subdivision, there would be an increased need for public services - fire protection, police protection, public transit, health care, and schools for the new residents of the residential subdivision.
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
All the new residents residing in the residential subdivision would be subject to local taxes and levies used to support public services in the City of Grandview.

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

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)
The project will require public water, irrigation and sewer from the City of Grandview, power from Pacific Power, natural gas from Cascade Natural Gas, communication from Charter and/or Lumen. Coordination with Sunnyside Valley Irrigation District (SVID) would occur.

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

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

Signature:  _____
Jason Mattox
2023 05.15 16:26:54-07'00'

Name of signee Jason Mattox, PE

Position and Agency/Organization Principal Civil Engineer/ PBS Engineering and Environmental

Date Submitted: 5/15/2023

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

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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

City of Grandview

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

Development Traffic Impact Data Checklist

Development Name: Wilson Estates
 Development Address: 650 Wilson Highway
Grandview, Washington

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

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

Number of Units: 147

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: 1470

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

1470 daily trips to Wilson Highway
370 daily trips to 4th Street
735 daily trips to Wine Country Road

5. Peak hour trips to public streets from development:

147 Peak hour trips to Wilson Highway
37 Peak hour trips to 4th Street
74 Peak hour trips to Wine Country Road

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

1516 per day 1415 per day 9455 per day
Wilson Highway 4th Street Wine Country Road

7. Existing level of service (LOS) capacity for existing public streets accessed by development:
- Wilson Hwy & 4th St Two lane street, LOS C - 8,000 ADT
 - Wine Country Rd 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)	Wilson Hwy	4th St	Wine Country Rd
Projected number of trips (#3)		6,484	6,585	2,545
Remaining capacity		1,470	370	735
		5,014	6,215	1,810

(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

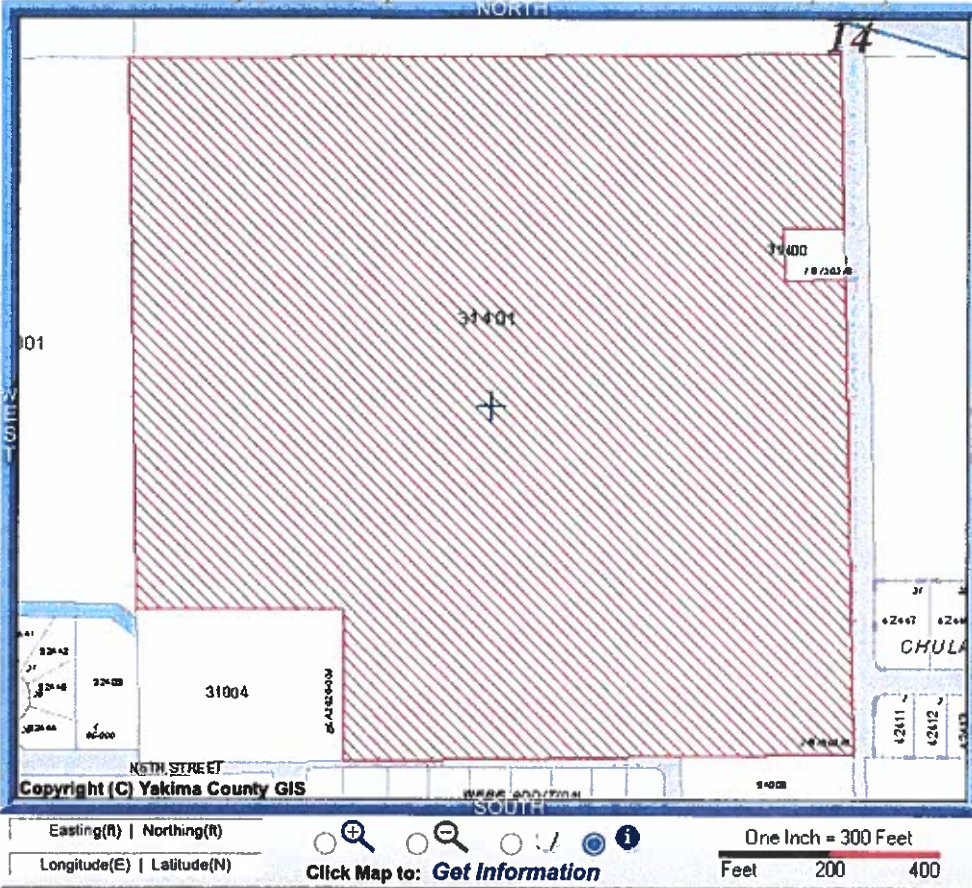
9. Traffic/street improvements proposed to mitigate this development:

- None at this time
- See Attached

Completed By: John A Manix Date: 2023.05.19
 13:25:37-07'00'



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



Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 Inch = 300 ft.

Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

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Map Report

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 5/16/2023 11:07:09 PM				PRINTING				
 230914-31003 3-20-07 863 888 WILSON HWY GRANDVIEW, WA 98930	Parcel Address:	UN-ASSIGNED, ,WA			Printer-Friendly Page					
	Parcel Owner(s):	SG LAND MANAGEMENT LLC			Detailed Report					
	Parcel Number:	23091431401	Parcel Size:	36.17 Acre(s)	Print Detailed MAP					
	Property Use:	91 Undeveloped Land								
TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):	441	Tax Year:	2023							
Improvement Value:	\$87300	Land Value:	\$1198600							
CurrentUse Value:	\$0	CurrentUse Improvement:	\$0							
New Construction:	\$0	Total Assessed Value:	\$1285900							
RESIDENTIAL INFORMATION							SECTION MAPS			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/bltn)	Carport	Section Map 1in=400ft
No Residence Information Found.										
SALE INFORMATION							Qtr SECTION MAPS			
Excise	Sale Date	Sale Price	Grantor	Portion						
No Sales Information Found.										
DISCLAIMER							NW-Qtr 1"=200ft NE-Qtr 1"=200ft 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 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' 50.137"		+ Longitude: -119° 54' 27.879"	
Range: 23		Township: 09	
Section: 14			
Narrative Description: Section 23 Township 09 Range 14 Quarter SW: Plat SPM AF# 8150318 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			

NOTE:
 FUTURE ROAD AND RIGHT-OF-WAY
 LAYOUT SHOWN IS NOT FINAL AND
 SUBJECT TO CHANGE.



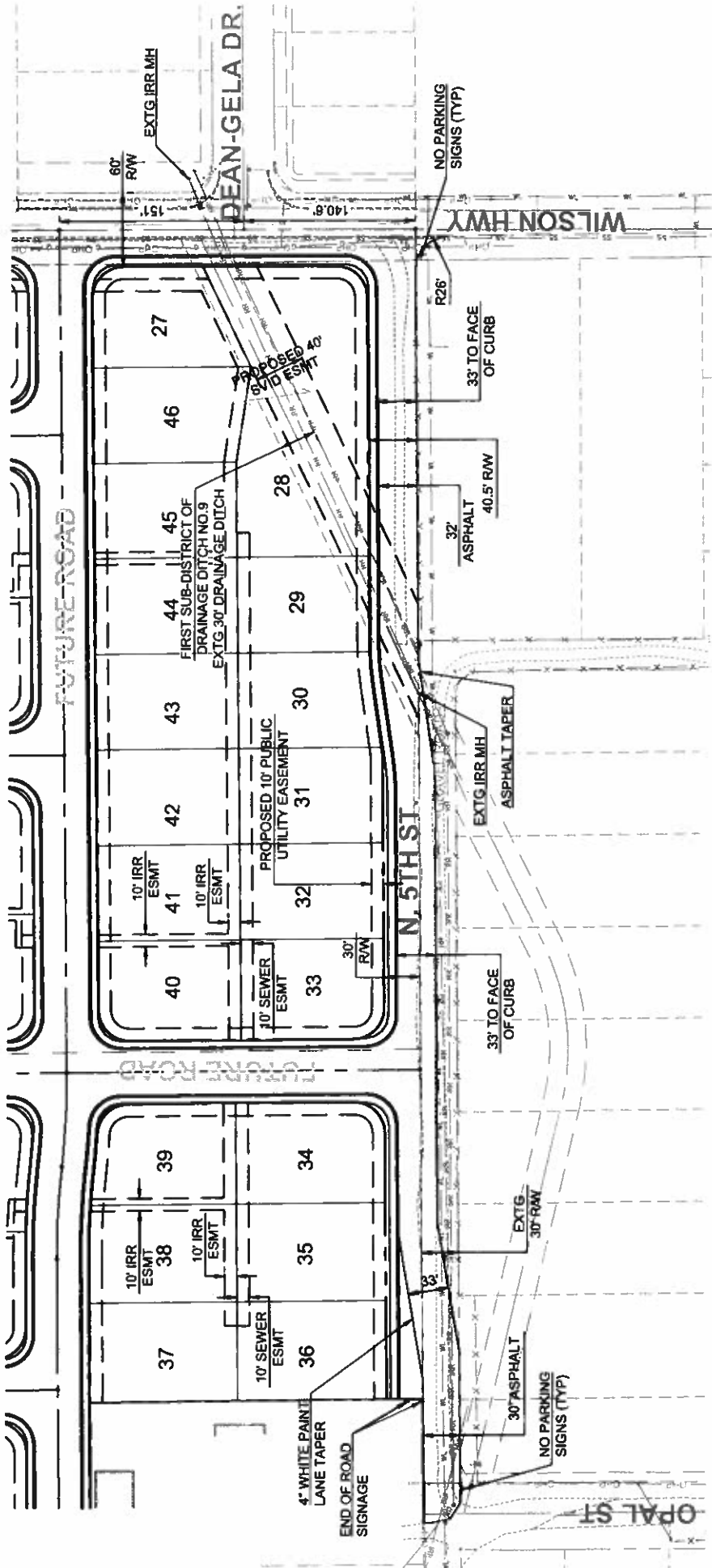
R7-1 SIGNS ALONG SOUTH SIDE OF N. 5TH ST.

WILSON ESTATES EXHIBIT

CITY COORDINATION



Scale 1" = 80'





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

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

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

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

Applicant(s): RP Development
Property Owner(s): SG Land Management LLC
Proposed Project: Wilson Estates Residential Subdivision – Preliminary Plat 145 Lots
Current Zoning: R-1 Low Density Residential
Current Use: Residential & Agriculture
Location of Project: Wilson Hwy, Grandview, Washington
Parcel No(s): 230914-31401

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: May 19, 2023

Signature: _____



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

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

Applicant(s): RP Development
Property Owner(s): SG Land Management LLC
Proposed Project: Wilson Estates Residential Subdivision – Preliminary Plat 145 Lots
Current Zoning: R-1 Low Density Residential
Current Use: Residential & Agriculture
Location of Project: Wilson Hwy, Grandview, Washington
Parcel No(s): 230914-31401
Application Date: May 10, 2023
Application Received: May 15, 2023
Application Acceptance: May 17, 2023
Decision-Making Authority: City of Grandview

Project Description: Applicant requests preliminary plat approval for a residential subdivision consisting of 145 lots.

Requested Approvals & Actions: Preliminary plat approval

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

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

Environmental Determination

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by Thursday, June 8, 2023.

Comment Period and Where to View Documents

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than Thursday, June 8, 2023. While comments will be accepted through closing of the public hearing on this proposal, comments received after Thursday, June 8, 2023 may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on , **THURSDAY, JUNE 22, 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

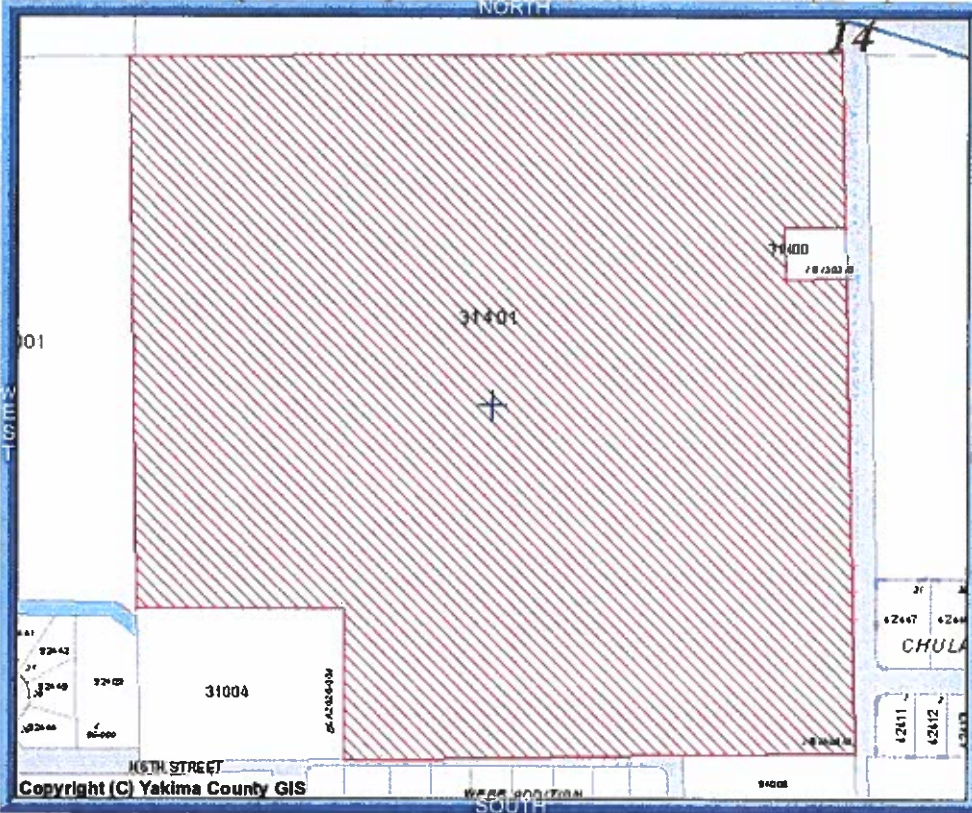
Publication: Grandview Herald – May 24, 2023

Property Posted: May 24, 2023

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): May 22, 2023



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



Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 Inch = 300 ft.

Overlays: Aerial Photography:
 FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x600)

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 (509) 248-4442

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

Click Map to: **Get Information**

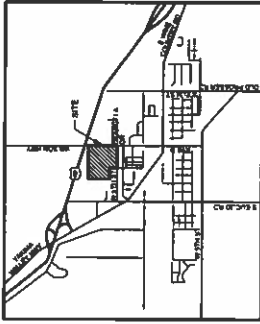
One Inch = 300 Feet
 Feet 200 400

PROPERTY PHOTOS:		PROPERTY INFORMATION AS OF 5/16/2023 11:07:09 PM		PRINTING										
	Parcel Address:	UN-ASSIGNED, WA		Printer-Friendly Page										
	Parcel Owner(s):	SG LAND MANAGEMENT LLC												
	Parcel Number:	23091431401	Parcel Size:	36.17 Acre(s)										
	Property Use:	91 Undeveloped Land		Detailed Report										
TAX AND ASSESSMENT INFORMATION														
Tax Code Area (TCA):	441	Tax Year:	2023											
Improvement Value:	\$87300	Land Value:	\$1198600											
Current Use Value:	\$0	Current Use Improvement:	\$0											
New Construction:	\$0	Total Assessed Value:	\$1285900											
RESIDENTIAL INFORMATION				SECTION MAPS										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/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
NW-Qtr 1"=200ft	NE-Qtr 1"=200ft													
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DISCLAIMER														
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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
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Range: 23		Township: 09 Section: 14	
Narrative Description: Section 23 Township 09 Range 14 Quarter SW: Plat SPM AF# 8150318 Lot 2			
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WILSON ESTATES PRELIMINARY PLAT

LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 23 EAST, W.M.
CITY OF GRANDVIEW, YANAMA COUNTY, WASHINGTON



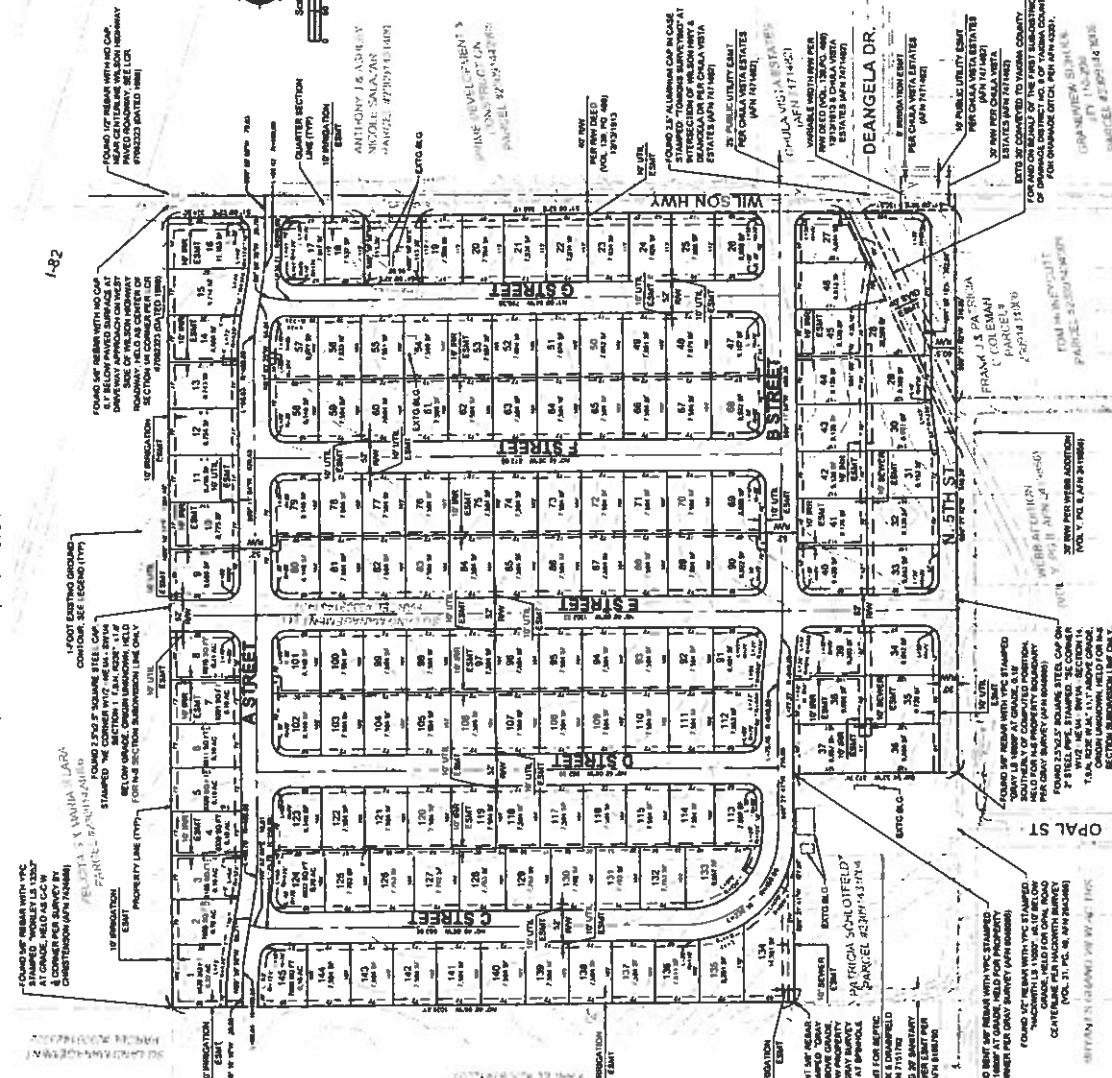
OWNER/DEVELOPER:
COC-PAUL LAWRENCE
16608 E. WISPER PARKWAY
MEMPHIS, WA 98028
(509) 864-1789

ENGINEER:
PWS ENGINEERING AND ENVIRONMENTAL
CONTACT: ANSON MATCOX, PE
400 BRADLEY BLVD, SUITE 108
RICHLAND, WA 98932
(509) 842-1449

SURVEYOR:
PWS ENGINEERING AND ENVIRONMENTAL
CONTACT: ALEX MANTARAZZO, PLS
400 BRADLEY BLVD, SUITE 108
RICHLAND, WA 98932
(509) 842-1449



Scale 1" = 100'



LAND USE TABLE

EXISTING PAVEMENT AREA	28.76 ACRES
EXISTING DRIVEWAY AREA	28.43 ACRES
TOTAL LOT COUNT:	146 LOTS
SINGLE FAMILY RESIDENTIAL LOTS:	146 LOTS ACROSS 147, 20-149
MINIMUM RESIDENTIAL LOT AREA:	1,304 SF ACROSS 28-47, 20-148
MINIMUM RESIDENTIAL LOT AREA:	80-100, 183-111, 114-132, 132-144
MINIMUM RESIDENTIAL LOT AREA:	4,108 SF ACROSS 147, 20-149
OPEN SPACE LOT	75-89 SF ACROSS 147, 20-149
REMARKS:	284-332 SF ACROSS 147

REMARKS: THIS PLAT IS A PRELIMINARY PLAT AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF GRANDVIEW AND THE WASHINGTON STATE DEPARTMENT OF COMMUNITY DEVELOPMENT. THE PLAT IS BASED ON THE SURVEY OF THE PROPERTY BY ANSON MATCOX, PE, AND ALEX MANTARAZZO, PLS, ON 10/15/2023. THE SURVEY IS BASED ON THE SURVEY OF THE PROPERTY BY ANSON MATCOX, PE, AND ALEX MANTARAZZO, PLS, ON 10/15/2023. THE SURVEY IS BASED ON THE SURVEY OF THE PROPERTY BY ANSON MATCOX, PE, AND ALEX MANTARAZZO, PLS, ON 10/15/2023.

LEGAL DESCRIPTION: THE PLAT IS A PRELIMINARY PLAT OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 23 EAST, W.M., CITY OF GRANDVIEW, YANAMA COUNTY, WASHINGTON. THE PLAT IS BASED ON THE SURVEY OF THE PROPERTY BY ANSON MATCOX, PE, AND ALEX MANTARAZZO, PLS, ON 10/15/2023.

EXCEPT FOR THE PORTION OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 23 EAST, W.M., CITY OF GRANDVIEW, YANAMA COUNTY, WASHINGTON, WHICH IS RESERVED TO THE CITY OF GRANDVIEW, THE PLAT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF GRANDVIEW AND THE WASHINGTON STATE DEPARTMENT OF COMMUNITY DEVELOPMENT.

REMARKS: THE PLAT IS A PRELIMINARY PLAT AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF GRANDVIEW AND THE WASHINGTON STATE DEPARTMENT OF COMMUNITY DEVELOPMENT. THE PLAT IS BASED ON THE SURVEY OF THE PROPERTY BY ANSON MATCOX, PE, AND ALEX MANTARAZZO, PLS, ON 10/15/2023.

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

PRELIMINARY
SUBJECT TO AGENCY REVIEW
NOT FOR CONSTRUCTION



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

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 22nd day of May, 2023, 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): RP Development LCC

Property Owner(s): SG Land Management LLC

Proposed Project: Wilson Estates Residential Subdivision – Preliminary Plat 145 Lots

Current Zoning: R-1 Low Density Residential

Current Use: Residential & Agriculture

Location of Project: Wilson Hwy, Grandview, Washington

Parcel No(s): 230914-31401

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): RP Development
Property Owner(s): SG Land Management LLC
Proposed Project: Wilson Estates Residential Subdivision – Preliminary Plat 145 Lots
Current Zoning: R-1 Low Density Residential
Current Use: Residential & Agriculture
Location of Project: Wilson Hwy, Grandview, Washington
Parcel No(s): 230914-31401
Application Date: May 10, 2023
Application Received: May 15, 2023
Application Acceptance: May 17, 2023
Decision-Making Authority: City of Grandview

Project Description: Applicant requests preliminary plat approval for a residential subdivision consisting of 145 lots.

Requested Approvals & Actions: Preliminary plat approval

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

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

Environmental Determination

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by Thursday, June 8, 2023.

Comment Period and Where to View Documents

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than Thursday, June 8, 2023. While comments will be accepted through closing of the public hearing on this proposal, comments received after Thursday, June 8, 2023 may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on , **THURSDAY, JUNE 22, 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 – May 24, 2023

Property Posted: May 24, 2023

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): May 22, 2023



Assessor | **Planning** | Real Estate

FAQ | Help | Legend

Search | Tools | Overview

Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 inch = 300 ft.

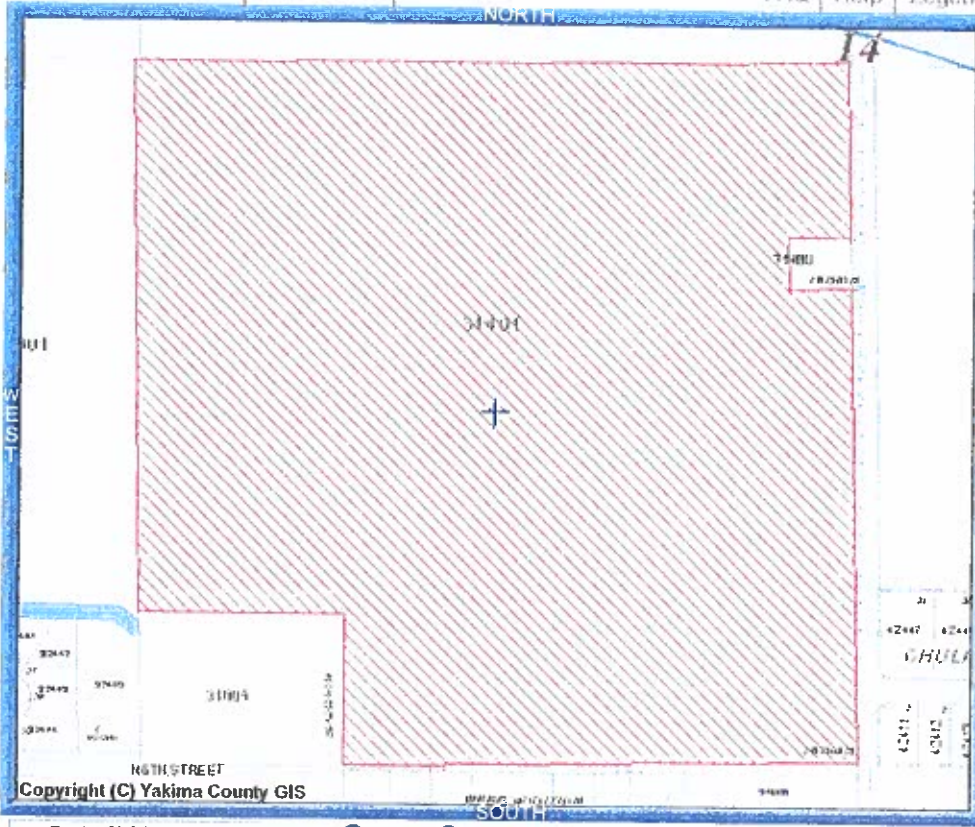
Overlays: Aerial Photography

- FEMA
- Critical Areas
- Contours
- Utilities

MapSize: Small (800x600)

Maps brought to you by:

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www.vtgo.com
(509) 248-1442



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

Click Map to: **Get Information**

One Inch = 300 Feet
Feet 200 400



Parcel Address:	UN-ASSIGNED, WA	
Parcel Owner(s):	SG LAND MANAGEMENT LLC	
Parcel Number:	23091431401	Parcel Size: 36.17 Acre(s)
Property Use:	91 Undeveloped Land	
Tax Code Area (TCA):	441	Tax Year: 2023
Improvement Value:	\$87300	Land Value: \$1198600
Current Use Value:	\$0	Current Use Improvement: \$0
New Construction:	\$0	Total Assessed Value: \$1285900

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

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

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

Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D
+ Latitude: 46° 15' 50.137"		+ Longitude: -119° 54' 27.879"	
Range: 23		Township: 09 Section: 14	
Narrative Description: Section 23 Township 09 Range 14 Quarter SW: Plat SPM AF# 8150318 Lot 2			

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

230914-34405
Jose Prieto
411 N 4th Street
Grandview, WA 98930

230914-34402
Juanita Avalos
401 N 4th Street
Grandview, WA 98930

230914-34422
Joel Martinez Franco
305 N 4th Street
Grandview, WA 98930

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

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

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

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

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

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

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

230914-34404
Lorenzo Cisneros
407 N 4th Street
Grandview, WA 98930

230914-34401
Estuardo Velasquez
315 N 4th Street
Grandview, WA 98930

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

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

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

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

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

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

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

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

230914-34403
Roberto Frias
405 N 4th Street
Grandview, WA 98930

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

230914-34424
Araceli Lopez
410 Wilson
Sunnyside, WA 98944

230914-23002
Pro Made Construction
105609 E. Wiser Parkway
Kennewick, WA 99338

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

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

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

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

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

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

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

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

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

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

230914-33548
Francisco Rodriguez
705 N. 4th Street
Prosser, WA 99350

230914-33579
Matilde Villicana
600 N 4th Street
Grandview, WA 98930

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

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

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

230914-31004
Patricia Schlotfeldt
507 N 5th Street
Grandview, WA 98930

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

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

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

230914-33552
Marcos Gurrola
701 N 4th Street
Grandview, WA 98930

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

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

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

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

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

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

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

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

230914-33477
Gabriela Angulo
607 N. 4th Street
Grandview, WA 98930

230914-33551
Yolanda Mendoza
703 N 4th Street
Grandview, WA 98930

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

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

230914-34417
Francisco J. Lombera
304 N 4th Street
Grandview, WA 98930

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

230914-31003 & 31401
SG Land Management LLC
105609 E. Parkway
Kennewick, WA 99338

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

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

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

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

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

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

230914-43456
Juan & Stephanie Chavarin
220 Jackson Street
Grandview, WA 98930

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

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

Anita Palacios

From: Anita Palacios
Sent: Wednesday, May 24, 2023 8:22 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 - SEPA DNS - Wilson Estates Preliminary Plat
Attachments: WILSON ESTATES PRELIMINARY PLAT NOTICE OF DEVELOPMENT APPLICATION & SEPA CHECKLIST.pdf

Attached is a Notice of Determination of Nonsignificance along with SEPA Checklist for the Wilson Estates Preliminary Plat.

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: Wednesday, May 24, 2023 2:18 PM
To: Anita Palacios
Subject: SEPA record published

CAUTION: External Email

The SEPA admin reviewed and published [SEPA record number 202302478](#), "Wilson Esates".
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, Carlos / Victor 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 24th day of May, 2023, I posted the attached NOTICE OF DEVELOPMENT APPLICATION, ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal as designated on the attached map:

Applicant(s): RP Development
Property Owner(s): SG Land Management LLC
Proposed Project: Wilson Estates Residential Subdivision – Preliminary Plat 145 Lots
Current Zoning: R-1 Low Density Residential
Current Use: Residential & Agriculture
Location of Project: Wilson Hwy, Grandview, Washington
Parcel No(s): 230914-31401

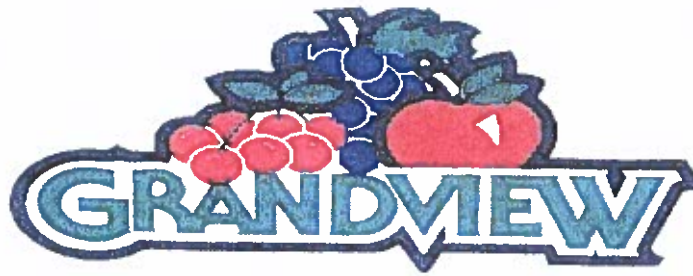
Dated this 24th day of May, 2023.

GRANDVIEW PUBLIC WORKS DEPARTMENT

BY:


Signature

Carlos Grandos
Printed Name



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

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Application Received: May 15, 2023
Application Acceptance: May 17, 2023
Decision-Making Authority: City of Grandview

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Requested Approvals & Actions: Preliminary plat approval

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

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

Environmental Determination

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any are scheduled or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by Thursday, June 8, 2023.

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CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – May 24, 2023

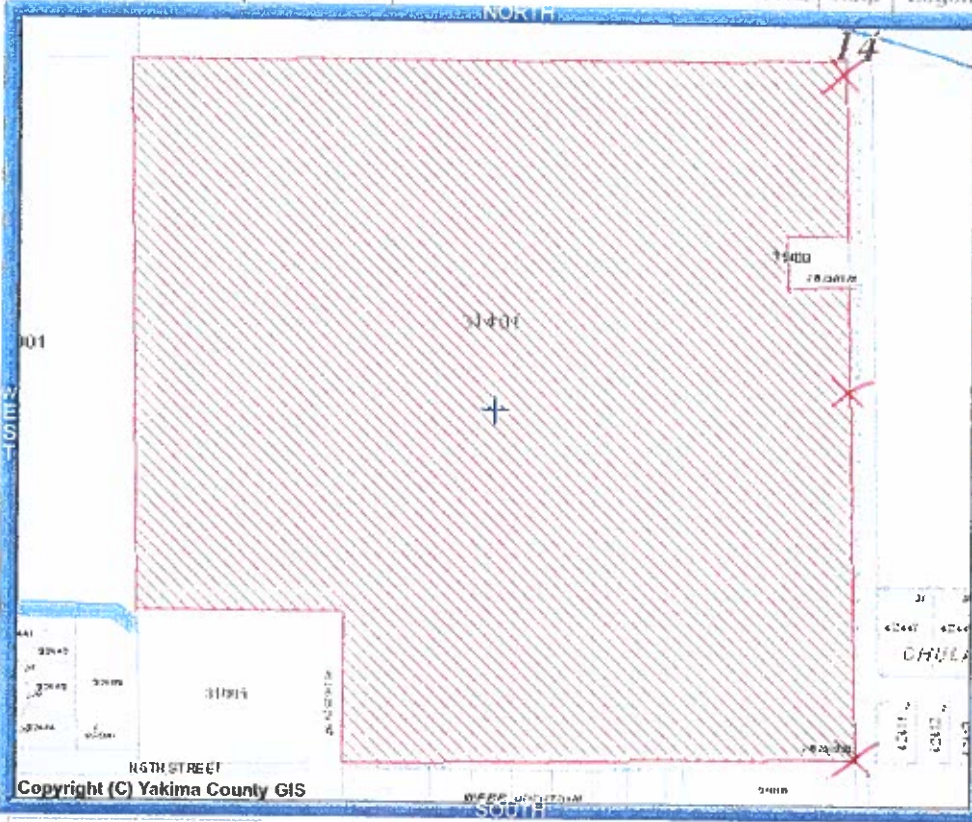
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Assessor | Planning | Real Estate

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Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 inch = 300 ft.

Overlays: Aerial Photography

FEMA Critical Areas

Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee

Title Insurance & Escrow Service

www.vtgc.com

(509) 248-4442

Easting(E) | Northing(N)

Longitude(L) | Latitude(N)

Click Map to: **Get Information**

Map Scale: 1 inch = 300 Feet

Feet 200 400

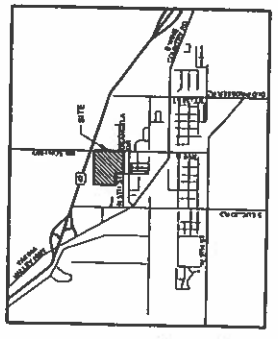
<p>328914 21603 3 21 41' 403</p> <p>150 WILSON HWY GRANVIEW, WA 98930</p>	Parcel Address:	UN-ASSIGNED, ,WA							
	Parcel Owner(s):	SG LAND MANAGEMENT LLC							
	Parcel Number:	23091431401	Parcel Size: 30.17 Acre(s)						
	Property Use:	91 Undeveloped Land							
Tax Code Area (TCA):	441	Tax Year:	2023						
Improvement Value:	\$87300	Land Value:	\$1198600						
Current Use Value:	\$0	Current Use Improvement:	\$0						
New Construction:	\$0	Total Assessed Value:	\$1285900						
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport
No Residence Information Found.									
Excise	Sale Date	Sale Price	Grantor	Portion					
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FEMA 100 Year:	Future Landuse Designation: (Yakima County Plan 2015)	FIRM Panel Number: 53077C1925D
+ Latitude: 46° 15' 50.137" + Longitude: -119° 54' 27.879" Range: 23 Township: 09 Section: 14		
Narrative Description: Section 23 Township 09 Range 14 Quarter SW: Plat SPM AF# 8150318 Lot 2		

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WILSON ESTATES PRELIMINARY PLAT

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



LAND USE TABLE

EXISTING PAVED AREA	26.14 ACRES
EXISTING ASPHALT DRIVE	28.43 ACRES
TOTAL LOT COUNT	148 LOTS
SINGLE FAMILY RESIDENTIAL LOTS	148 LOTS (S.O.S 1-27, 28-143)
MINIMUM RESIDENTIAL LOT AREA	7,500 SF (LOT 84-2, 80, 81-48)
MAXIMUM RESIDENTIAL LOT AREA	80,100 SF (LOT 111, 114-12, 131-144)
OVERALL AVG. LOT AREA	4,199 SF (LOT 124)
OPEN SPACE LOT	25,989 SF (LOT 78)
RIGHT OF WAY DESIGNATION	294,333 SF (61.63 ACRES)

GENERAL NOTES:
1. THIS PRELIMINARY PLAT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS OF THE CITY OF GRANDVIEW, WASHINGTON.
2. THE PROPERTY IS TO BE DEVELOPED AS A SINGLE-FAMILY RESIDENTIAL SUBDIVISION.
3. THE LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
4. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRANDVIEW.
5. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL SURVEYS AND RECORDING FEES.
6. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITY CONNECTIONS.
7. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL IMPROVEMENTS.
8. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL EROSION CONTROL MEASURES.
9. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL LANDSCAPING.
10. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL FENCING.
11. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL SIGNAGE.
12. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES.
13. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL RECORDING FEES.
14. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL PERMITS.
15. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL APPROVALS.
16. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL SURVEYS.
17. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL RECORDING FEES.
18. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL PERMITS.
19. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL APPROVALS.
20. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF ALL SURVEYS.

LEGAL DESCRIPTION:
THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 23 EAST, W.M., CITY OF GRANDVIEW, YAKIMA COUNTY, WASHINGTON.

EXEMPTION FROM RECORDING:
THIS PLAT IS EXEMPT FROM RECORDING UNDER RCW 64.04.010(1) BECAUSE IT IS A PRELIMINARY PLAT FOR A SUBDIVISION OF LAND INTO LOTS.

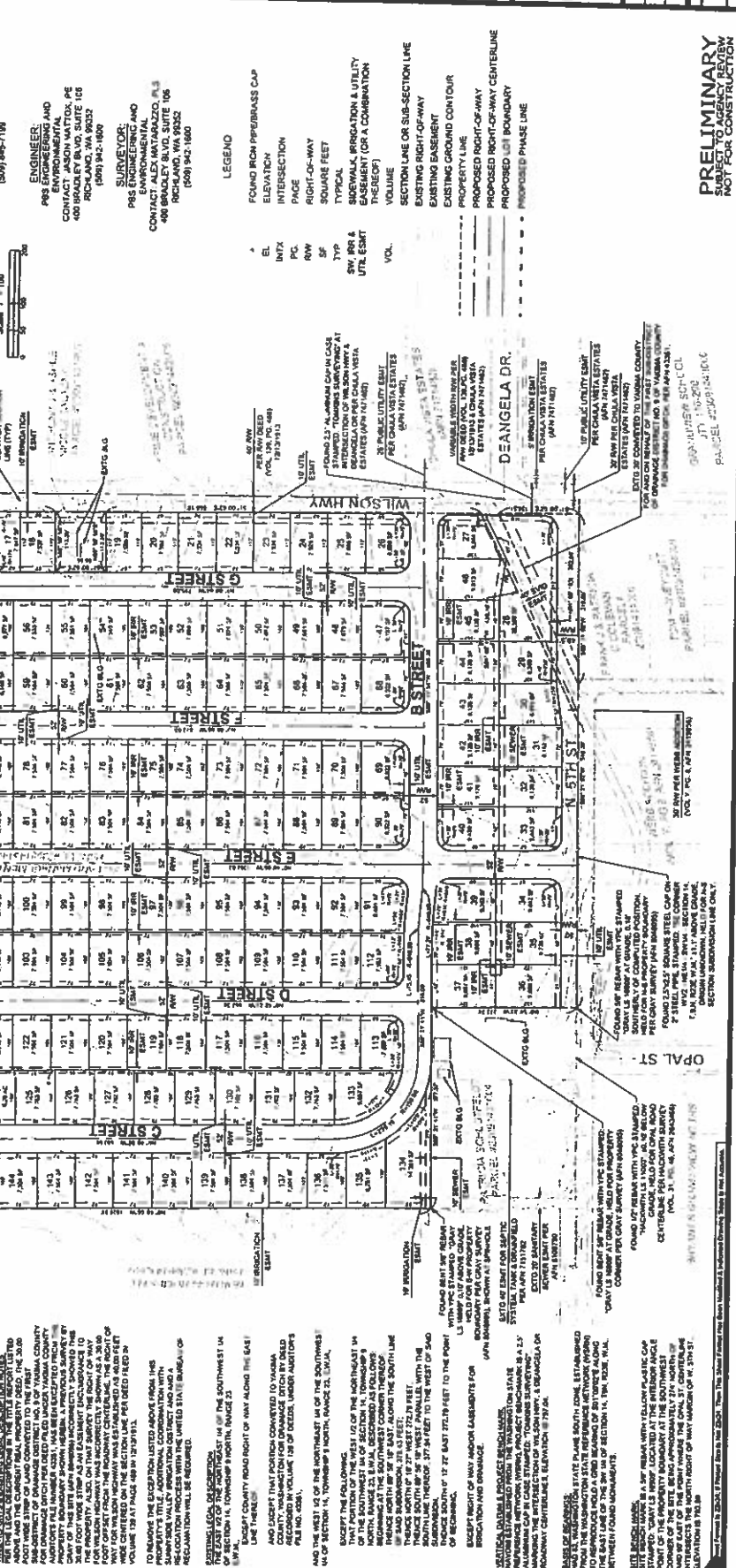
EXEMPTION FROM RECORDING:
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EXEMPTION FROM RECORDING:
THIS PLAT IS EXEMPT FROM RECORDING UNDER RCW 64.04.010(1) BECAUSE IT IS A PRELIMINARY PLAT FOR A SUBDIVISION OF LAND INTO LOTS.



OWNER/DEVELOPER:
RP DEVELOPMENT
C/O PAUL LAVRENTY
15809 E WISER PARKWAY
REDFORD, WA 98238
(509) 845-1108

ENGINEER:
P&E ENGINEERING AND ENVIRONMENTAL
CONTACT: JASON MATTOCK, PE
400 BRADLEY BLVD, SUITE 105
RICHLAND, WA 98222
(509) 842-1800

SURVEYOR:
P&E ENGINEERING AND ENVIRONMENTAL
CONTACT: ALEX MATARAZZO, L.S.
400 BRADLEY BLVD, SUITE 105
RICHLAND, WA 98222
(509) 842-1800

LEGEND

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

FOUND RICH PIPE/BRASS CAP

EL INTX
PC RW
RW RW
SF SF
TYP TYP
SW, BR & UTILITY ESM (OR A COMBINATION THEREOF)

SECTION LINE OR SUB-SECTION LINE

EXISTING RIGHT-OF-WAY
EXISTING EASEMENT
EXISTING GROUND CONTOUR
PROPERTY LINE
PROPOSED RIGHT-OF-WAY
PROPOSED RIGHT-OF-WAY CENTERLINE
PROPOSED LOT BOUNDARY
PROPOSED PHASE LINE

FOUND RICH PIPE/BRASS CAP

EL INTX
PC RW
RW RW
SF SF
TYP TYP
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PROPERTY LINE
PROPOSED RIGHT-OF-WAY
PROPOSED RIGHT-OF-WAY CENTERLINE
PROPOSED LOT BOUNDARY
PROPOSED PHASE LINE

PBS
Professional Surveying & Mapping
1000 1st St, Grandview, WA 98238
(509) 845-1108

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

WILSON ESTATES
1000 1st St, Grandview, WA 98238
(509) 845-1108

PRELIMINARY
SUBJECT TO AGENCY REVIEW
NOT FOR CONSTRUCTION

1 of 1

AFFIDAVIT OF PUBLICATION

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 Wilson Estates

was published on May 24, 2023

The amount of the fee charged for the foregoing publication is the sum of \$ 136.88 which amount has been paid in full.

Madelyne Creasy

Subscribed and sworn to before me on

May 24, 2023

Anette C. Jones

Notary Public for the State of Washington

Notice

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

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

Applicant(s): RP Development
Property Owner(s): SG Land Management LLC
Proposed Project: Wilson Estates Residential Subdivision - Preliminary Plat 145 Lots
Current Zoning: R-1 Low Density Residential
Current Use: Residential & Agriculture
Location of Project: Wilson Hwy, Grandview, Washington
Parcel No(s): 230914-31401
Application Date: May 10, 2023
Application Received: May 15, 2023
Application Acceptance: May 17, 2023
Decision-Making Authority: City of Grandview
Project Description: Applicant requests preliminary plat approval for a residential subdivision consisting of 145 lots.
Requested Approvals & Actions: Preliminary plat approval
Existing Environmental Documents: An Environmental Checklist has been prepared and is available from the City upon request.

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

Environmental Determination
The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by Thursday, June 8, 2023.

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, P11: (509) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than Thursday, June 8, 2023. While comments will be accepted through closing of the public hearing on this proposal, comments received after Thursday, June 8, 2023 may not be considered in the staff report.

Public Hearing
The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on , THURSDAY, JUNE 22, 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 Palacios, MMC, City Clerk
Published: The Grandview Herald
Publish Date: May 24, 2023

Anita Palacios

From: Anita Palacios
Sent: Saturday, May 27, 2023 3:56 PM
To: Stephanie Garcia
Cc: Byron Gumz
Subject: FW: Wilson Estates - Preliminary Plat Package

See comments below from the Fire Chief regarding the Wilson Estates Preliminary Plat.

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

From: Pat Mason <pmason@grandview.wa.us>
Sent: Friday, May 26, 2023 11:33 AM
To: Anita Palacios <anitap@grandview.wa.us>; Cus Arteaga <carteaga@grandview.wa.us>; Todd Dorsett <tdorsett@grandview.wa.us>; Kal Fuller (Kal.Fuller@grandviewpd.us) <kal.fuller@grandviewpd.us>
Subject: RE: Wilson Estates - Preliminary Plat Package

Anita,

We have looked over the attached materials and have two comments:

- These drawings don't indicate any fire hydrants which I would imagine will be included in subsequent drawings that will be submitted for actual construction purposes.
- Some of the drawings indicate that N. 5th Street will be constructed to go all the way to the intersection of Opal and N. 5th and some of the drawings indicate that N. 5th Street dead ends on the west end, 3 lots past E Street. If N. 5th is going to be constructed all the way to the intersection of Opal and N. 5th then that is fine. If it's going to dead end after the 3 lots west of E Street then there will need to be some type of approved turn around built on the end of it. According to the drawings, it would appear that the three lots exceed the 150' maximum of a dead end street.

Any questions, please let me know.
Pat

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

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

From: Anita Palacios <anitap@grandview.wa.us>

Sent: Wednesday, May 17, 2023 9:36 AM

To: Cus Arteaga <carteaga@grandview.wa.us>; Todd Dorsett <tdorsett@grandview.wa.us>; Pat Mason <pmason@grandview.wa.us>; Kal Fuller (Kal.Fuller@grandviewpd.us) <kal.fuller@grandviewpd.us>

Subject: Wilson Estates - Preliminary Plat Package

Attached, please find:

- A PDF copy of the Subdivision Application
- A PDF of the Preliminary Plat
- A PDF of the exhibit for North 5th Street
- The SEPA Checklist
- The Traffic Impact Checklist

Please review and provide any comments by Thursday, June 1st.

Thanks,

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



SERVING AGRICULTURE SINCE 1906

June 5, 2023

City of Grandview
207 West Second Street
Grandview, WA 98930

Subject: Wilson Estates Residential Subdivision – Preliminary Plat 145 Lots
Applicant: RP Development
Property Owner: SG Land Management LLC
Location of Project: Wilson Hwy, Grandview WA
Parcel No.: 230914-31401

To whom it may concern,

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

There are two (2) piped SVID DR 9 drain lines located within the southeast corner of the subdivision and within the right of way for N. 5th Street. These lines are approximately shown on the enclosed Vicinity Map. The line that crosses the proposed roadway to the south and then again crosses to the north is old clay tile pipe will need to be replaced where it crosses N. 5th Street. The other line is concrete and does not need to be replaced. The new pipe crossings will be installed by SVID at the cost of the landowner/developer. Please contact the SVID Engineering office for a Construction Cost. **Payment must be received before the pipe installation will be added to the SVID construction schedule.** The developer's contractor will not be allowed to install the SVID drain crossings.

Engineering contact info: (509) 837-6980; Diane Weber weberd@svid.org.

Thank you for the opportunity to comment.

Sincerely,

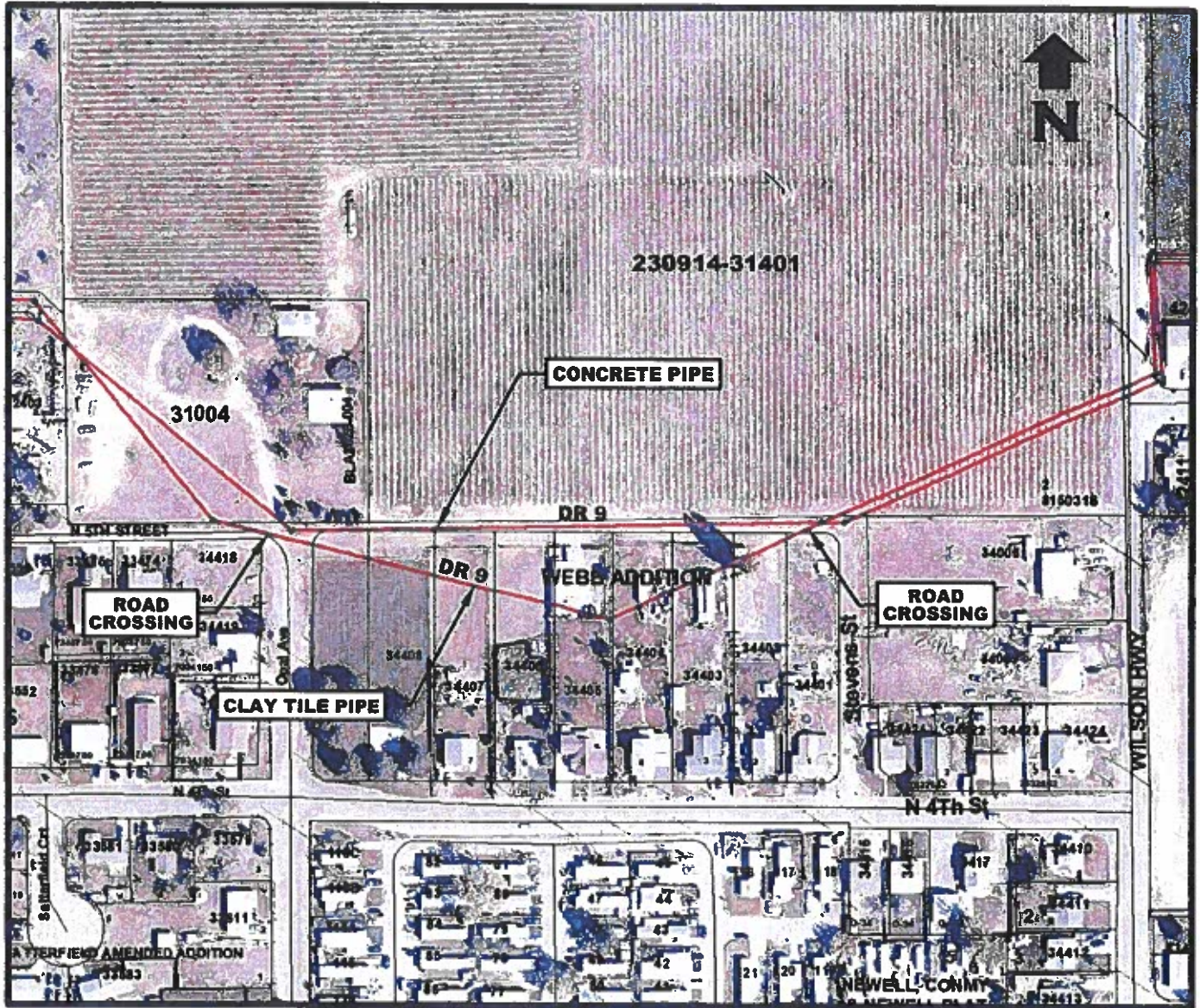
A handwritten signature in black ink that reads "Ron Cowin".

Ron Cowin, P.E.

Assistant Manager – Engineering

Enclosure: Vicinity Map

VICINITY MAP



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

June 8, 2023

City of Grandview
207 West Second Street
Grandview, WA 98930

Attn: Anita Palacios, City Clerk

RE: Wilson Estates Preliminary Plat
I-82 MP 73.45 right - Exit 73 vicinity

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

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

Consistent with our requirements for other developments in the vicinity, we require a traffic impact analysis (TIA) be performed at this time by a licensed traffic engineer and be submitted to the city and WSDOT for review and comment. We request the TIA include all current in-process vehicle trips from recently approved projects and analyze this project's impacts to the I-82 Exit 73 interchange ramp terminals. The study must identify mitigation and implementation strategies to offset any significant adverse impacts.

- I-82 is an existing facility, and the applicant is proposing a more noise-sensitive land use. The proponent and future residents should be aware this is an area with existing traffic noise. They should also expect traffic noise to continue to increase. It is the developer's responsibility to dampen or deflect any traffic noise affecting this property.
- Any proposed lighting should be directed down towards the site, and away from I-82.

Thank you for the opportunity to review and comment on this proposal. If you have any comments regarding this letter, please contact Jacob Prišucik at (509) 577-1635.

Sincerely,



Paul Gonseth, P.E.
Region Planning Engineer

PG: jjp/mnk

cc: SR 82, File # 2023_008

Anita Palacios

From: Anita Palacios
Sent: Friday, June 9, 2023 9:51 AM
To: frank 911
Cc: Cus Arteaga; Todd Dorsett
Subject: RE: wilson estates
Attachments: Wilson Estates Exhibit.pdf

The following information was provided by the City Administrator/Public Works Director Cus Arteaga:

- Will we add a sidewalk on Wilson Highway (Westside of the school property)? **This is not a requirement for the developer of the Wilson Estates, but is an item that the City and School District can work on during this upcoming budget process. We will meet with the School District this year to start discussions of this important need.**
- Will the new road connect Wilson west to Opal? **Yes, the developer is proposing to construct a 33-foot paved roadway between Wilson Estates and the properties to the south.**
- Can the existing properties short plat their land to the south? **Yes, property owners on North Fourth can short plat if they meet the City of Grandview code requirements. The roadway will already be paved, but the property owners will be required to install curb/gutter, sidewalks and drainage on the southside. In addition, they will need to install the water and sewer lines to serve the short platted properties.**

If property owners are truly interested in dividing their property, they should partner with the Wilson Estates developer which could reduce their expenses of doing so because they will have equipment and materials available to accomplish the infrastructure.

I am attaching the draft plat map for reference as to what is being proposed. However, if more information is needed please contact Todd Dorsett at Public Works (509) 882-9211.

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

From: frank 911 <my69cst@yahoo.com>
Sent: Thursday, June 8, 2023 12:07 PM
To: Anita Palacios <anitap@grandview.wa.us>
Subject: wilson estates

CAUTION: External Email

i have questions about what will become of the property between the houses on north 4th street and the new north 5th street as i knw some of the people living there would like to sell the back part of the property and it look like this will not allow them to do so and is the city going to connect the existing north 5th street to the new north 5th street is the city

going to put the side walk in in front of the school property on Wilson hyw as we are putting in over 200 new houses between the two new housing developments Wilson hwy so in anticipating there will be a lot more people walking to town increasing the chance for people to get hit by a car because then need to walk on the road for over a hundred feet and i have seen people come close to being run over in the 25 yrs i have lived here

thank you Frank Coleman
450 Wilson hwy
my69cst@yahoo.com
5098305878

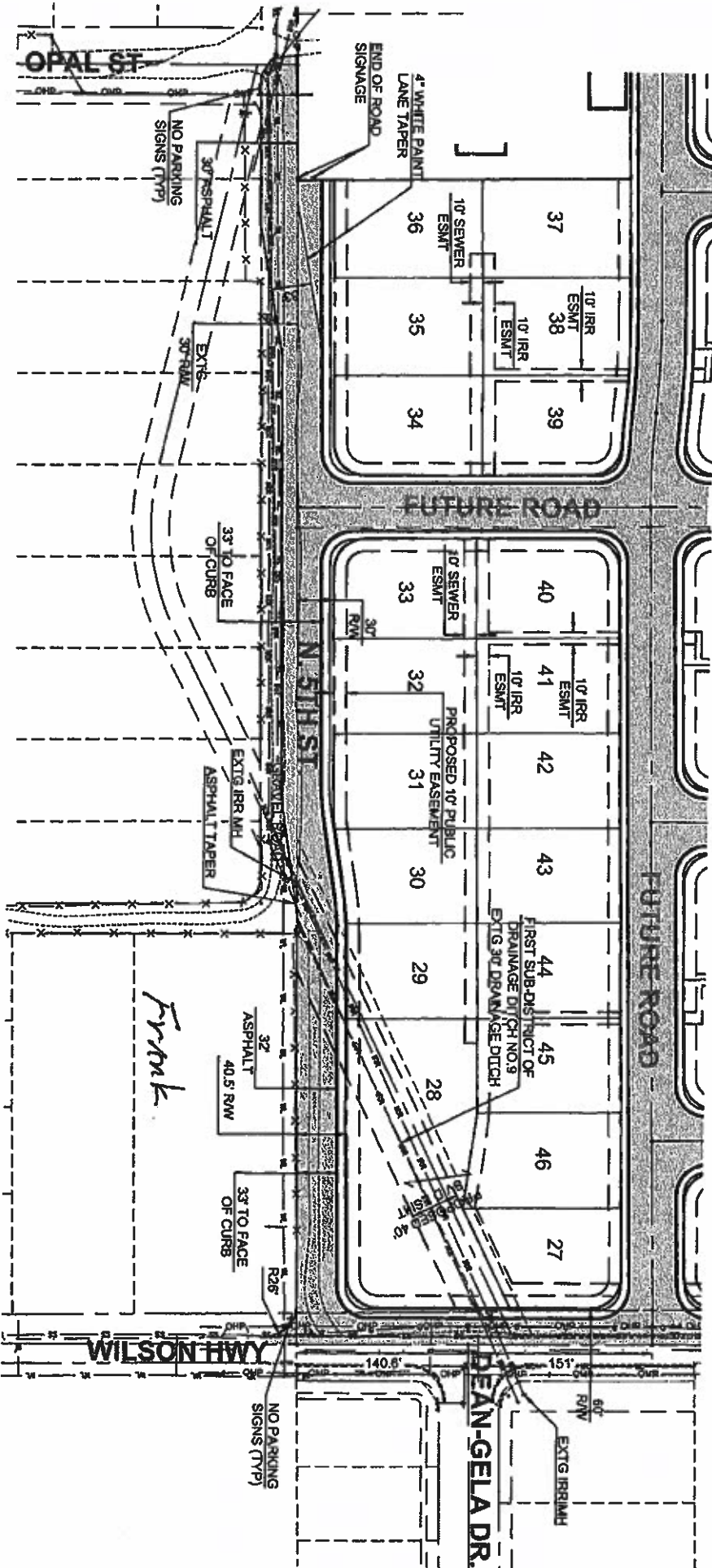
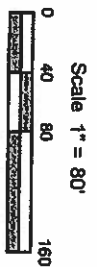
NOTE:
 FUTURE ROAD AND RIGHT-OF-WAY
 LAYOUT SHOWN IS NOT FINAL AND
 SUBJECT TO CHANGE.

WILSON ESTATES EXHIBIT

CITY COORDINATION



RZ-1 SIGNS ALONG SOUTH SIDE OF N. 5TH ST.



Anita Palacios

From: Terry Alapeteri <talapeteri@hlaivil.com>
Sent: Wednesday, June 14, 2023 3:43 PM
To: Anita Palacios
Cc: Cus Arteaga; Chris Cuevas
Subject: RE: Wilson Estates - Preliminary Plat Package

CAUTION: External Email

Anita,

Per our conversation:

"A water and sewer availability analysis was completed for the City of Grandview, per Memorandum from HLA dated June 21,2022. The report included all known Planned Housing Developments at the time including 350 lots for the Wilson Estates developments. The current Wilson Estates Plat proposal proposes 147 lots.

The proposed completed development will increase the average day demand by approximately 32,500 gallons per day. The City will have water system capacity to serve the development, provided storage and source improvements are made as recommended in the 2022 Water System Plan. Adequate fire flow is available (in excess of 3,000 gpm) with the expectation a water system connection will be made at both Wilson Highway to the East and 5th Street to the South.

Pipeline, lift station, and wastewater treatment capacity are available to serve the proposed Wilson Estates."

Review letter to follow.



Terry Alapeteri, PE, Principal
HLA Engineering and Land Surveying, Inc.
2803 River Road, Yakima, WA 98902
Office: (509) 966-7000 | Cell: (509) 388-7996
talapeteri@hlaivil.com | www.hlaivil.com

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Anita Palacios

From: Stephanie Garcia <Stephanie.Garcia@pbsusa.com>
Sent: Wednesday, June 14, 2023 3:58 PM
To: Anita Palacios
Cc: Cus Arteaga; Paul Lavrentiev; Julia Kondratskaya; Jason L. Mattox
Subject: Wilson Estates Preliminary Plat - Question Clarifications

CAUTION: External Email

Hello Anita,

Below are responses to the questions asked yesterday regarding the Wilson Estates preliminary plat:

1. On Wilson Highway, is the plat dedicating any additional right-of-way?
 - a. We are not dedicating additional right-of-way from what's existing, other than a slight additional dedication from the middle of Lot 24 to the south to accommodate the half-street section and planned half-street improvements.
2. For the internal development, will there be sidewalk on both sides?
 - a. We are proposing attached sidewalk on both sides.
3. For the Open Space (Lot 28), will that be a City-wide park that the City will maintain?
 - a. Yes, the plan is to have that space be City-maintained.

Please let us know if you need any additional clarifications or have other questions.

Thank you,

Stephanie Garcia, PE (she/her)
Staff Engineer

PBS | Great People. Great Results.
PBS Engineering and Environmental Inc
400 Bradley Blvd., Suite 106, Richland, WA 99352
main: 509.942.1600 | direct: 509.416.5492
stephanie.garcia@pbsusa.com
pbsusa.com

PRELIMINARY SUBDIVISION DECISION

City of Grandview
207 West Second Street · Grandview, Washington 98930
(509) 882-9208 · (509) 882-9200 · FAX (509) 882-3099

PERMIT INFORMATION:

Project Name: Wilson Estates – 145-lot Preliminary Plat
Zoning Designation: R-1 Low Density Residential District
Future Land Use Designation: Residential
Subject Parcel Number(s): 230914-31401
Property Location: On the west side of Wilson Highway, generally between Deangela Court and Interstate 82.

Property Owner: SG Land Management LLC

Mailing Address: 105609 E Wiser Pkwy

Kennewick, WA 99338

Applicant: RP Development

Mailing Address: 105609 E Wiser Pkwy

Kennewick, WA 99338

Recommendation:

Approved with Conditions

FINDINGS AND ANALYSIS:

Based upon information supplied by the applicant, comments from public agencies and a review of the City of Grandview's Comprehensive Plan and Grandview Municipal Code (GMC) Title 16 (the Subdivision Ordinance) and Title 17 (the Zoning Ordinance), the Administrative Official enters the following:

1. **Project Description:** The applicant is proposing to divide the 36.17-acre parcel into 145 lots as indicated on the submitted preliminary plat. Typical lot sizes average approximately 8,109 square feet. Lot 28 (approximately 0.6 acres) is proposed to be dedicated to the City of Grandview as open space. The internal roadways will be fully built to city standards, with the west side of Wilson Highway and the north side of North 5th Street being improved to current city standards.
2. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use Designation of the property is Residential.

Staff Findings: The proposed subdivision and subsequent residential development meets the Goals and Policies of the City of Grandview Comprehensive Plan.

3. **Zoning and Land Use:** The subject property is located within the R-1 Low Density Residential Zoning District. According to GMC Title 17.34.010, the R-1 Zoning District is established to provide a low-density residential environment. Lands within this district generally should contain single-family conventional dwellings with smaller lots and useful

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

The subject property is currently in agricultural uses, with surrounding land uses being residential and agricultural to the north, residential and agricultural to the east, and residential and agricultural to the south and west.

4. **Jurisdiction and Process:** The proposal is being reviewed as a Preliminary Subdivision application, in accordance with GMC 16.12. GMC 16.12.090 provides that a Preliminary Subdivision shall be heard in front of a Hearings Examiner at an Open Record Public Meeting. The public hearing's purpose is to determine conformance of the proposal with:
 - (1) The provisions of the zoning ordinance for the city;
 - (2) The general purposes of the comprehensive plan;
 - (3) The provisions of this title;
 - (4) The comprehensive water and sewer plans;
 - (5) The ordinances governing streets, rights-of-way and curbs and gutters; and
 - (6) Any other standards necessary to serve the public good.

GMC 16.12.100 requires that Grandview City Council review the Hearings Examiner's recommendation and may adopt or reject those recommendations for the proposed preliminary plat if they find that adequate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways (storm water retention and detention), streets, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school, and the public use and interest will be served by the platting of such subdivision and dedication.

5. **Environmental Review:** The proposal is subject to an environmental review under the Washington State Environmental Policy Act (SEPA). The optional process authorized under WAC 197-11-355 was used, with a Determination of Non-Significance issued on June 9, 2023.
6. **Notice of Application:** After the application was submitted, a combined Notice of Application, Environmental Review, and Public Hearing was mailed to property owners within 300 feet of the property and to agencies having jurisdiction or interest in the proposal on May 22, 2023. The comment period ended on June 1, 2023. Three agencies and an adjoining property owner commented:
 - A. The Washington Department of Transportation (WSDOT) stated that they are concerned that the traffic generated from this subdivision will adversely impact traffic at the I-82

Wine Country Road (Exit 73) interchange, specifically the westbound left-turn queue along the eastbound off-ramp. A Traffic Impact Analysis (TIA) is required to be completed by a licensed engineer and submitted to WSDOT and the city for review. The study is required to identify mitigation and implementation strategies to offset any significant adverse impacts.

WSDOT also provided comments that I-82 is an existing facility with traffic noise that is predicted to increase with increased traffic over time. It is the developer's responsibility to dampen or deflect any traffic noise affecting the property.

WSDOT requires that any proposed lighting be directed down towards the site and away from I-82.

Staff Response: This decision conditions that a Traffic Impact Analysis be completed, with all mitigation and implementation strategies completed prior to finalization of the plat. This decision also conditions that all exterior lighting be designed and installed to prevent glare onto I-82 and adjoining properties.

B. The Sunnyside Valley Irrigation District (SVID) provided comments relating to two drain lines located within the proposed subdivision. One of the lines is concrete and does not need any improvements. The other line is a clay tile pipe and will need replacement as it transits the property. Replacement of the clay tile pipe is done by SVID at the expense of the applicant. The SVID Engineering Office will provide construction cost estimates upon request. The payment for the replacement is required to be paid before the project is added to the SVID construction schedule.

Staff Response: This decision requires the applicant to coordinate with SVID on the required irrigation infrastructure improvements.

C. The City of Grandview's Fire Chief provided comments on the improvement of North 5th Street and the placement of fire hydrants within the development. The preliminary plat didn't include the location of the hydrants, so there was a request that they be shown on future construction drawings. The comment regarding North 5th Street is related to some drawings not showing the street connecting to Wilson Highway, creating a dead-end road that exceeded 150 feet.

Staff Response: The applicant is required to install fire hydrants in compliance with the City of Grandview standards. North 5th Street is shown to connect through from Wilson Highway westerly to just east of Opal Street.

D. Frank Coleman, 450 Wilson Highway, asked about the plans to improve North 5th Street and install a sidewalk on the east side of Wilson Highway near property owned by the school district.

Staff Response: The developer is developing North 5th Street as a half-street. If property owners are interested in subdividing their properties, there will be road improvements required. It is recommended that they contact the developer of this subdivision to explore opportunities for collaboration on required road and infrastructures improvements. A sidewalk on the eastern side of Wilson Highway is not proposed or required as part of this development. However,

there may be opportunities in the future for road improvements to Wilson Highway when future development is proposed.

7. **Processing Timeframe:** The application has been processed as follows:

Application Submitted: May 10, 2023

Application Determined Complete: May 17, 2023

Notice of Application, Environmental Review, and Public Hearing: May 22, 2023

Property Posted: May 24, 2023

Legal Notice in Grandview Herald: May 24, 2023

Issuance of Final SEPA Threshold Determination: June 9, 2023

Open Record Public Hearing: June 22, 2023

8. **Development Standards of the R-1 Low Density Zoning District (GMC 17.30.050):**

A. Maximum number of dwelling units permitted per lot: one.

Staff Findings: This standard will be reviewed at the construction stage of each lot created.

B. Minimum area of lot: 7,500 square feet for single-family structures.

Staff Findings: The proposed lot sizes are larger than 7,500 square feet, meeting this standard.

C. Maximum lot coverage: 40 percent.

Staff Findings: This standard will be reviewed at the construction stage of each lot created.

D. Minimum yard setbacks:

1. Front: 20 feet.

2. Side: five feet.

3. Side along flanking street of corner lot: 20 feet.

4. Rear:

i. Principal building: 10 feet.

ii. Accessory structures: five feet. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet.

Staff Findings: The proposed lot sizes allow for these standards to be met. This standard will be reviewed at the construction stage of each lot created.

E. Maximum building height:

1. Principal building: 30 feet.

2. Accessory buildings: 12 feet.

Staff Findings: This standard will be reviewed at the construction stage of each lot created.

F. Fences and hedges: see Chapter 17.75 GMC.

Staff Findings: This standard will be reviewed at the construction stage of each lot created.

G. Parking: see Chapter 17.78 GMC.

Staff Findings: Residential units require two (2) spaces per unit. This standard will be reviewed at the construction stage of each lot created.

H. Landscaping: see Chapter 17.75 GMC; and

Staff Findings: These standards are addressed in Section 10 below.

I. Residential design standards: see GMC 17.70.100.

Staff Findings: These standards are addressed in Section 9 below.

9. Residential Design Standards (GMC 17.70.100):

- A. The main entry doors of all dwellings must face the street on which the dwelling is addressed;
- B. A minimum of 30 square feet of window surface must be on the portion of the dwelling facing the street. Dwellings with less than 32 square feet of window surface must contain covered porches with a minimum of a four-foot overhang;
- C. All entry porches/landing areas must be constructed as an integral part of the dwelling architecture;
- D. The main roof of all dwellings shall have a minimum 5:12 pitch; except dwellings with less than a 5:12 pitch legally established as of the effective date of the ordinance codified in this title shall be permitted to be rebuilt, altered, enlarged or remodeled without the roof being changed to a 5:12 pitch;
- E. All eave overhangs shall be a minimum of 12 inches;
- F. Dwellings with 4:12 pitch roofs may be permitted provided the main roof includes one or more secondary roofs intersecting the main roof at right angles. The secondary roof must have a pitch of 5:12 or greater;
- G. No false or artificial dormers are permitted;
- H. All foundation walls must be poured concrete or masonry block;
- I. All dwellings must be permanently connected to foundations, and must meet seismic and wind loading standards for Yakima County, Washington;
- J. No more than 12 inches of foundation wall can be exposed on the walls facing a street;
- K. All siding must be durable materials, such as brick, masonry, stucco, vinyl, exterior-grade wood, or exterior-grade composites, each with a lifespan of at least 20 years under normal conditions;

- L. All siding must extend below the top of the foundation one and one-half to two inches. A bottom trim board does not qualify as siding and cannot be used to cover the top of the foundation;
- M. All trim materials around windows, doors, corners, and other areas of the dwelling must be cedar or other city-approved materials that are not subject to deterioration;
- N. All electric meters must be securely attached to an exterior side wall of the dwelling. Meters are not permitted to face the street upon which the dwelling is addressed;
- O. All additions and/or other architectural features must be designed and permanently connected to the dwelling so as to be an integral part of the dwelling; and
- P. Primary driveways shall terminate into an architecturally integrated garage or carport. No parking pad is permitted in front of a dwelling unless such pad leads to a garage or carport.

Staff Findings: These standards will be reviewed at the construction stage of each lot created.

10. **Landscaping and Screening (GMC 17.75):**

- A. Fences, walls, and hedges shall not exceed four feet in height in the front yard area and six feet in the side or rear yard area. (GMC 17.75.050(C)(1))

Staff Findings: This standard will be reviewed at the construction stage of each lot created.

- B. Clearance distances. (GMC 17.75.050(C)(2))

- a. Fire hydrants within a landscape area shall have a clearance of three feet.
- b. No tree, as measured from its center, shall be located within 10 feet of a street light standard, or within five feet of a driveway or a fire hydrant.

Staff Findings: These standards will be reviewed at the construction stage of each lot created.

- C. One-Family and Two-Family Dwellings in Residential Districts. (GMC 17.75.050(C)(4))

- a. Front Yard Landscaping. At least 50 percent of the front yard area for residential one-family and two-family dwellings, including right-of-way but excluding driveways, shall be treated with live vegetation and/or decorative rock.
- b. All areas of a lot or parcel not landscaped or covered with improvements shall be maintained in such a manner as to control erosion and dust. Gardens within established landscapes are excluded from this provision in residential districts.

Staff Findings: These standards are ongoing requirements that apply to subsequent residential development on the lots.

11. **Subdivision Design Standards (GMC 16.24):**

- (1) Lots (GMC 16.24.020)

- A. Each lot shall have direct access to and frontage upon dedicated public streets. Minimum frontage shall be 50 feet except for lots located within the arc of a curve or where unusual topography exists, a minimum frontage of 35 feet is allowed.

Staff Findings: The proposed lots have street frontage exceeding 50 feet along dedicated public streets.

B. Insofar as practical, side lot lines shall be at right angles to street lines or radial to curved street lines. Side and rear lot lines shall be straight or composed of straight lines.

Staff Findings: The proposed development has one identified curve in a road, shown as the connection between "B Street" and "C Street." Lots fronting along this curve are situated with property lines as perpendicular as practical to allow driveways with adequate sight distance.

C. Lots having frontage on two streets shall be avoided whenever possible. However, double frontage lots are permitted only where determined by the city to be essential to provide separation of residential lots from principal and minor arterial streets, high-intensity land uses, or to overcome specific disadvantages of topography or parcel configuration.

Staff Findings: There are 10 lots (Lots 17 – 26) proposed with frontage along two streets. They are situated between Wilson Highway and "G Street." This decision requires that those lots have access from "G Street."

(2) Blocks (GMC 16.24.030)

A. The lengths, widths, and shapes of blocks shall be determined with due consideration of:

- a. The provisions of adequate building sites suitable to the special needs of the proposed subdivision;
- b. The need for convenient and safe access, circulation and control of street traffic;
- c. The limitations and opportunities of the topography.

Staff Findings: The proposed subdivision creates several blocks that are designed to accommodate lots for single family residential development and accommodates anticipated traffic volumes from the completed development.

B. The maximum length of a block shall be 1,000 feet.

Staff Findings: The proposed blocks have a maximum length of approximately 750 feet, meeting this standard.

(3) Streets (GMC 16.24.040)

A. Right-of-Way. Right-of-way shall be dedicated for new or existing streets to or within a subdivision to accommodate the following right-of-way widths:

- a. Arterial streets: 70 feet minimum;
- b. Collector streets: 60 feet minimum; and
- c. Local streets: 50 feet minimum.

Staff Findings: The interior streets have dedicated ROW of 52 feet, meeting the standard for local streets. 30 feet to 40.5 feet of ROW is proposed to be dedicated for North 5th Street, meeting the standard for a local street. Additional ROW is proposed to be dedicated for Wilson Highway to accommodate the construction of the half-street.

B. Construction Guidelines.

- a. Arterial streets: 44-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk both sides, illumination, and storm drainages required;
- b. Collector streets: 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk both sides, illumination, and storm drainages required; and
- c. Local access streets: 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk one side, illumination, and storm drainage required.

Staff Findings: This decision conditions that the developer construct all roads to meet city standards. The city encourages construction of sidewalks on both sides of the street to facilitate pedestrian safety and mobility along city streets.

C. Curbs and Gutters. Cement concrete barrier curb and gutter shall be installed along all new streets. Curb and gutter shall be poured as a single unit in accordance with the city's design and construction standards and specifications for public works improvements.

Staff Findings: This decision conditions the applicant to meet this standard.

D. Surfacing Between Curbs. The street area between the curbs shall be constructed with the following minimum compacted depth of surfacing materials:

- a. Three-inch hot mix asphalt class one-half inch PG 64-28;
- b. Three-inch crushed surfacing – top course (five-eighths-inch to zero);
- c. Six-inch crushed surfacing – base course (one and one-quarter inch to zero).

All materials installed and work performed pursuant to the requirements of the above paragraph shall be done in accordance with the city's design and construction standards and specifications for public works improvements.

Staff Findings: This decision conditions the applicant to meet this standard.

E. Grades. All grades of streets and curbs shall be approved by the city engineer or other licensed engineer acting on behalf of the city before any improvement is commenced.

Staff Findings: Design plans for all proposed are required to be submitted for review and approval by the city engineer or other licensed engineer acting on behalf of the city.

F. Cul-de-Sacs. Maximum length shall be 600 feet and right-of-way radius shall be 60 feet.

Staff Findings: *No Cul-de-Sacs are proposed. This standard doesn't apply.*

G. Offset Intersections. Offset intersections shall have a minimum of 100 feet between street centerlines.

Staff Findings: *The intersection for "B Street" and Deangela Court is offset by more than 100 feet, meeting this standard.*

H. Curves. The minimum centerline radii for horizontal curves shall be 100 feet and the minimum length for vertical curves shall be 50 feet.

Staff Findings: *The curve connecting "B Street" and "C Street" has a radius of 150 feet and a length of 235 feet, meeting this standard.*

I. Alleys. Alleys are not required but may be included in the subdivision at the developer's option. Alleys shall have a minimum right-of-way width of 20 feet. Utility easements may be provided in lieu of alleys.

Staff Findings: *No alleys are proposed. This standard doesn't apply.*

J. Dead-End Roads. All dead-end roadways shall include cul-de-sacs. The city may allow use of an "L" or "hammerhead" turnaround upon approval by the public works director.

Staff Findings: *There is a temporary dead-end proposed at the north end of "E Street" that would connect to a future subdivision north of this subdivision. This decision conditions that signage indicating a dead end is installed that meets the requirements of the Public Works Director.*

(4) Street trees (GMC 16.24.045)

Regulations for street trees are outlined in GMC 12.14.

Staff Findings: *Street trees are not required to be planted as part of this decision.*

(5) Utility easements (GMC 16.24.050)

A. Utility easements shall be continuous and aligned from block to block within a subdivision and with adjoining subdivisions.

Staff Findings: *The preliminary plat provides for continuous utility easements, meeting this standard.*

B. A 10-foot utility easement for underground power, telephone, irrigation water and cable television shall be provided across the front of each lot within a subdivision and short subdivision. Side lot line easements shall be required where deemed necessary to adequately provide lots with utility services or to provide for continuous easements.

Staff Findings: *This decision requires a 10-foot utility easement be provided across the front of the lots created.*

- C. Easements for new and/or future utility lines shall be a minimum of 16 feet wide, provided the width of the easements for buried utilities will be at least twice the depth of the planned excavation.

Staff Findings: There are no easements proposed for future utility lines.

- D. Drainage easements shall be provided where a subdivision is traversed by a watercourse, drainageway, or stream channel.

Staff Findings: There is no watercourse, drainageway, or stream channel located on this development.

- E. Easements for unusual facilities such as high voltage electric lines, irrigation canals, and high-capacity gas transmission lines shall be approved by the public works director.

Staff Findings: An existing 40-foot easement for the Sunnyside Valley Irrigation District crosses proposed Lots 28 and 29 in the southeast corner of the proposed subdivision. Lot 28 is proposed as dedicated open space to accommodate the easement.

- (6) Design and engineering plans required (GMC 16.24.060). The developer shall submit to the public works director plan and profile drawings of the proposed streets, grading and water, sewer, storm drainage, planting in public rights-of-way, and irrigation water systems for construction purposes prepared in accordance with the city's design and construction standards and specifications for public works improvements. Following initial review by the city and any required corrections by the developer for compliance with the city's design and construction standards and specifications for public works improvements, the developer shall submit to the city the original plan tracings and specifications for final approval. The city's responsible officials shall approve such drawings and specifications before any groundwork is done. Construction shall be in accordance with drawings and specifications approved by the city.

Staff Findings: This decision requires the applicant to provide plan and profile drawings of the proposed streets, grading and water, sewer, storm drainage, planting in public rights-of-way, and irrigation water systems for construction purposes prepared in accordance with the city's design and construction standards and specifications for public works improvements.

- (7) Submission of as-built drawings (GMC 16.24.070). The developer's consulting engineer shall prepare and maintain a neatly marked, full-sized print set of record drawings showing the final location and layout of all new construction of the public facilities. Prior to final acceptance by the city of Grandview, one set of reproducible record drawings and two sets of prints prepared by the developer's engineer and clearly marked "Record Drawings" shall be delivered to the public works director for review and acceptance.

Staff Findings: This decision requires the applicant to provide a set of as-built drawings to the Public Works Director upon completion of any required improvements.

12. **Subdivision Improvements (GMC 16.28):**

- (1) Streets (GMC 16.28.010)

Existing or proposed streets within or adjacent to a proposed subdivision shall be improved at the expense of the developer by the construction of curbs, gutters, sidewalks, illumination, storm drainage and pavement surface in conformance with the city's design and construction standards and specifications for public works improvements.

Staff Findings: The applicant is proposing to improve the Wilson Highway and North 5th Street by constructing half-streets along the proposed plat and to improve all interior roadways to meet city standards. This decision conditions that the developer construct all infrastructure, including roads, streetlights, sidewalks, and stormwater facilities to meet or exceed city standards.

(2) Utilities (GMC 16.28.020)

- A. All underground utilities (non-city-owned) in all new residential areas shall be installed and maintained at a depth of not less than three feet below the graded surface of said way or street, provided existing installations may be maintained at the present level until replaced.
- B. All new or existing utilities within or adjacent to a proposed subdivision shall be installed underground, except for the following:
 - 1. Electric, pad-mounted transformers;
 - 2. Electric transmission systems of a voltage of 15 KV or more;
 - 3. Service meters at structures;
 - 4. TV cable amplifiers, distribution taps;
 - 5. Telephone pedestals and cross-connection terminals; and
 - 6. Temporary services necessary for construction.
- C. No buildings or structures, except fences, shall be permitted to be constructed on any utility easements, or over any utility facilities. Masonry fences will be considered as structures, rather than fences.

Staff Findings: This decision requires that all utilities serving the subdivision be installed underground, with the exception of items listed in (GMC 16.28.020(B)).

(3) Water (GMC 16.28.030)

- A. A complete domestic water distribution and fire protection system shall be installed at the expense of the developer in conformance with the city's approved water system plan. All water lines and services shall be installed prior to street improvements.
- B. The water distribution system shall be designed and constructed in accordance with the State Department of Health regulations, the city's design and construction standards and specifications for public works improvements, and with the standard practices of the city. Fire hydrants shall be installed, at the expense of the developer, at locations determined necessary by the fire chief. Water mains shall be extended to the far edge of subdivisions for future extension by others.

- C. The city, at its discretion, may direct that water main diameters in excess of that needed for service and fire protection for the subdivision be installed. If the city directs such oversizing, the city will pay the difference in pipe material cost between the pipe diameter required for the subdivision and the city-directed oversize diameter pipe.

Staff Findings: The decision requires the installation of a 12-inch water main within Wilson Highway to the northern terminus of the parent parcel in order to provide adequate fire flow. The water line in North 5th Street is an existing 12-inch line. Water lines throughout the remainder of the development are required to be 8-inch lines. Fire hydrants are required to be installed in accordance with the city standards.

(4) Sanitary Sewer (GMC 16.28.040)

- A. A sanitary sewer system shall be installed at the expense of the developer with a separate connection to the city sewer system for each lot and shall be constructed in conformance with the Comprehensive Sewer Plan.
- B. Sewer lines should be located within the paved portion of the street right-of-way and must be a minimum of eight inches in diameter.
- C. The sanitary sewer system shall be designed and constructed in accordance with the State Department of Ecology regulations, the city's design and construction standards and specifications for public works improvements, and with the standard practices of the city. Sewer mains shall be extended to the far edge of subdivisions for future extensions by others.
- D. The city, at its discretion, may direct that sewer main diameters in excess of that needed for service for the subdivision be installed. If the city directs such oversizing, the city will pay the difference in pipe material cost between the pipe diameter required for the subdivision and the city-directed oversize diameter pipe.
- E. A city-approved backflow prevention device shall be installed at the expense of the developer on the side sewer extension for each lot.

Staff Findings: The city engineer indicated that there is sufficient sewer capacity to accommodate the proposed development. Each lot is required to have separate connections.

(5) Storm Drainage (GMC 16.28.050)

Each subdivision shall provide a drainage system for the collection, control, and disposal of surface water runoff. All storm drainage improvements shall be planned, designed, permitted, constructed and maintained in accordance with the requirements of the latest edition of the Washington Department of Ecology (WDOE) Stormwater Management Manual for Eastern Washington (SWMMEW).

- A. It is the intent of this section to adequately provide for suitable drainage provision in all short or long subdivisions. All subdivisions shall provide for drainage such that their development does not conflict with present drainage patterns or create a drainage problem within itself or for its neighbors.
- B. A drainage plan, where required, shall be designed by a professional engineer licensed in the state of Washington and submitted to the city for review and approval for any proposed

land development that will increase the quantity of or in any way alter the drainage runoff occurring prior to development.

- C. Design calculations for peak flow and peak volume storage requirements shall be based on a design storm frequency of 25 years. At the city's discretion, if the facilities are critical to public health and safety, or significant property damage could occur, or the development is located in a drainage problem area, they shall be designed to successfully pass the 50-year or 100-year storm.
- D. The plan shall provide for the on-site detention and/or retention, and disposal, of the total water intercepted and collected by the development and the areas (improved or unimproved) lying and draining presently to and through the proposed development for the design storm, unless other natural or manmade systems are available for use.
- E. There exist several areas of subsurface drainage systems, known as drainage improvement districts or DIDs. These systems were designed and constructed specifically for the purpose of lowering the ground water tables sufficiently to promote agricultural development. It was never the intent of these systems to convey surface drainage. Over the years, the drainage demand on these systems has steadily increased to the point where almost all of the DIDs are experiencing overloaded conditions. Engineers shall not consider the use of any of these DIDs in their drainage plans.
- F. Detention and/or retention of storm water runoff from any proposed land development shall be accomplished by storm water holding facilities, either open or closed. Storm water shall be introduced into permeable soils via an infiltration system in accordance with the SWMMEW, all remaining on site.
- G. The drainage plan shall incorporate all calculations for the determination of the required size of the system. Said calculations shall be based on required criteria hereinafter stated and upon an analysis of estimated runoff from areas contributing runoff to those facilities. Peak flow analyses and storage volume quantities shall be done using methods presented in the SWMMEW. The assumption for the infiltration rate used will need to be verified by the developer by actual field testing in the case of infiltration systems. Collection systems shall be either gravity pipe systems, open channels, or a combination of the two.
- H. The submitted drainage plan shall incorporate, among other data, a topographical map to clearly define:
 - 1. The proposed development;
 - 2. All areas, improved or unimproved, lying upstream and draining to and across the proposed development; and
 - 3. Drainage course, natural or otherwise, to which the proposed development shall drain.
- I. Said plans shall include a plan-profile of the systems, including cross-sections of all open ditches and channels. Hydraulic and physical data such as grades, bottom elevations of ditches and channels, inverts of pipes at all structures, such as manholes and catch basins, sizes and lengths of all pipes, length of ditches and channels, and top elevations of all catch basin covers shall be called out. This includes the invert elevations of the existing or other proposed storm drainage systems that the subject drainage plan proposes to tie into.

Staff Findings: A drainage plan, meeting the design and construction requirements of GMC 16.28.050 is required to be submitted and approved by the city engineer prior to finalization of the plat.

(6) Sidewalks (GMC 16.28.060)

Cement concrete sidewalks shall be constructed at the developer's expense along all new and existing streets in conformance with the following minimum standards:

- A. Sidewalks shall be located in the right-of-way and shall be four inches thick in walk areas (behind barrier curb) and six inches thick in drivable areas (behind depressed and rolled curb);
- B. Sidewalks shall be placed along at least one side of all local access streets and shall have a minimum width of five feet;
- C. Sidewalks shall be placed along both sides of all arterial and collector streets and shall have a minimum width of six feet;
- D. Where a proposed subdivision or short subdivision is located adjacent to an existing street, the subdivider is not required to provide a sidewalk on the opposite side of the street;
- E. Curb ramps for physically handicapped shall be constructed pursuant to RCW 35.68.075 and 35.68.076 at all intersections and other appropriate locations.

Staff Findings: Local streets are required to install sidewalks on one side. However, developers are encouraged to install sidewalks along both sides of a street. North 5th Street and Wilson Highway are required to be improved to city standards, including the installation of sidewalks. Design and installation of sidewalks shall be coordinated with the Public Works Director.

(7) Street signs and traffic control (GMC 16.28.070)

The subdivider shall install, at his expense, street signs and traffic control devices to the satisfaction of the Public Works Director.

Staff Findings: This decision requires all street signs and traffic control devices be installed per the requirements of the Public Works Director.

(8) Street Lighting (GMC 16.28.080)

Streetlights shall be installed with the initial capital cost at the city's expense in conformance with the following standards:

- A. One streetlight at each intersection;
- B. One streetlight at midblock if the block is longer than 450 feet; and
- C. Placement of streetlights along arterial and collector streets shall conform to the city's design and construction standards and specifications for public works improvements.

Staff Findings: This decision requires that the applicant install street lighting that meets the requirements of GMC 16.28.080.

(9) Irrigation facilities (GMC 16.28.090)

- A. A pressurized irrigation piping system shall be installed at the expense of the developer within the subdivision boundaries with a separate three-fourths-inch minimum pipe diameter service lateral to each lot. The irrigation system shall be designed and constructed with the standard practices of the city.
- B. Irrigation mains shall be four-inch diameter, pressure class 160 psi or greater, polyvinyl chloride (PVC) pipe installed and maintained at a depth of not less than two feet below the graded surface of streets or utility easements.
- C. Individual irrigation service laterals shall be three-fourths-inch diameter, Schedule 40, polyvinyl chloride (PVC) pipe installed and maintained at a depth of not less than two feet below the graded surface of streets or utility easements.
- D. Irrigation mains shall be extended to the far edge of subdivisions for future extension by others.

Staff Findings: This decision conditions the applicant install irrigation facilities as required under GMC 16.28.090. A pressurized system is required to be installed; however, it would not be charged until the SVID infrastructure improvements are completed. Until such time, domestic water will need to be used for irrigation purposes.

13. **Development Contract (GMC 16.12.030):**

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

- A. The applicant may elect to complete all required improvements prior to final approval of the project. If this is done, an agreement setting forth the construction and inspection requirements of the city shall be entered into prior to installation of improvements. Upon satisfactory completion of the applicant's obligation under the contract, the city shall approve the final plat in accordance with applicable statutes and standards.
- B. The applicant may elect to complete required improvements after approval of the final plat. In this event, the agreement shall set forth the construction and inspection requirements of the city, and that the developer shall provide a surety bond or other secure method, acceptable to the city, providing for and securing to the city the actual construction of required improvements within a specified period of time. Any bond or other method shall specify the improvements covered and the schedule for completion.

Staff Findings: A development contract meeting option A above shall be finalized prior to approval of the preliminary plat. Phasing of the subdivision is possible with the understanding that each phase is required to be able to be self-sufficient. Bonding may be acceptable for short periods of time, not to exceed 3 months, with labor costs calculated at prevailing wage.

DECISION:

Based upon the above findings, the City of Grandview Administrative Official hereby recommends **APPROVAL WITH CONDITIONS** of the requested subdivision application, subject to the conditions listed below. In accordance with GMC 16.12.130, the preliminary subdivision approval

shall be considered the basis upon which the applicant may proceed with development of the subdivision and preparation of the final plat subject to all conditions of approval.

CONDITIONS (NEXT STEPS):

Prior to the finalization of the subject subdivision the following conditions must be completed within five (5) years of the date of this decision. Please note that this decision, including the following conditions, findings, and time limit pertains to this conditional land use action authorized for the subdivision only, and does not include timelines associated with other permits (for example building permits). Failure to comply with all conditions will result in the expiration of the decision.

1. A development contract shall be signed and recorded prior to approval of the preliminary plat.
2. Open space that is intended to be dedicated to the City of Grandview shall be developed in compliance with city standards.
3. Construction of the proposed subdivision shall conform to all requirements of the GMC, including, but not limited to, Title 12 (Streets, Sidewalks, and Public Places), Title 15 (Buildings and Construction), Title 16 (Subdivisions), and Title 17 (Zoning).
4. A Traffic Impact Analysis (TIA) is required to be completed. Identified mitigation and implementation strategies shall be completed prior to final plat approval.
5. The western half of Wilson Highway shall be built to meet city standards along the length of the parent parcel.
6. The northern half of North 5th Street shall be built to meet city standards along the length of the parent parcel.
7. All internal roadways shall be built to meet city standards.
8. Lots 17 through 26 shall only access the proposed "G Street."
9. Signage indicating a dead end, meeting the standards of the Public Works Director, shall be installed at the northern terminus of "E Street."
10. The Sunnyside Valley Irrigation District (SVID) drainage way constructed of clay tiling shall be improved according to SVID standards and requirements.
11. All utilities serving the subdivision shall be installed underground, with the exception of items listed in GMC 16.28.020(B).
12. A 12-inch water line shall be installed in Wilson Highway to the northern terminus of the parent parcel.
13. Water lines within the development shall be 8-inches in size.

14. All lots must be served with public water. All applicable fees must be paid, easements provided, and lines installed to each of the lots prior to final plat approval.
15. All lots must be served with public sewer. All applicable fees must be paid, easements provided, and lines installed to each of the lots according to the requirements of the sewer service provided prior to final plat approval.
16. Fire hydrants shall be installed in accordance with City of Grandview standards.
17. Irrigation easements and distribution facilities must be provided as specified by the Sunnyside Valley Irrigation District. Confirmation of the irrigation district's approval shall be in the form of a signature on the face of the final plat with the required irrigation district statement.
18. Irrigation facilities shall also be installed as required under GMC 16.28.090.
19. Utility easements shall have a width of 10 feet.
20. All easements for sewer, water, electric, gas, telecommunications, irrigation and similar utilities shall be shown on the final plat. Easements shall be reserved for and granted to all utilities and to their respective successors and assigns for serving all lots within a subdivision and other property with utility services and granting the right to enter upon the lots at all times to install, lay, construct, renew, operate, and maintain underground conduit, cables, pipe, and wires with necessary facilities and other equipment.
21. A drainage plan, meeting the design and construction requirements of GMC 16.28.050 is required to be submitted and approved by the city engineer prior to finalization of the plat.
22. Plan and profile drawings of the proposed streets, grading and water, sewer, storm drainage, planting in public rights-of-way, and irrigation water systems for construction purposes shall be prepared in accordance with the city's design and construction standards and specifications for public works improvements.
23. A set of as-built drawings shall be provided to the Public Works Director upon completion of any required improvements.
24. All street signs and traffic control devices shall be installed as required by the Public Works Director.
25. All street lighting shall be installed to meet the standards outlined in GMC 16.28.080.
26. All exterior lighting shall be designed and installed to prevent glare onto I-82 and surrounding properties.
27. At the time the final plat is to be recorded all property taxes and special assessments shall be paid for the full year (RCW 84.56.345).

28. The Final Plat shall include:

- A. Boundaries for each lot and dedicated easement and right-of-way;
- B. Construction of protective improvements such as buffer zones, fences, dikes and levees shall be noted;
- C. A complete and accurate legal description shall be shown on the face of the plat;
- D. Certificate or a separate written instrument containing the dedication of all lands to be conveyed to the public, and shall be signed and acknowledged before a notary public by all parties having any ownership interest in the lands subdivided and shall be recorded as part of the final plat;
- E. Certification that the applicant is the landowner;
- F. The signature and a statement of approval of the city engineer or other licensed engineer on behalf of the city;
- G. The signature of the mayor, witnessed by the city clerk, which shall evidence the approval of the final plat by the city council;
- H. Signature of the planning commission chairman;
- I. Certification by a land surveyor certifying the accuracy of the survey and plat;
- J. Signature of the city treasurer indicating payment of all taxes and assessments;
- K. Signature of the irrigation district indicating payment of all assessments;
- L. Surveyor's certificate and location and description of monuments.

NOTICE OF APPEAL:

In accordance with GMC 14.11.030, any person of standing may appeal the final recommendation made by the Grandview City Council to Yakima County Superior Court. A notice of such appeal shall be filed in writing and delivered to the City Clerk or Mayor on or before 21 days from the date of the decision.



Anita Palacios

From: Terry Alapeteri <talapeteri@hlacivil.com>
Sent: Wednesday, June 21, 2023 1:46 PM
To: Cus Arteaga
Cc: Anita Palacios
Subject: Wilson Estates Preliminary Plat
Attachments: Wilson Estates Prelim Plat HLA Comments.pdf

CAUTION: External Email

Cus,

As a follow up to my email to Anita last week, attached are comments for the Wilson Estates Preliminary Plat. Let us know if you have any questions.



Terry Alapeteri, PE, Principal
HLA Engineering and Land Surveying, Inc.
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Office: (509) 966-7000 | Cell: (509) 388-7996
talapeteri@hlacivil.com | www.hlacivil.com

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June 21, 2023

City of Grandview Public Works
207 West Second Street
Grandview, WA 98930

Attn: Cus Arteaga
Public Works Director

Re: Review of the Wilson Estates Plat
HLA Project No. 23007G

Dear Cus:

Per your request, we have completed our review of the Wilson Estates Plat and provide the following comments:

Documents Reviewed:

1. Subdivision Application
2. Preliminary Plat Drawing (dated May 1, 2023)
3. Exhibit – Preliminary N 5th Street Improvements
4. SEPA Checklist
5. Traffic Impact Checklist

Subdivision Application:

1. No comments.

Preliminary Plat Drawing:

1. We recommend a minimum of 30' half street right-of-way on Wilson Highway. Proponent to provide additional right-of-way dedication as necessary to achieve 30'.

Exhibit - Preliminary N 5th Street Improvements:

1. Lane transition taper lengths on N 5th Street appear to be inadequate. We will review this condition when design plans are provided.
2. We recommend 38' paved roadway be constructed on N 5th Street per Grandview Standard Detail ST-3 for local access roadways.

SEPA Checklist:

1. Section 7.a.2 & 5: Will the existing single septic system remain? We recommend the drain field be removed and require the existing home to connect to the new sewer system in the new roadway.

2. Section 14.a.: This Section states half-street extension of N 5th Street. We recommend full-width improvements on N 5th Street where possible.

Traffic Impact Checklist:

1. The traffic distribution shows all trips leaving and returning via Wilson Highway. Is constructing N 5th Street optional? If N 5th Street improvements are required, there should be trip distribution shown to and from N 5th Street.

Water and Sewer Availability:

A water and sewer availability analysis were completed for the City of Grandview, per a Memorandum from HLA dated June 21, 2022. The report included all known Planned Housing Developments at the time, including 350 lots for the Wilson Estates developments. The current Wilson Estates Plat proposal is for 147 lots.

The proposed 147 lot development will increase the City's average daily water demand by approximately 32,500 gallons per day. The City will have water system capacity to serve the development, provided storage and source improvements are made as recommended in the 2022 Water System Plan. Adequate fire flow is available (more than 3,000 gpm) with the expectation a water system connection will be made at both Wilson Highway to the East and N 5th Street to the South.

Pipeline, lift station, and wastewater treatment capacity are available to serve the proposed Wilson Estates.

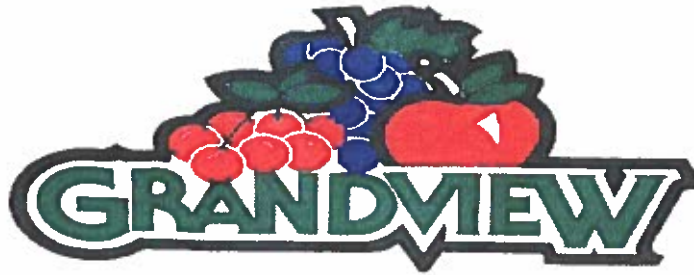
If you have any questions, please call.

Sincerely,



Terry D. Alapeteri, PE

TDA/sms



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

The City of Grandview issued a:

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

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

Applicant(s): RP Development

Property Owner(s): SG Land Management LLC

Proposed Project: Wilson Estates Residential Subdivision – Preliminary Plat 145 Lots

Current Zoning: R-1 Low Density Residential

Current Use: Residential & Agriculture

Location of Project: Wilson Hwy, Grandview, Washington

Parcel No(s): 230914-31401

This threshold determination is hereby:

- Retained
- Modified. Modifications to this threshold determination include the following:
- Withdrawn. This threshold determination has been withdrawn due to the following:
- Delayed. A final threshold determination has been delayed due to the following:

Summary of Comments and Responses (if applicable): N/A

Responsible official: Cus Arteaga

Position/title: City Administrator/Public Works Director

Phone: (509) 882-9200

Address: 207 West Second Street, Grandview, WA 98930

Date: June 9, 2023

Signature: _____