



**GRANDVIEW HEARING EXAMINER
PUBLIC HEARING PACKET
DECEMBER 6, 2023
3:00 P.M.**

Applicant(s): Wyckoff Farms, Inc.

Property Owner(s): Wyckoff Farms, Inc.

Proposed Project: Comprehensive Plan Amendment and Rezone

Current Comprehensive Plan Designation: Industrial

Current Zoning: AG - Agricultural

Current Use: Agricultural

Proposed Comprehensive Plan Designation: Residential

Proposed Zoning: R-1 – Low Density Residential

Location of Project: Forsell Rd/Puterbaugh Rd/Forrest Rd, Yakima County, WA

Parcel No.: 230915-32001, 230915-31006, 230915-32002

- Public Hearing Procedure (Pages 1-2)
- Comprehensive Plan Amendment Application (Pages 3-10)
- Rezone Application (Pages 11-18)
- SEPA Environmental Checklist (Pages 19-40)
- Determination of Non-Significance (Page 41)
- Notice of Development Application, Environmental Determination & Notice of Public Hearing (Pages 42-47)
- Affidavit of Mailing & Posting (Pages 48-59)
- Certificate of Posting Property (Pages 60-63)
- Affidavit of Publication – Public Hearing Notice (Page 64)
- Public Comments (Pages 65-67)
- Utility Capacity Analysis (Pages 68-69)
- Staff Report (Pages 70-75)

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): Wyckoff Farms, Inc.

Property Owner(s): Wyckoff Farms, Inc.

Proposed Project: Comprehensive Plan Amendment and Rezone

Current Comprehensive Plan Designation: Industrial

Current Zoning: AG - Agricultural

Current Use: Agricultural

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Proposed Zoning: R-1 – Low Density Residential

Location of Project: Forsell Rd/Puterbaugh Rd/Forrest Rd, Yakima County, WA

Parcel No.: 230915-32001, 230915-31006, 230915-32002

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
509-882-9200

COMPREHENSIVE PLAN AMENDMENT APPLICATION

APPLICATION MUST INCLUDE:

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

Applicant(s): Wyckoff Farms, Inc., a Washington corporation

Mailing Address: Attn: David Pierce, P.O. Box 249, Grandview, WA 98930 / DavidP@wyckoff-farms.com

Telephone: (Home) _____ (Business) 509.882.3934 / Cell: 509.203.5665

Owner (If other than applicant): _____

Mailing Address: _____

Telephone: (Home) _____ (Business) _____

Amendment(s) Requested: Change in designations on future land use map from Industrial to Residential

Land Effected: Yakima County Tax Parcel Nos.: 230915-32001; 230915-31006; 230915-32002

Property Generally Located at: 145.36 acres located North of Forsell Road, in between Forrest Rd. and
Puterbough Road, City of Grandview

Current Zoning: Agricultural

Proposed Zoning: R-1 / Low Density Residential

Current Use of the Site: Agricultural-trellised hop fields.

Proposed Use of the Site: Future residential development.

Use of Adjacent Sites:

East: vacant, industrial property, home

West: vacant - agriculture

South: residential

North: agriculture - residential

Why is the proposed amendment(s) in the public interest: Additional residentially-designated and zoned property is needed to meet the housing needs of the City and community. Residential development already is happening immediately south of the site. See Attached Narrative

How is the site designated in Grandview Comprehensive Plan? Industrial

RELEASE/HOLD HARMLESS AGREEMENT

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

APPLICANT CERTIFICATE OF TRUTH

The applicant/property owner hereby certifies that all of the above statements and the statements in any exhibits and maps transmitted herewith are true under penalty of perjury by the laws of the State of Washington; and the applicants acknowledge that any conditional use 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 of Applicant:  Date 10/19/23

Signature of Owner:
(If other than Applicant): _____ Date _____

Date Received: 10/19/23 By: AR

Receipt No.: 164189 Amount of Fee \$ 500.00

Additional Applications: SEPA

Additional Fees: \$ 500.00

DATE APPLICATION ACCEPTED AS COMPLETE 10/31/23 BY AR

NARRATIVE
In Support of Wyckoff Farms Comprehensive Plan Amendment

An additional supply of residentially-designated and zoned property is needed to meet the housing needs for the Grandview community consistent with the housing element of its comprehensive plan. Residential development already is occurring immediately adjacent to and south of the site. Agriculturally zoned property normally is not appropriate within the boundaries of city limits. Under the State's Growth Management Act (RCW 36.70A et. seq.), continued agricultural use and zoning has the potential to cause compatibility conflicts with nearby residential use and urban development. The City still will have an adequate inventory of industrially designated/zoned property after Wyckoff's CPA is approved. Based on the City's future land use maps, there is significant amounts of industrial designated land immediately north and east of the site to meet City needs for future industrial development.

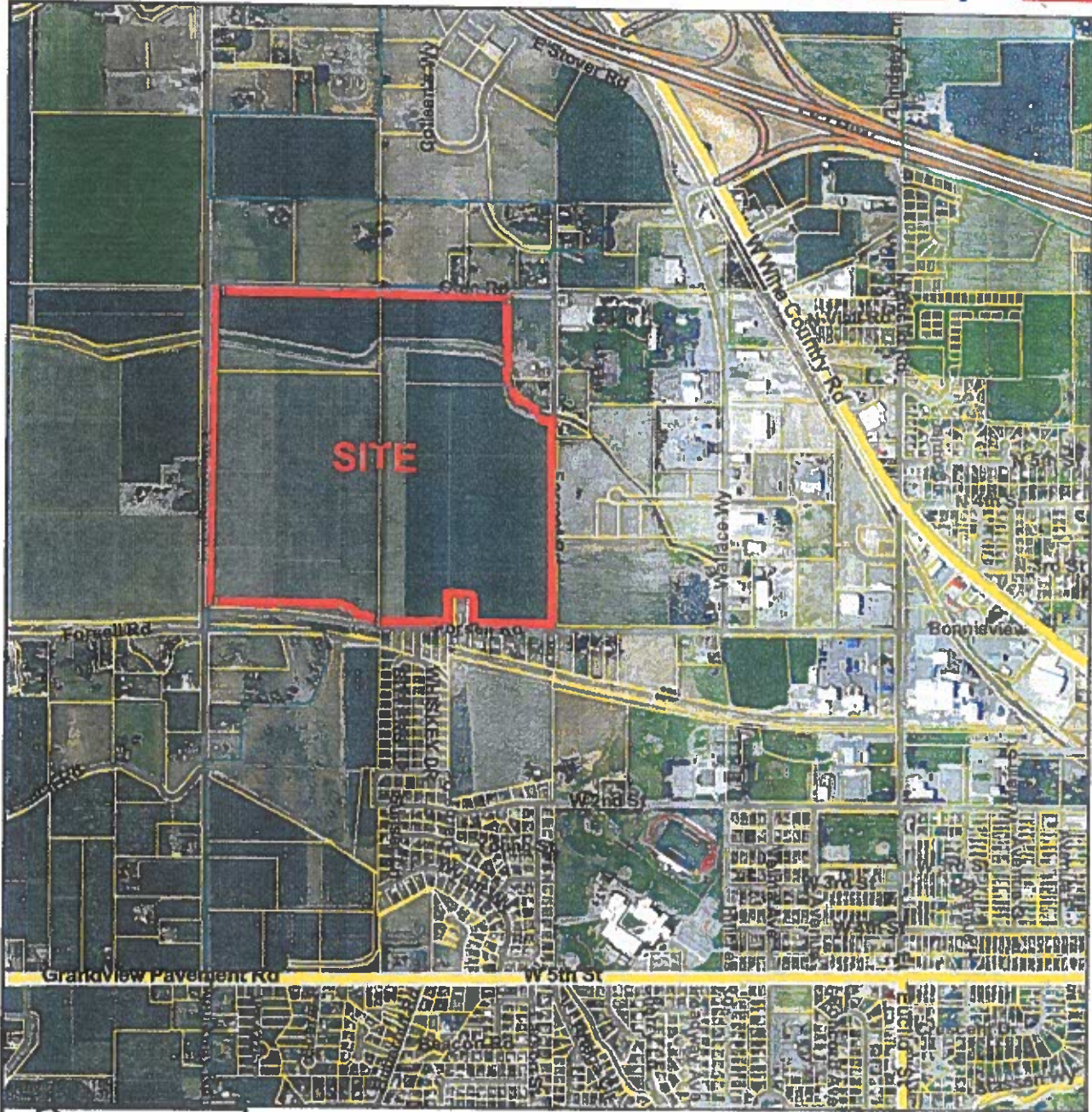
Urban level services are, or will be, available to the site in the reasonably foreseeable future. Based on City estimates from other recent residential development, the City municipal water and sewer system has or will have adequate capacity to provide sewer and water to the site. The property already is near existing residential development and is close to schools located south of the site. With frontage improvements completed at the project stage, existing roads (including Forsell, Puterbaugh and Forrest Roads) will be adequate to handle traffic for reasonably anticipated residential units to be created when the property is platted.

In broad summary, the proposed amendment is consistent with the State's GMA goals and policies, is consistent with the goals and policies of Grandview's land use and housing elements in its current Comprehensive Plan, and based on changed circumstances which include more intense residential development adjacent to and immediately south of the site by Hayden Homes, along with the lack of demand for additional industrial development, the redesignation of the property from industrial to residential is appropriate.

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Map Center: Range:23 Township:9 Section:15

2017 Ortho Photography



— City Limits
— Sections

WWW.YAKIMAP.COM

Yakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509)574-2992



One Inch = 1200 Feet

Feet 500 1000 1500 2000

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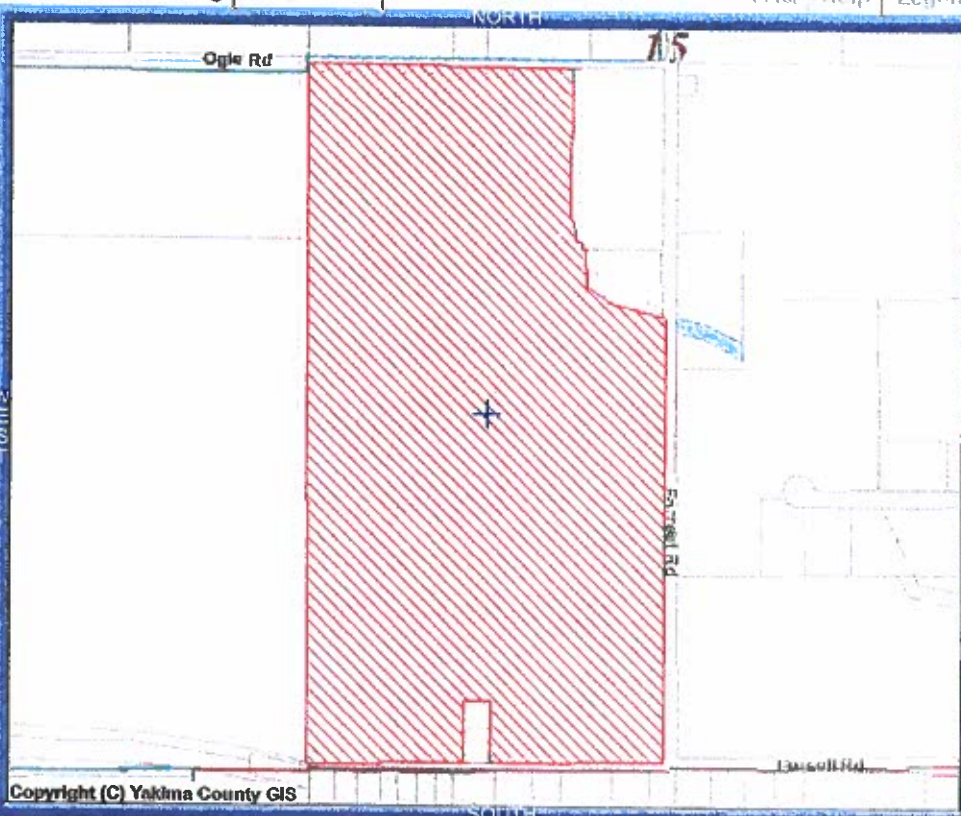
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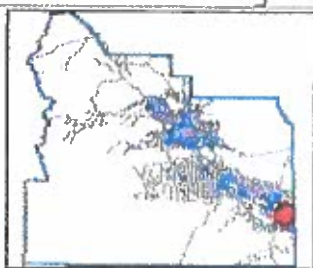
Easting(E) : Northing(N)

Longitude(W) : Latitude(N)

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One Inch = 600 Feet

Foot 250 500 750 1000



Parcel Address: UN-ASSIGNED, WA
Parcel Owner(s): WYCKOFF FARMS INC
Parcel Number: 23091531006 Parcel Size: 70.48 Acre(s)
Property Use: 83 Current Use Agricultural

Tax Code Area (TCA): 440 Tax Year: 2024
Improvement Value: \$188300 Land Value: \$422900
Current Use Value: \$227060 Current Use Improvement: \$188300
New Construction: \$0 Total Assessed Value: \$415360

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Basmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									

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

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Zoning: Grandview
Urban Growth Area: Grandview
FEMA 100 Year: 100 Year Flood Zone
Jurisdiction: Grandview
Future Landuse Designation: (Yakima County Plan 2015)
FIRM Panel Number: 53077C1925D

+ Latitude: 46° 15' 43.584"

+ Longitude: -119° 55' 43.651"

Range: 23 Township: 09 Section: 15

Narrative Description: Section 15 Township 19 Range 23 Quarter SW: E1/2 OF SE1/4 OF SW1/4 EX E 25 FT FOR CO RD, ALSO SE1/4 OF NE1/4 OF SW1/4 EX E 25 FT CO RD, AND EX BAAP ON E LN 355.1 FT N OF SE CTH N 89° 18' 00" W 305.8 FT, TH S 04° 00' 00" E 138.1 FT, TH S 51° 56' 00" E 107.4 FT, TH S 73° 32' 00" E 221.5 FT TO POB AND EX TH PTN LY E'LY OF CENLN OF SVID LAT 4 AND N'LY BAAP ON E LN 355.1 FT N OF SE COR OF SD SUBD, TH N ALG E LN 263.2 FT, TH N 89° 18' 00" W 305.8 FT TH S 04° 00' 00" E 138.1 FT, TH S 51° 56' 00" E 107.4 FT, TH S 73° 32' 00" E 25W1/4 OF NE1/4 OF SW1/4, ALSO W1/2 OF SE1/4 OF SW1/4 EX S 25 FT FOR CO RD, AND EX BEG AT SE COR THEREOF, TH W ALG S LN 102 FEET, TH N 256.7 FT, TH E

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MapScale: 1 inch = 600 ft.

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FEMA
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Critical Areas
Utilities

MapSize: Small (300x600)

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Easting(ft) | Northing(ft)

Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One Inch = 600 Feet

Feet 250 500 750 1000

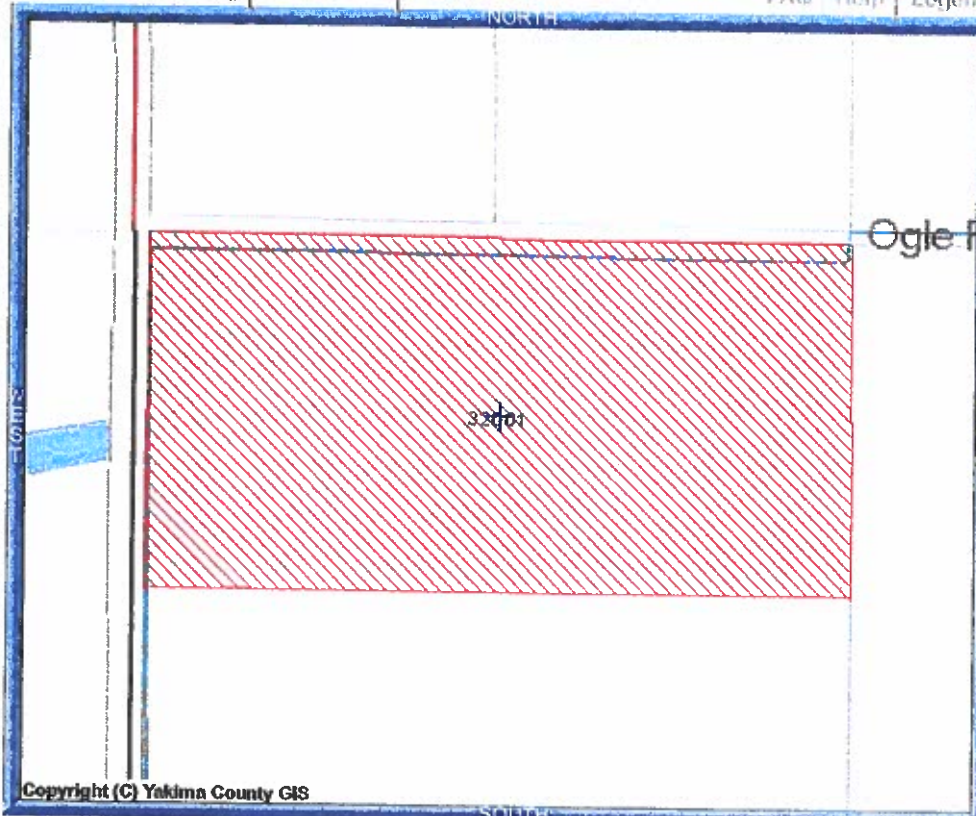
		Parcel Address: PUTERBOUGH RD/FORSELL RD, GRANDVIEW, WA 98930 Parcel Owner(s): WYCKOFF FARMS INC Parcel Number: 23091532002 <small>Parcel Size: 55.27 Acre(s)</small> Property Use: 83 Current Use Agricultural							
Tax Code Area (TCA): 440 Improvement Value: \$159800 Current Use Value: \$139350 New Construction: \$0		Tax Year: 2024 Land Value: \$320600 Current Use Improvement: \$159800 Total Assessed Value: \$299150							
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Basmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									
Excise	Sale Date	Sale Price	Grantor	Portion					
No Sales Information Found.									
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Zoning:		Jurisdiction: Grandview	
Urban Growth Area: Grandview		Future Landuse Designation: (Yakima County Plan 2015)	
FEMA 100 Year: FEMA 100		FIRM Panel Number: 53077C1925D	
+ Latitude: 46° 15' 40.459"		+ Longitude: -119° 56' 02.323"	
Range: 23 Township: 09 Section: 15			
Narrative Description: Section 15 Township 09 Range 23 Quarter SW: PTN SW1/4 SW1/4 LY N'LY OF R/W OF O.W.R. & N CO R/W LINE, EX CO RD R/W CONVEYED AF# 1338361; ALSO S1/2 NW1/4 SW1/4 EX W 25 FT CO RD			



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

Overlays: Aerial Photography

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MapSize: Small (800x600)

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Easting(E) : Northing(N)

Longitude(W) : Latitude(N)

Click Map to: **Get Information**

One Inch = 300 Feet
 Feet 200 400

		Parcel Address:		UN-ASSIGNED, ,WA					
		Parcel Owner(s):		WYCKOFF FARMS INC					
		Parcel Number:		23091532001		Parcel Size: 19.61 Acre(s)			
		Property Use:		91 Undeveloped Land					
		Tax Code Area (TCA):		440		Tax Year: 2024			
		Improvement Value:		\$41500		Land Value: \$114500			
		Current Use Value:		\$0		Current Use Improvement: \$0			
		New Construction:		\$0		Total Assessed Value: \$156000			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Basmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									
Excess	Sale Date	Sale Price	Grantor					Portion	
402208	5/30/2008	\$3337720	SCHINMANN FARMS LLC					N	
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Zoning:	Jurisdiction: Grandview	
Urban Growth Area:	Grandview	
FEMA 100 Year:	Future Landuse Designation: (Yakima County Plan 2015)	
	FIRM Panel Number: 53077C1025D	
+ Latitude: 46° 15' 53.263"		+ Longitude: 119° 56' 02.238"
Range: 23		Township: 09
Section: 15		
Narrative Description: N1/2 NW1/4 SW1/4 EX W 25 FT TOCO.FOR R-W		
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**CITY OF GRANDVIEW
207 WEST SECOND STREET
GRANDVIEW, WA 98930
PH: 509-882-9200**

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

Applicant(s): Wyckoff Farms, Inc., a Washington corporation

Mailing Address: Attn: David Pierce, P.O. Box 249, Grandview, WA 98930 / DavidP@wyckoff-farms.com

Telephone: (Home) _____ **(Business)** 509.882.3934 / Cell: 509.203.5665

Owner (If other than applicant): _____

Mailing Address: _____

Telephone: (Home) _____ **(Business)** _____

Property Address/General Location: 145.36 acres located North of Forsell Road, in between Forrest Rd. and Puterbough Road, City of Grandview

Parcel No(s): 230915-32001; 230915-31006; 230915-32002

Legal Description (or attach copy): _____

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

Current use of the property: Trellised hop fields

Proposed use of the property: Future residential development

Comprehensive Plan Designation: Industrial

Use of adjacent properties: East: vacant, home, industrial; West: vacant-agriculture; South: residential
North: agriculture-low density residential

Property Dimensions: 145.36 acres, see attached map

Why is the proposed rezone in the public interest? See attached Narrative

APPLICATION MUST INCLUDE:

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

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

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

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

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

Application prepared by: _____ Dated: _____

on behalf of _____ Applicant

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

Signature of Applicant(s): _____

Signature of Property Owner(s): _____

Date Received: 10/19/23 Receipt No. 104189 By: MP

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

APPLICATION ACCEPTED AS COMPLETE: 10/31/23

NARRATIVE In Support of Wyckoff Farms Rezone

The owner's proposed rezone is in the public interest because additional residentially-designated and zoned property is needed to meet the housing needs of the Grandview community based on current development patterns. The owner/applicant is seeking a Comprehensive Plan Amendment contemporaneously with its rezone to redesignate the property from its current industrial designation to low density residential. The City already has an adequate inventory of industrial designated property. The property in question already is located within the City limits, which shows the City already has identified the property for urban level growth. With the owner's contemporaneous Comprehensive Plan Amendment, a rezone of the property from agriculture to low density residential would be required in order to ensure that the City's zoning regulations are consistent with its Comprehensive Plan. For purposes of this Rezone Application, the owner Wyckoff Farms refers to and incorporates the terms of its Comprehensive Plan Amendment filed contemporaneously with its Rezone.

Wyckoff Farms' Rezone Petition Meets The Criteria For Approval In The City Zoning Code Including Those Set Forth In GMC 17.88.030.

- A. Existing Zoning. The property's existing agriculture zoning simply carried forward a use prior to the adoption of the City's Comprehensive Plan. Agricultural zoning is inconsistent with and incompatible with the property's current industrial designation.
- B. Change Conditions. The City's need for additional residentially-designated and zoned property has increased as shown by the significant residential development moving northward and adjacent to this property on the south. Demand for more single family housing has increased in the City limits and in its urban growth area. A transition from agricultural zoning and use to a residential one is consistent with the development patterns occurring within the City.
- C. Public Health Safety and General Welfare. The City has and will continue to have an adequate inventory of industrially-zoned property within its city limits and urban growth area. While the property is industrially-designated, there are no immediately adjacent industrial uses. A residential designation and low density residential (R-1) zone will minimize compatibility conflicts with residential zoning and use immediately south of the site, and will provide additional residential lots where City infrastructure is immediately available and close to existing schools.
- D. Effect on Adjacent Property. The proposed Comp Plan Amendment and Rezone will not have any adverse effects on adjacent property. It will increase and improve the value of residentially designated and used property south and east of the site without having any impacts on industrial use in the area. The rezone will improve the City's inventory of residentially zoned property where residential development already is occurring.

E. Effect on the Owner. A denial of the Comp Plan Amendment and Rezone has the potential to cause economic damage to the current owner. Compatibility conflicts with the owner's current agriculture use are increasing as a result of residential development immediately adjacent to the site. Noise, dust and odors from agricultural operations can cause conflicts with nearby residential use. Based on the City's current development patterns, small scale agricultural operations will become more and more difficult.

F. Comprehensive Plan Designations. The property currently is designated for industrial use for which a current demand is lacking. None of the adjacent industrial designated properties around the site have been developed for industrial use. The highest and best use of the property based on current development patterns is low density residential use with public infrastructure being improved and expanded at the project stage of any development.

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City Limits
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Feet 500 1000 1500 2000

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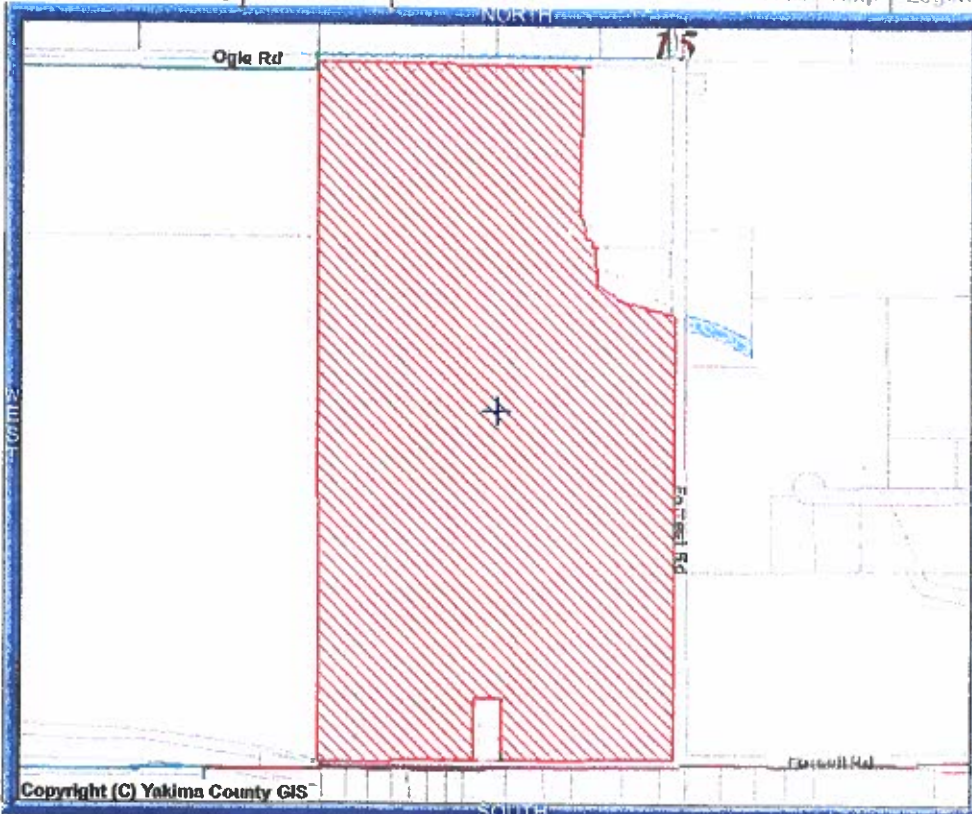
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MapSize: Small (800x600)

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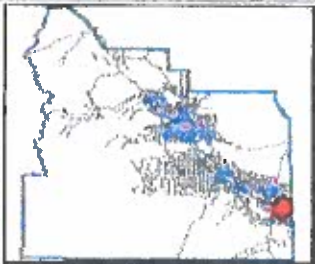
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Longitude(W) : Latitude(N)

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One Inch = 600 Feet
 Feet 250 500 750 1000

		Parcel Address: UN-ASSIGNED, WA		Parcel Owner(s): WYCKOFF FARMS INC					
Parcel Number: 23091531006		Parcel Size: 70.40 Acre(s)							
Property Use: 83 Current Use Agricultural									
Tax Code Area (TCA): 440		Tax Year: 2024							
Improvement Value: \$188300		Land Value: \$422900							
Current Use Value: \$227060		Current Use Improvement: \$188300							
New Construction: \$0		Total Assessed Value: \$415360							
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Basmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									
Excise	Sale Date	Sale Price	Grantor				Portion		
No Sales Information Found.									
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Zoning: Grandview	Jurisdiction: Grandview
Urban Growth Area: Grandview	Future Landuse Designation: (Yakima County Plan 2015)
FEMA 100 Year: 1-1 MA M	FIRM Panel Number: 53077C1025D
+ Latitude: 46° 15' 43.584"	+ Longitude: -119° 55' 43.651"
Range: 23 Township: 09 Section: 15	
Narrative Description: Section 15 Township 19 Range 23 Quarter SW: E1/2 OF SE1/4 OF SW1/4 EX E 25 FT FOR CO RD, ALSO SE1/4 OF NE1/4 OF SW1/4 EX E 25 FT CO RD, AND EX BAAP ON E LN 355.1 FT N OF SE CTH N 89° 18' 00" W 305.8 FT, TH S 04° 00' 00" E 138.1 FT, TH S 51° 56' 00" E 107.4 FT, TH S 73° 32' 00" E 221.5 FT TO POB AND EX TH PTN LY E'LY OF CENLN OF SVID LAT 4 AND N'LBAP ON E LN 355.1 FT N OF SE COR OF SD SUBD. TH N ALG E LN 263.2 FT, TH N 89° 18' 00" W 305.8 FT TH S 04° 00' 00" E 138.1 FT, TH S 51° 56' 00" E 107.4 FT, TH S 73° 32' 00" E 2SW1/4 OF NE1/4 OF SW1/4, ALSO W1/2 OF SE1/4 OF SW1/4 EX S 25 FT FOR CO RD, AND EX BEG AT SE COR THEREOF, TH W ALG S LN 102 FEET, TH N 256.7 FT, TH E	

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Yakima County

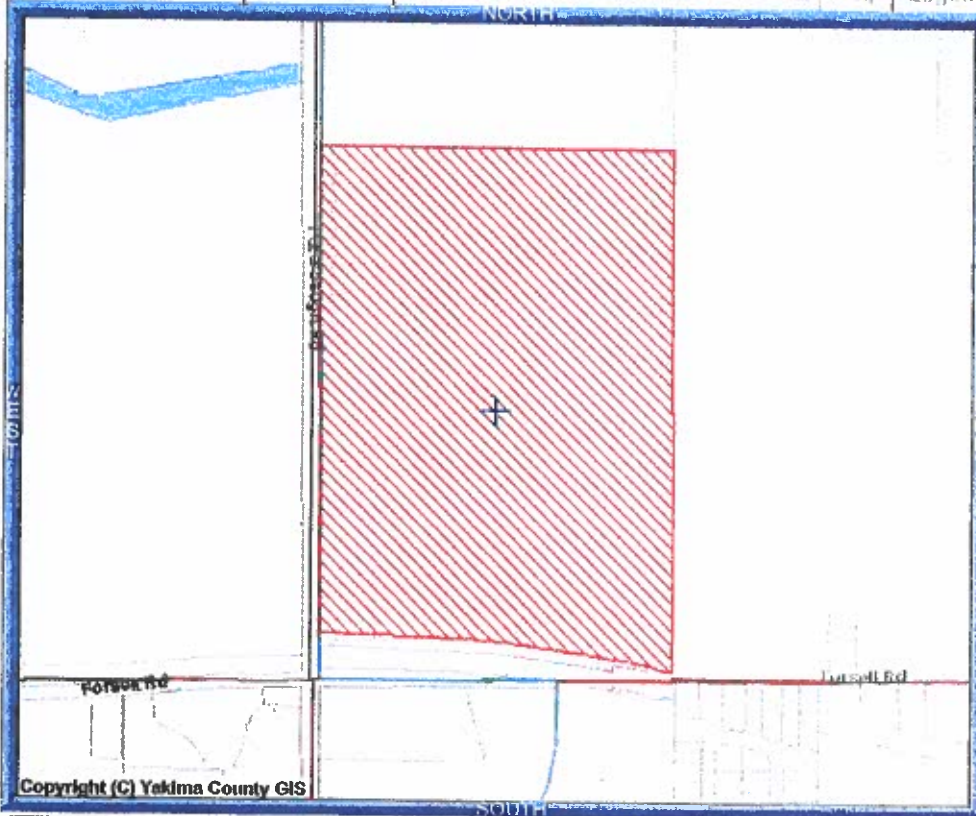


VALLEY TITLE GUARANTEE

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One Inch = 1311 Feet
Foot 250 500 750 1000

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 = 600 ft.

Overlays: Aerial Photography:

FEMA Contours Critical Areas Utilities

MapSize: Small (800x600)

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		Parcel Address: Parcel Owner(s): Parcel Number: Property Use:		PUTERBOUGH RD/FORSELL RD, GRANDVIEW, WA 98930 WYCKOFF FARMS INC <u>23091532002</u> 83 Current Use Agricultural		Parcel Size: 55.27 Acre(s)			
		Tax Code Area (TCA): <u>440</u>				Tax Year: 2024			
		Improvement Value: \$159800				Land Value: \$320600			
		Current Use Value: \$139350				Current Use Improvement: \$159800			
		New Construction: \$0				Total Assessed Value: \$299150			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	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:	FEMA Map	FIRM Panel Number: 53077C1925D
+ Latitude: 46° 15' 40.450"		
+ Longitude: -119° 56' 02.323"		
+ Range: 23 Township: 09 Section: 15		
Narrative Description: Section 15 Township 09 Range 23 Quarter SW: PTN SW1/4 SW1/4 LY NLY OF R/W OF O.W.R.&N CO R/W LINE, EX CO RD R/W CONVEYED AF# 1338361: ALSO S1/2 NW1/4 SW1/4 EX W 25 FT CO RD		

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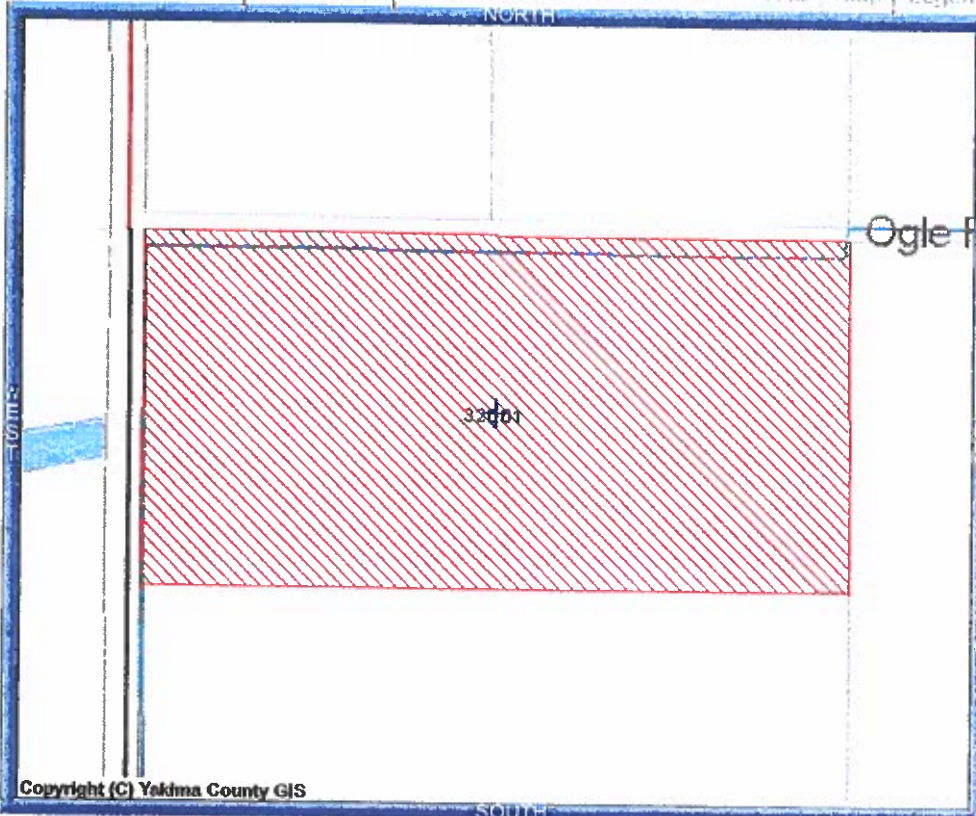


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Search By: Parcel Number

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

Contours

Critical Areas

Utilities

MapSize: Small (800x600)

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Eastings(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: Get Information

One inch = 300 Feet
Foot 200 400

	Parcel Address:	UN-ASSIGNED, ,WA						
	Parcel Owner(s):	WYCKOFF FARMS INC						
	Parcel Number:	23091532001		Parcel Size: 19.01 Acre(s)				
	Property Use:	91 Undeveloped Land						
	Tax Code Area (TCA):	440		Tax Year: 2024				
	Improvement Value:	\$41500		Land Value: \$114500				
	Current Use Value:	\$0		Current Use Improvement: \$0				
	New Construction:	\$0		Total Assessed Value: \$156000				
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Basmt SqFt	Bedrooms	Bathrooms	Garage
							(full/3/4, 1/2)	(bsmt/full/flat) Carport
No Residence Information Found.								
Excise	Sale Date	Sale Price	Grantor				Portion	
402208	6/30/2008	\$3337720	SCHINMANN FARMS LLC				N	
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 (509) 572-7354, or email us.								

Zoning:		Jurisdiction: Grandview
Urban Growth Area:	Grandview	Future Landuse Designation: (Yakima County Plan 2015)
FEMA 100 Year:	FEMA 100 Year	FIRM Panel Number: 53077C1925D
+ Latitude: 46° 15' 53.263"		+ Longitude: -119° 56' 02.238"
Range: 23		Township: 09
Section: 15		
Narrative Description: N1/2 NW1/4 SW1/4 EX W 25 FT TO CO. FOR R-W		
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		

SEPA Environmental Checklist

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

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

A. Background

1. Name of proposed project, if applicable:

N/A, non project CPA and Rezone

2. Name of applicant:

Wyckoff Farms, Inc.

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

P.O. Box 249, Grandview, WA 98930

David Pierce, 509.882.3934, 509.203.5665, DavidP@wyckoff-farms.com

4. Date checklist prepared:

October 10, 2023

5. Agency requesting checklist:

City of Grandview, Washington

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

For consideration with City's annual comp plan amendments (January 2024).

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

No, other than residential development following approval.

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

None.

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

No.

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

Subdivisions allowed by City municipal code.

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

This is a non-project amendment to the City's Comprehensive Plan to redesignate the property from industrial to residential, along with a rezone implementing the Comp Plan Amendment from agricultural to low density residential (R-1). (See subsection D below).

- 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.

Approximately 145.36 acres of undeveloped land currently used for irrigated agriculture, bordered on the east and west by Puterbough Road and Forrest Road, respectively, and on the north and south by Ogle Road and Forsell Road. Attached is a GIS site map showing the property from Yakima County's website.

B.Environmental Elements

1. Earth

- a. General description of the site:**

Flat, currently used for trellised hop fields

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

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.**

Silty loam.

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

No.

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

None at the non-project stage. Grading will occur in the future during residential development.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No.

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

Unknown. 60% estimated at full buildout.

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

Dewatering and dust control, removal of hop fields and residential development.

2. Air

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

None.

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

No.

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

None.

3. Water

- a. Surface:**

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

No.

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

No. Other than an SVID irrigation canal.

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

None.

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

No.

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

No.

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

No.

b. Ground:

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 a general description, purpose, and approximate quantities if known.

No. Future residential development to be served by municipal water.

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

None. Future residential development to be served by city sanitary sewer.

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.

None. Stormwater from project actions and residential development will be retained on site in accordance with applicable law.

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

No.

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

No.

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

None at non-project stage. Any projects will have engineered stormwater retention systems in accordance with applicable law.

4. Plants

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

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

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

Invasive weeds, grasses and agricultural crops will be removed at the project stage of development.

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

None.

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

Not applicable.

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

Ordinary grasses and weeds between hop trellises.

5. Animals

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

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

None.

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

No.

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

N/A

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

Mice and rodents.

6. Energy and natural resources

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

N/A

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

No.

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

N/A

7. Environmental health

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

No.

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

None.

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

None.

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

N/A – non project action.

4. Describe special emergency services that might be required.

None.

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

None.

b. Noise

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

Normal traffic and noises from nearby industrial and agricultural uses; residential uses at the project stage may contain site screening buffers.

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

Normal traffic and noises from construction of residential housing at the project stage.

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

None.

8. Land and shoreline use

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

Current use of the site is for irrigated agriculture (hop fields). Adjacent properties are a mix of residential and agricultural use. The comp plan amendment and rezone will not affect current land uses on nearby or adjacent properties and may improve compatibility and diminish conflicts between agriculture and residential use.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because 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?

Yes. Property has been intermittently used for trellised hop fields since the property was included within the Grandview city limits. The property is zoned agricultural, but is not agricultural lands of long term commercial significance. The property is currently designated for "industrial" use under the City's Comprehensive Plan.

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

No. Future residential projects will be buffered per city subdivision code and development regulations. The non-project action will improve compatibility with residential uses to the south and east.

- c. Describe any structures on the site.**

None, other than hop trellises.

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

Hop trellises will be removed.

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

Agricultural (which is inconsistent with the City's Comprehensive Plan).

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

Industrial.

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

N/A

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

No.

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

N/A – non project action. The property could support an estimated maximum of 581 residential units at full build out.

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

None.

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

N/A

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

The proposed comp plan amendment and rezone would make the property compatible with residential development to the south and help implement the housing element of the City's Comprehensive Plan.

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

The non-project action would not impact agricultural lands of long term commercial significance and the property is within city limits.

9. Housing

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

None, at non-project stage. An estimated 581 units could be possible at full build out.

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

None.

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

N/A – non project action would provide additional housing units within the city limits.

10. Aesthetics

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

N/A. Standard building height for residential structures would be around 35 feet.

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

None.

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

Residential projects would be mitigated in accordance with city development regulations at the project stage.

11. Light and glare

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

None, at non-project stage. Normal light from residences and street lights at the project stage.

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

No.

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

None.

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

None.

12. Recreation

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

None. There are some city parks and schools south of the site.

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

No.

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

N/A

13. Historic and cultural preservation

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

No.

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

No.

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

N/A

- 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.**

N/A

14. Transportation

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

Site surrounded by public roads (Forsell Road on the south, Forrest Road on the east, and Puterbough Road on the west). Road approaches, traffic flow and impacts would be evaluated at the project stage.

- 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?

No.

- c. 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).

N/A Residential units would have their own onsite parking at the project stage.

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

Frontage improvements and half streets to city roads would probably be required at the project (platting) stage.

- e. 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?

None at the non-project stage. Based on estimated full build out, the property would likely be developed for residential use in phases. Under ITE trip generation figures, owner occupied single family housing generates around 10 trips per day.

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

No.

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

Compliance with development standards and city concurrency requirements at the project stage.

15. Public services

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

Unknown. Residential development would require fire protection, police protection and school capacity. It is believed that the city has the capacity to provide the infrastructure needed for residential development.

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

Public services would be reviewed and analyzed by the city at the platting/project stage.

16. Utilities

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

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

City water and sanitary sewer would be extended to the site during residential development, as well as telephone telecommunications and natural gas if available. Based on city estimates for other recent land use actions involving future residential development, it is believed that the city has or will have adequate capacity to serve the site with municipal water and sewer. Attached is a June 21, 2022 memorandum showing a current capacity of the 447 lots, with additional expansions of the city water system planned for the near future.

C. Signature

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

X 

Type name of signee:

Position and agency/organization: , President at Wyckoff Farms, Inc.

Date submitted: October 19, 2023

D. Supplemental sheet for nonproject actions

Do not use this section 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?

At the project stage, residential development would have access to municipal water and sewer. Minor emissions to the air would occur during housing construction and from automobile use.

- **Proposed measures to avoid or reduce such increases are:**

No storage or release of hazardous substances will be allowed or anticipated. Residential subdivisions would likely be fenced or buffered with adequate open space based on city development regulations in effect at the project (plat) stage.

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

Future development of the site would remove most existing natural and agricultural vegetation being replaced with some grass, landscaping and open space. No significant impacts to animals would be anticipated.

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

Plats, short plats and PUDs would include normal landscaping buffers and open space consistent with high quality residential development.

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

Either at the project or non-project stage, the proposal would not deplete energy or natural resources.

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

Residential homeowners would have access to electricity and natural gas that is available to all city residents. Housing would be built in compliance with existing energy codes.

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?

The proposal would not affect environmentally sensitive areas at the project or non-project stage.

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

Current agricultural activities would cease as a nonconforming use on industrial designated lands. The property would transition to residential housing consistent with city development regulations.

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

Either at the non-project or project stage the proposal would not involve incompatible uses. Transition from agricultural to residential land would improve compatibility issues with residential development to the south and east. There are no shorelines or significant surface water body sources in the vicinity of the site.

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

None.

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

The site would most likely be developed over years, in phases. Residential subdivisions, plats and developments may need improved roads as well as access to city water, sewer and other utilities, all of which are anticipated to be available within reasonable periods of time. Specific demands on transportation, public services and utilities will be evaluated at the project stage.

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

None.

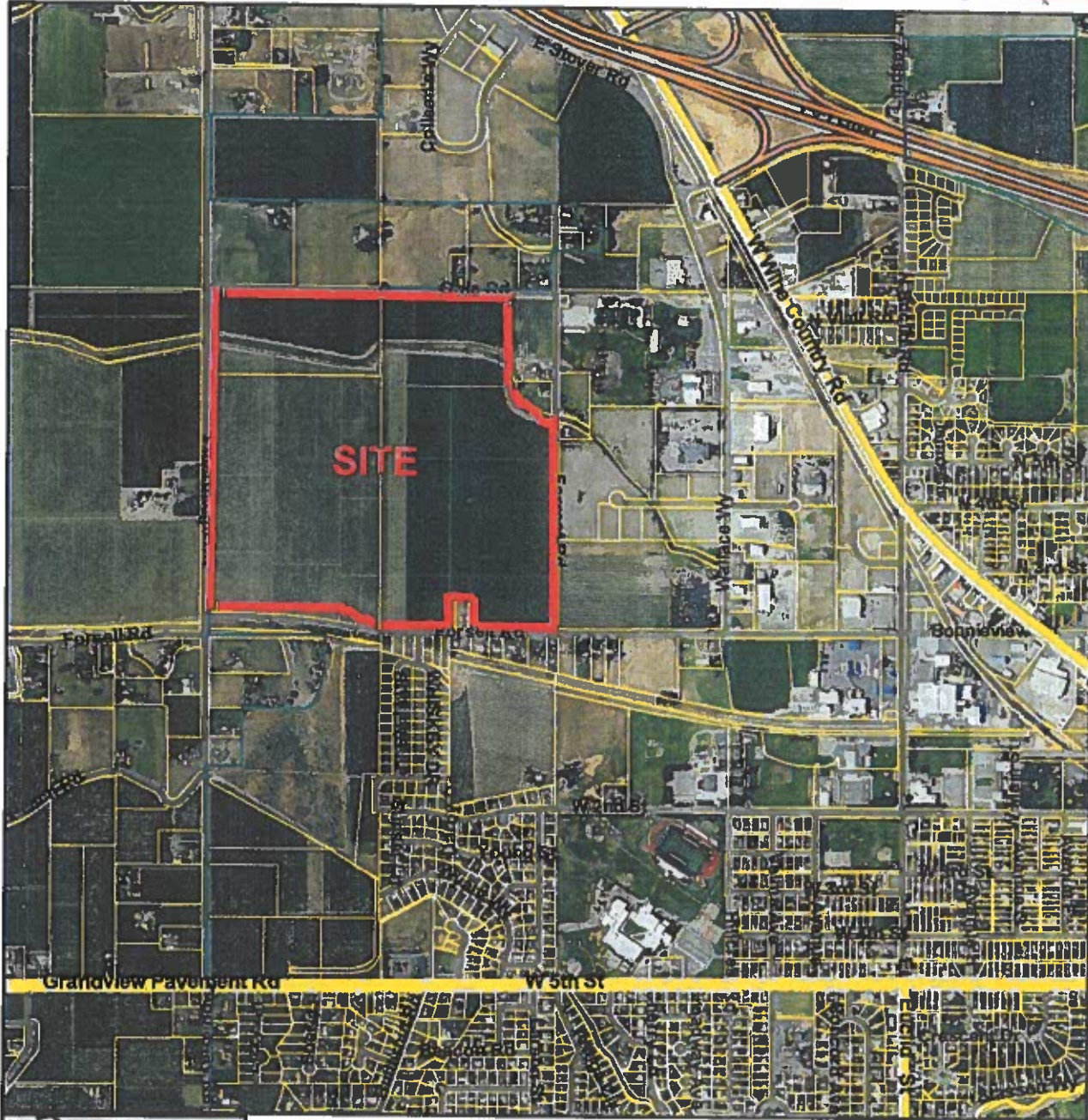
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal will not conflict with any local, state or federal laws relating to protection of the environment.

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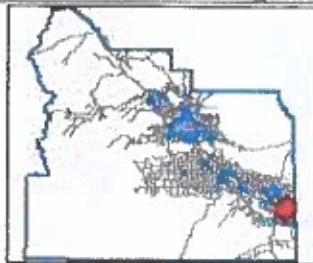

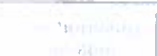

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PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 10/27/2023 11:12:27 PM					PRINTING				
		Parcel Address:	UN-ASSIGNED, WA								
		Parcel Owner(s):	WYCKOFF FARMS INC								
		Parcel Number:	23091531006	Parcel Size:	70.48 Acre(s)						
		Property Use:	83 Current Use Agricultural								
		TAX AND ASSESSMENT INFORMATION									
		Tax Code Area (TCA):	440	Tax Year: 2024							
		Improvement Value:	\$188300	Land Value: \$422900							
		Current Use Value:	\$227060	Current Use Improvement: \$188300							
		New Construction:	\$0	Total Assessed Value: \$415360							
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		
No Residence Information Found.											
SALE INFORMATION									QIR SECTION MAPS		
Excise	Sale Date	Sale Price	Grantor			Portion					
No Sales Information Found.											
DISCLAIMER											
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OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
LOCATION INFORMATION			
+ Latitude: 46° 15' 43.584"	+ Longitude: -119° 55' 43.651"	Range: 23	Township: 09 Section: 15
Narrative Description: Section 15 Township 19 Range 23 Quarter SW: E1/2 OF SE1/4 OF SW1/4 EX E 25 FT FOR CO RD, ALSO SE1/4 OF NE1/4 OF SW1/4 EX E 25 FT CO RD, AND EX BAAP ON E LN 355.1 FT N OF SE CTH N 89° 18' 00" W 305.8 FT, TH S 04° 00' 00" E 138.1 FT, TH S 51° 56' 00" E 107.4 FT, TH S 73° 32' 00" E 221.5 FT TO POB AND EX TH PTN LY E'LY OF CENLN OF SVID LAT 4 AND N'LBAA ON E LN 355.1 FT N OF SE COR OF SD SUBD, TH N ALG E LN 263.2 FT, TH N 89° 18' 00" W 305.8 FT TH S 04° 00' 00" E 138.1 FT, TH S 51° 56' 00" E 107.4 FT, TH S 73° 32' 00" E 2SW1/4 OF NE1/4 OF SW1/4, ALSO W1/2 OF SE1/4 OF SW1/4 EX S 25 FT FOR CO RD, AND EX BEG AT SE COR THEREOF, TH W ALG S LN 102 FEET, TH N 256.7 FT, TH E			



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MapScale: 1 inch = 600 ft.

Overlays: Aerial Photography: v

☐ FEMA

☐ Critical Areas

☐ Contours

☐ Utilities

MapSize: Small (800x600)

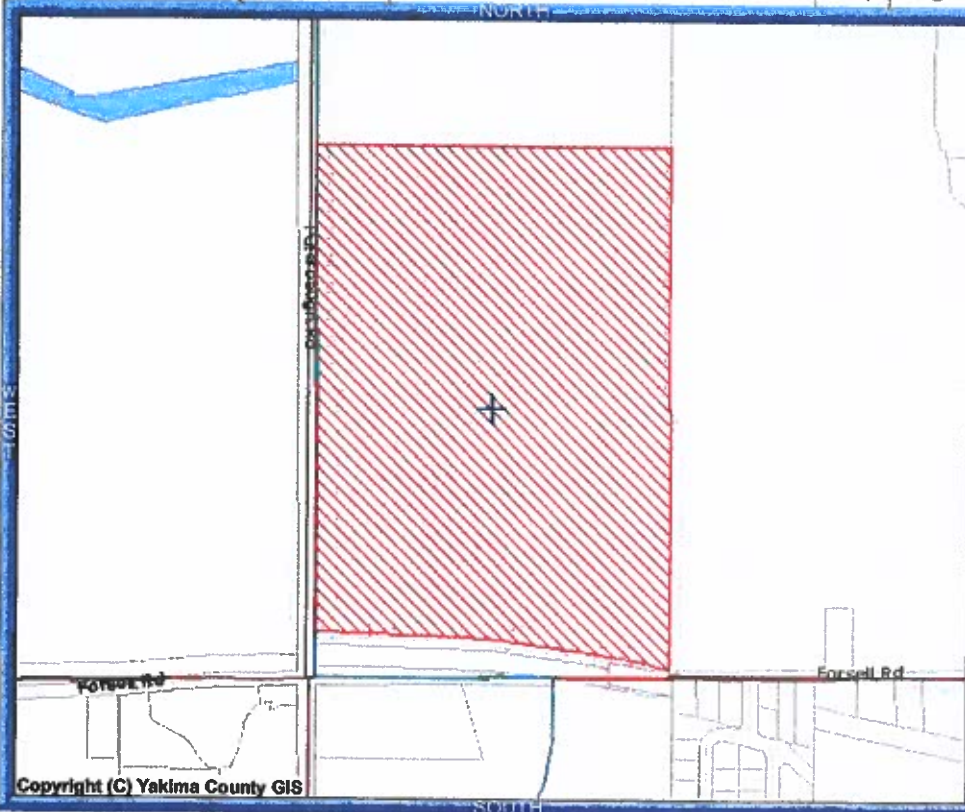
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Longitude(E) | Latitude(N)

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One Inch = 600 Feet

Feet 250 500 750 1000

Map Report

PROPERTY PHOTOS: 1			PROPERTY INFORMATION AS OF 10/22/2023 11:12:27 PM							PRINTING	
			Parcel Address:		PUTERBOUGH RD/FORSELL RD, GRANDVIEW ,WA 98930					 	
			Parcel Owner(s):		WYCKOFF FARMS INC						
			Parcel Number:		23091532002		Parcel Size: 55.27 Acre(s)				
			Property Use:		83 Current Use Agricultural						
			TAX AND ASSESSMENT INFORMATION								
Tax Code Area (TCA):		440		Tax Year: 2024			 Map				
Improvement Value:		\$159800		Land Value: \$320600							
Current Use Value:		\$139350		Current Use Improvement: \$159800							
New Construction:		\$0		Total Assessed Value: \$299150							
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 Maps	
No Residence Information Found.											
SALE INFORMATION											
Excise	Sale Date	Sale Price	Grantor		Portion					OR SECTION MAPS	
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Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
Download Map			
LOCATION INFORMATION			
+ Latitude: 46° 15' 40.459"		+ Longitude: -119° 56' 02.323"	
		Range: 23 Township: 09 Section: 15	
Narrative Description: Section 15 Township 09 Range 23 Quarter SW: PTN SW1/4 SW1/4 LY N'LY OF R/W OF O.W.R.&N CO R/W LINE, EX CO RD R/W CONVEYED AF# 1338361: ALSO S1/2 NW1/4 SW1/4 EX W 25 FT CO RD			
DISCLAIMER			



Assessor Planning Real Estate

FAQ Help Legend

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Search By: Parcel Number

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MapScale: 1 inch = 300 ft.

Overlays: Aerial Photography:

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600)

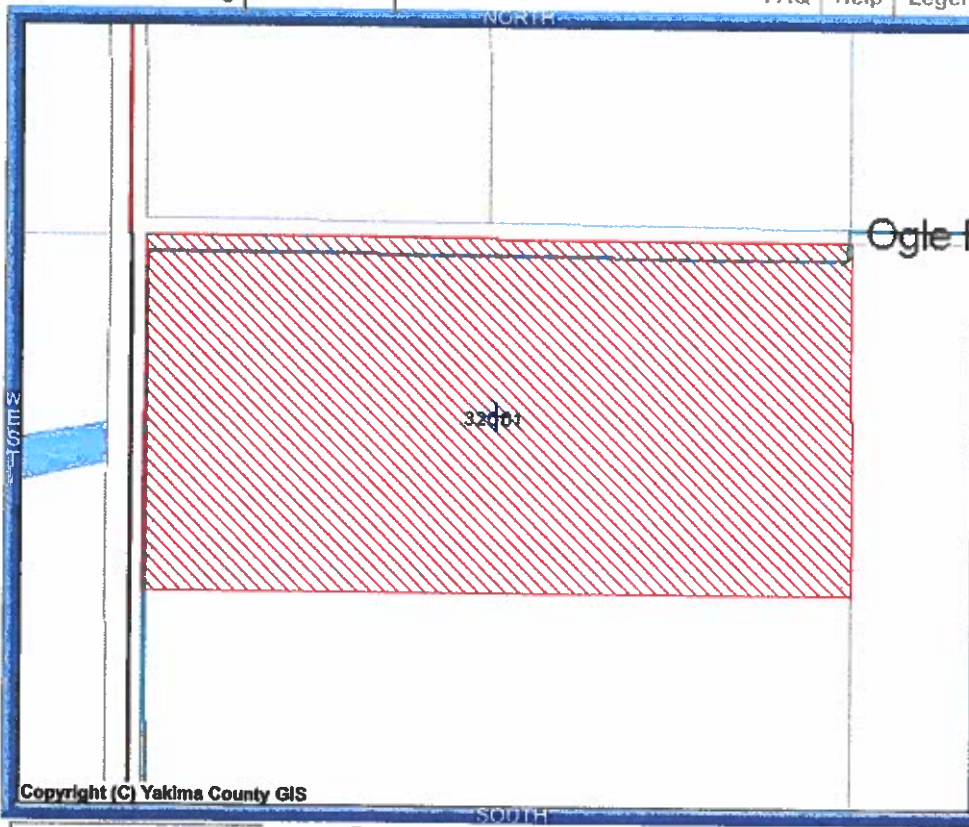
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Easting(E) : Northing(N)

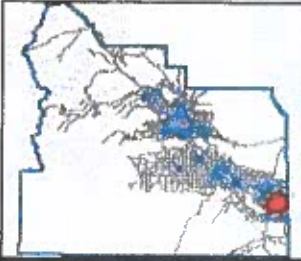





Longitude(W) : Latitude(N)

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Feet 200 400

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Report

PROPERTY PHOTOS:		PROPERTY INFORMATION AS OF 10/22/2021 11:12:27 PM						PRINTING			
		Parcel Address:		UN-ASSIGNED, WA							
		Parcel Owner(s):		WYCKOFF FARMS INC							
		Parcel Number:		23091532001		Parcel Size:		19.01 Acre(s)			
		Property Use:		91 Undeveloped Land							
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):		440		Tax Year:		2024					
Improvement Value:		\$41500		Land Value:		\$114500					
Current Use Value:		\$0		Current Use Improvement:		\$0					
New Construction:		\$0		Total Assessed Value:		\$156000					
RESIDENTIAL INFORMATION										SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/blln)	Carport		
No Residence Information Found.											
SALE INFORMATION										Or SECTION MAPS	
Excise	Sale Date	Sale Price		Grantor				Portion			
402208	5/30/2008	\$3337720		SCHINMANN FARMS LLC				N			
DISCLAIMER											
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		Range:23	Township:09
		Section:15	
Narrative Description: N1/2 NW1/4 SW1/4 EX W 25 FT TO CO.FOR R-W			
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MEMORANDUM

June 21, 2022

To: City of Grandview
Cus Arteaga, City Administrator

From: HLA Engineering and Land Surveying, Inc. (HLA)
Ted Pooler, PE

Re: Monarch Investment Properties
Proposed Annexation
HLA Project No. 22007G

HLA reviewed the ability of the City of Grandview to provide water and sewer service to the Monarch Properties Proposed Annexation. Our review examined demands placed on the City's utility systems in comparison with the planning included in the Draft Water System Plan (2022) and Draft General Sewer Plan (2022). Both documents considered increased growth rates due to planned housing developments. A total of 1,347 new lots are assumed to be developed in the next 10 years as shown in the following Table 2-15 taken from the 2022 Draft Water System Plan:

TABLE 2-15 PLANNED HOUSING DEVELOPMENTS		
Housing Development	Status	# of Lots
Grandridge Estates Subdivision	Approved	437
Appleway Estates Subdivision	Approved	18
Butternut Short Plat	Approved	9
Euclid Meadows	Pre-plat submitted	123
Forsell Subdivision	Pre-plat submitted	110
N. Elm Subdivision	Proposed	300
Wilson Highway East	Proposed	200
Wilson Highway West	Proposed	150
TOTAL		1,347

Of the 1,347 proposed lots listed in the table, HLA previously reviewed possible developments totaling 900 lots, leaving 447 lots for further development in the next 10 years. Therefore, potential lots within the annexation area have been considered in the preparation of the updated Water System Plan and General Sewer Plan. However, our previous review did include Grapevine Estates and the Emick Addition, which are not listed in Table 2-15, so developers of the other areas listed in the table might still be proceeding, which could accelerate the rate of residential growth above that considered in the planning documents.

Our comments below are consistent with the draft plans and assume future system deficiencies will be addressed as identified in the Water System Plan and General Sewer Plan. The Draft Water System Plan calculated 212 additional ERUs are available in 2022 based on maximum day demand, and the ability to serve additional customers is limited by available storage volume. As a result, storage and source improvements are proposed to meet growth demands, including the demands placed on the system by the above planned housing developments.

Monarch Investment Properties Proposed Annexation

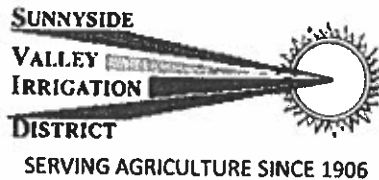
The Easement Petition and SEPA Checklist did not indicate how many residential lots are proposed within the 20.8-acre annexation area. Assuming a net of four lots per acre, approximately 83 homes would be constructed. At the Grandview average of 3.7 people per household, the added population would be 307 people, which is less than the 550 people stated in the SEPA Checklist. Therefore, we do not know if higher density housing is proposed. However, for purposes of this review, we assumed 83 houses would be served.

Number of proposed residential lots = 83

Sewer: No sanitary sewer pipelines currently serve the parcels proposed for annexation. Sewer is located in Monty Python Lane and another sewer crosses Euclid near the middle of the annexation area. The depth of these sewers is unknown. Therefore, given the flatter topography in the area, more detail will be needed at the preliminary plat phase to determine the direction to route the sewer lines. Existing 8-inch sewers in the area should have adequate capacity to accept wastewater from the annexation area. Flow from the project is consistent with the 2022 General Sewer Plan as it relates to the direction of flow and expected volume. Existing pipeline, lift station, and wastewater treatment plant capacity are available to serve the proposed subdivision.

Water: A 12-inch water main is in Euclid Road fronting the annexation area. However, the water main is un-looped and fire flows shown in the 2022 Water System Plan at Monty Python Lane are less than 1,000 gpm. Based on available contours, the area is above elevation 820 and nears the maximum service elevation of 840. Therefore, system looping will be needed to provide minimum fire flow. During the preliminary plat phase, the ability to loop through the Grandridge subdivision or along Apricot Road should be investigated to improve fire flow and provide redundancy. The completed subdivision will increase average day demand by 18,400 gallons per day, and maximum day demand by 44,700 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 Draft Water System Plan.

Should you have any questions or need more information, please call or email



July 25, 2022

City of Grandview
207 West Second St
Grandview, WA 98930

RECEIVED

CITY OF GRANDVIEW

Subject: Annexation and Rezone
Applicant: Emelda Miranda and Andrea Miranda dba Monarch Investment Property, LLC
Parcels: 230926-22012, 230926-23002
Location: 1331 South Euclid Rd, Grandview, Yakima County, WA

To whom it may concern:

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

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

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

Sincerely,

Ron Cowin
Assistant Manager - Engineering



**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): Wyckoff Farms, Inc.
Property Owner(s): Wyckoff Farms, Inc.
Proposed Project: Comprehensive Plan Amendment and Rezone
Current Comprehensive Plan Designation: Industrial
Current Zoning: AG - Agricultural
Current Use: Agricultural
Proposed Comprehensive Plan Designation: Residential
Proposed Zoning: R-1 – Low Density Residential
Location of Project: Forsell Road/Puterbaugh Road/Forrest Road, Yakima County, WA
Parcel No.: 230915-32001, 230915-31006, 230915-32002

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: November 1, 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): Wyckoff Farms, Inc.
Property Owner(s): Wyckoff Farms, Inc.
Proposed Project: Comprehensive Plan Amendment and Rezone
Current Comprehensive Plan Designation: Industrial
Current Zoning: AG - Agricultural
Current Use: Agricultural
Proposed Comprehensive Plan Designation: Residential
Proposed Zoning: R-1 – Low Density Residential
Location of Project: Forsell Road/Puterbaugh Road/Forrest Road, Yakima County, WA
Parcel No.: 230915-32001, 230915-31006, 230915-32002
Application Date: October 19, 2023
Application Acceptance: October 31, 2023
Decision-Making Authority: City of Grandview

Project Description: Applicant requests a Comprehensive Plan Amendment from Industrial to Residential and rezone from AG – Agricultural to R-1 Low Density Residential.

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

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

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

Environmental Determination

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

are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **Wednesday, November 22, 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 **Wednesday, November 22, 2023**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **Wednesday, November 22, 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 **Wednesday, December 6, 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

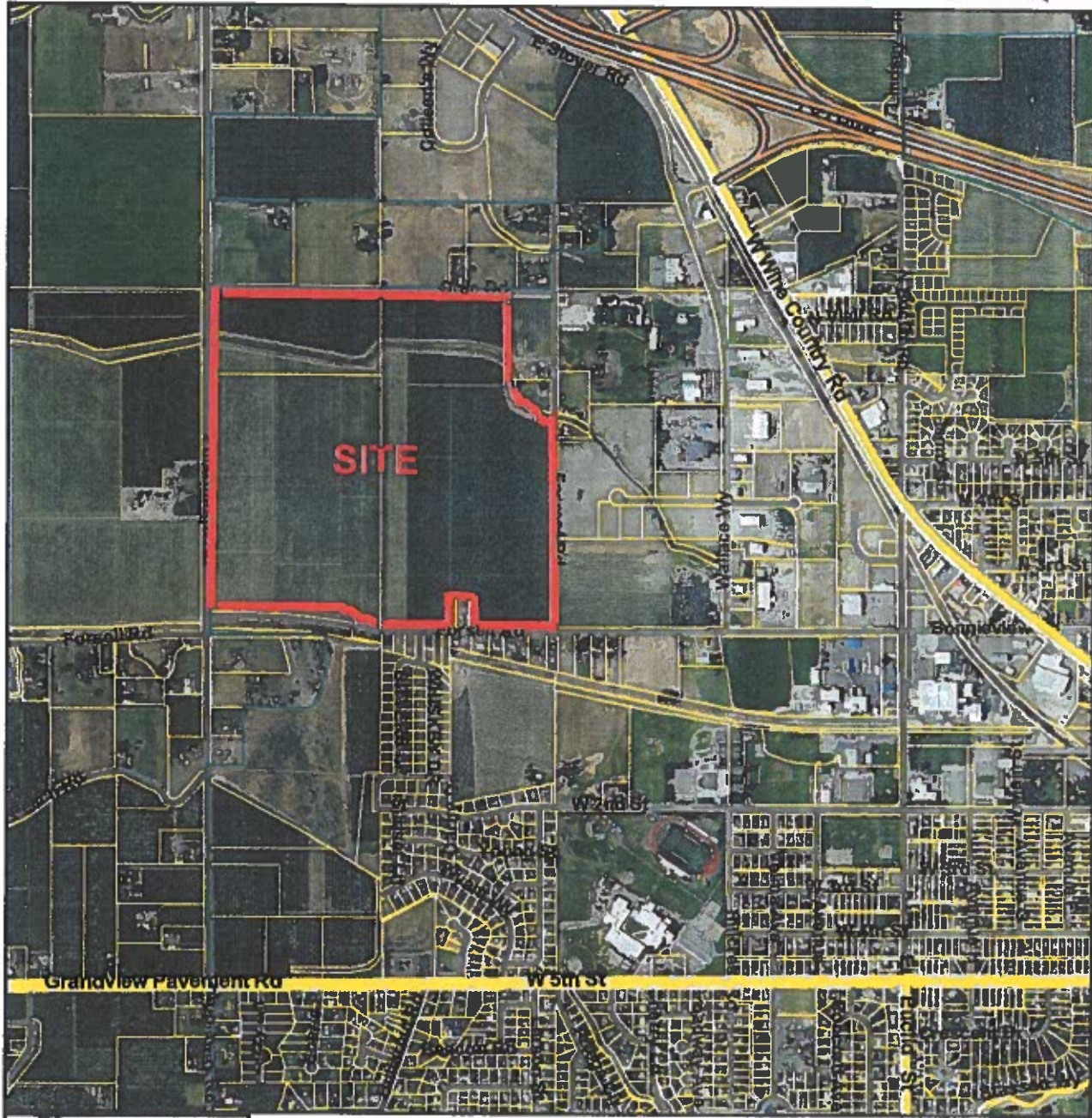
Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – November 8, 2023

Property Posted: November 8, 2023

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): November 8, 2023

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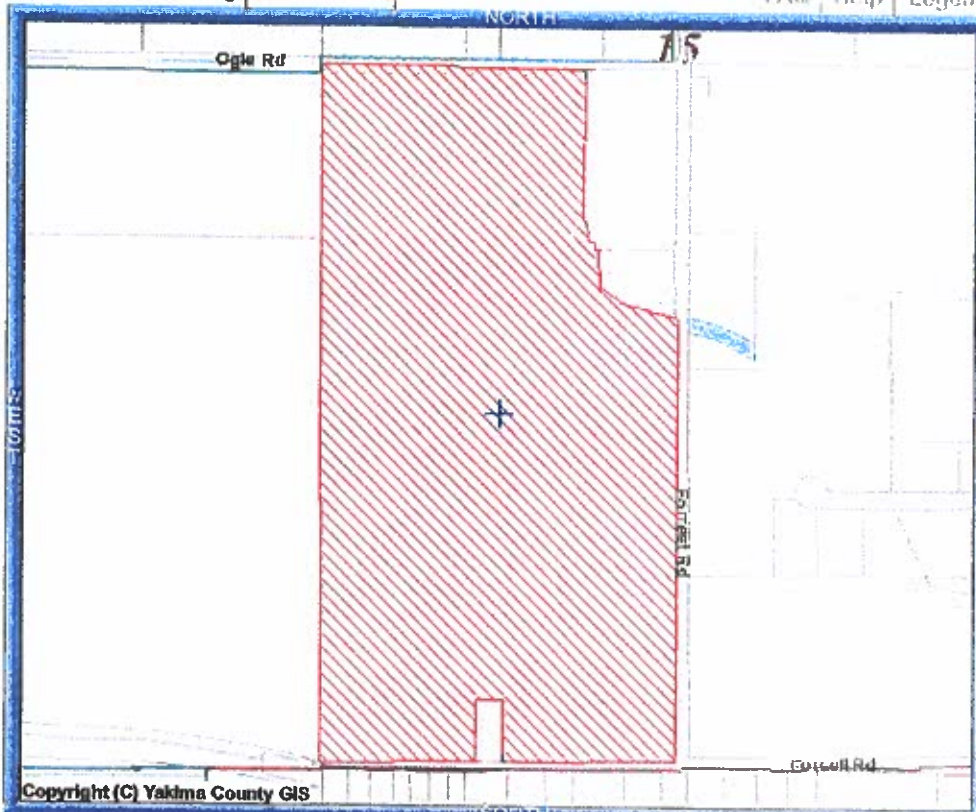
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	Parcel Number:		23091531006	Parcel Size: 70.40 Acre(s)					
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	Tax Code Area (TCA):		440	Tax Year: 2024					
	Improvement Value:		\$188300	Land Value: \$422900					
	Current Use Value:		\$227060	Current Use Improvement: \$188300					
	Now Construction:		\$0	Total Assessed Value: \$415360					
No Residence Information Found.									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Basmt SqFt	Bedrooms	Bathrooms (full/half)	Garage (full/att/bilin)	Carport
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Excise	Sale Date	Sale Price	Grantor				Portion		
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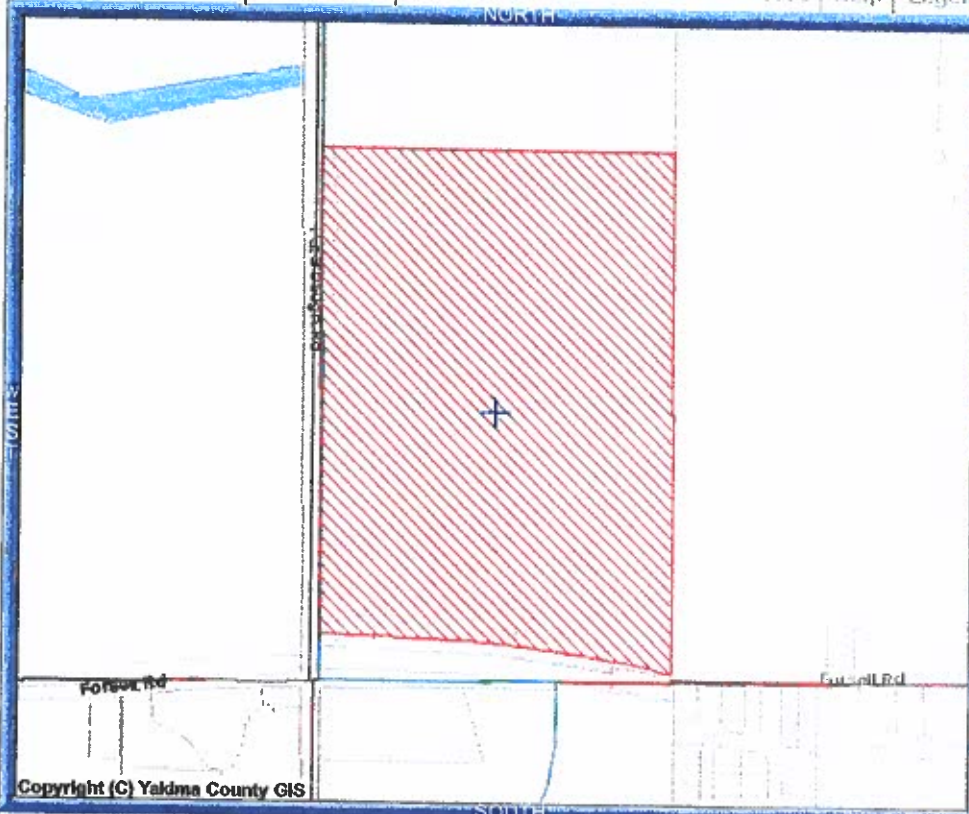
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45



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Easting(ft) | Northing(ft)
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One Inch = 600 Feet
 Foot 250 500 750 1000

	Parcel Address: PUTERBOUGH RD/FORSELL RD, GRANDVIEW, WA 98930	
	Parcel Owner(s): WYCKOFF FARMS INC	
	Parcel Number: 23091532002	Parcel Size: 65.27 Acre(s)
	Property Use: 03 Current Use Agricultural	
Tax Code Area (TCA): 440		Tax Year: 2024
Improvement Value: \$159800		Land Value: \$320600
Current Use Value: \$139350		Current Use Improvement: \$159800
New Construction: \$0		Total Assessed Value: \$299150
Quality	Year Built	Stories
Main SqFt Upper SqFt Bsmt SqFt Bedrooms Bathrooms Garage (full/3/4, 1/2) (bsmt/at/ablin) Carport		
No Residence Information Found.		
Exclse	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:	Urban Growth Area:	Grandview	Jurisdiction: Grandview
FEMA 100 Year:	FIRM Panel Number: 53077C1925D		Future Landuse Designation: (Yakima County Plan 2015)
+ Latitude: 46° 15' 40.459"		+ Longitude: 119° 56' 02.323"	
Range: 23 Township: 09 Section: 15		Narrative Description: Section 15 Township 09 Range 23 Quarter SW; PTN SW1/4 SW1/4 LY NLY OF 1/2 W OF O.W.R. & N CO R/W LINE, EX CO RD R/W CONVEYED AF# 1338361; ALSO S1/2 NW1/4 SW1/4 EX W 25 FT CO RD	

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Yakima County



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Parcel #:

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

Search

MapScale: 1 inch = 300 ft

Overlays: Aerial Photography
☐ FEMA Contours ☐ Critical Areas Utilities

MapSize: Small (800x600)

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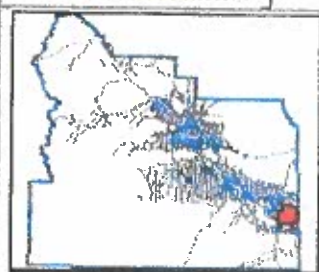
Copyright (C) Yakima County GIS

Easting(E) : Northing(N)

Longitude(W) : Latitude(S)

Click Map to: Get Information

One Inch = 300 Feet
Foot 200 400



Parcel Address: UN-ASSIGNED, WA
Parcel Owner(s): WYCKOFF FARMS INC
Parcel Number: 23091532001 Parcel Size: 19.01 Acre(s)
Property Use: 91 Undeveloped Land

Tax Code Area (TCA): 440 Tax Year: 2024
Improvement Value: \$41500 Land Value: \$114500
Current Use Value: \$0 Current Use Improvement: \$0
New Construction: \$0 Total Assessed Value: \$156000

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Basmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									

Excise	Sale Date	Sale Price	Grantor	Portion
402208	5/30/2000	\$3337720	SCHINMANN FARMS LLC	N

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:
Urban Growth Area: Grandview	Grandview
FEMA 100 Year:	Future Landuse Designation: (Yakima County Plan 2015)
	FIRM Panel Number: 53077C1025D

+ Latitude: 46° 15' 53.263" + Longitude: -119° 56' 02.238" Range: 23 Township: 09 Section: 15

Narrative Description: N1/2 NW1/4 SW1/4 EX W 25 FT TO CO. FOR R-W

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED. THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION



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

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 8th day of November, 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): Wyckoff Farms, Inc.

Property Owner(s): Wyckoff Farms, Inc.

Proposed Project: Comprehensive Plan Amendment and Rezone

Current Comprehensive Plan Designation: Industrial

Current Zoning: AG - Agricultural

Current Use: Agricultural

Proposed Comprehensive Plan Designation: Residential

Proposed Zoning: R-1 – Low Density Residential

Location of Project: Forsell Road/Puterbaugh Road/Forrest Rd, Yakima County, WA

Parcel No.: 230915-32001, 230915-31006, 230915-32002

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): Wyckoff Farms, Inc.
Property Owner(s): Wyckoff Farms, Inc.
Proposed Project: Comprehensive Plan Amendment and Rezone
Current Comprehensive Plan Designation: Industrial
Current Zoning: AG - Agricultural
Current Use: Agricultural
Proposed Comprehensive Plan Designation: Residential
Proposed Zoning: R-1 – Low Density Residential
Location of Project: Forsell Road/Puterbaugh Road/Forrest Road, Yakima County, WA
Parcel No.: 230915-32001, 230915-31006, 230915-32002
Application Date: October 19, 2023
Application Acceptance: October 31, 2023
Decision-Making Authority: City of Grandview

Project Description: Applicant requests a Comprehensive Plan Amendment from Industrial to Residential and rezone from AG – Agricultural to R-1 Low Density Residential.

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

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

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

Environmental Determination

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

are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **Wednesday, November 22, 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 **Wednesday, November 22, 2023**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **Wednesday, November 22, 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 **Wednesday, December 6, 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 – November 8, 2023

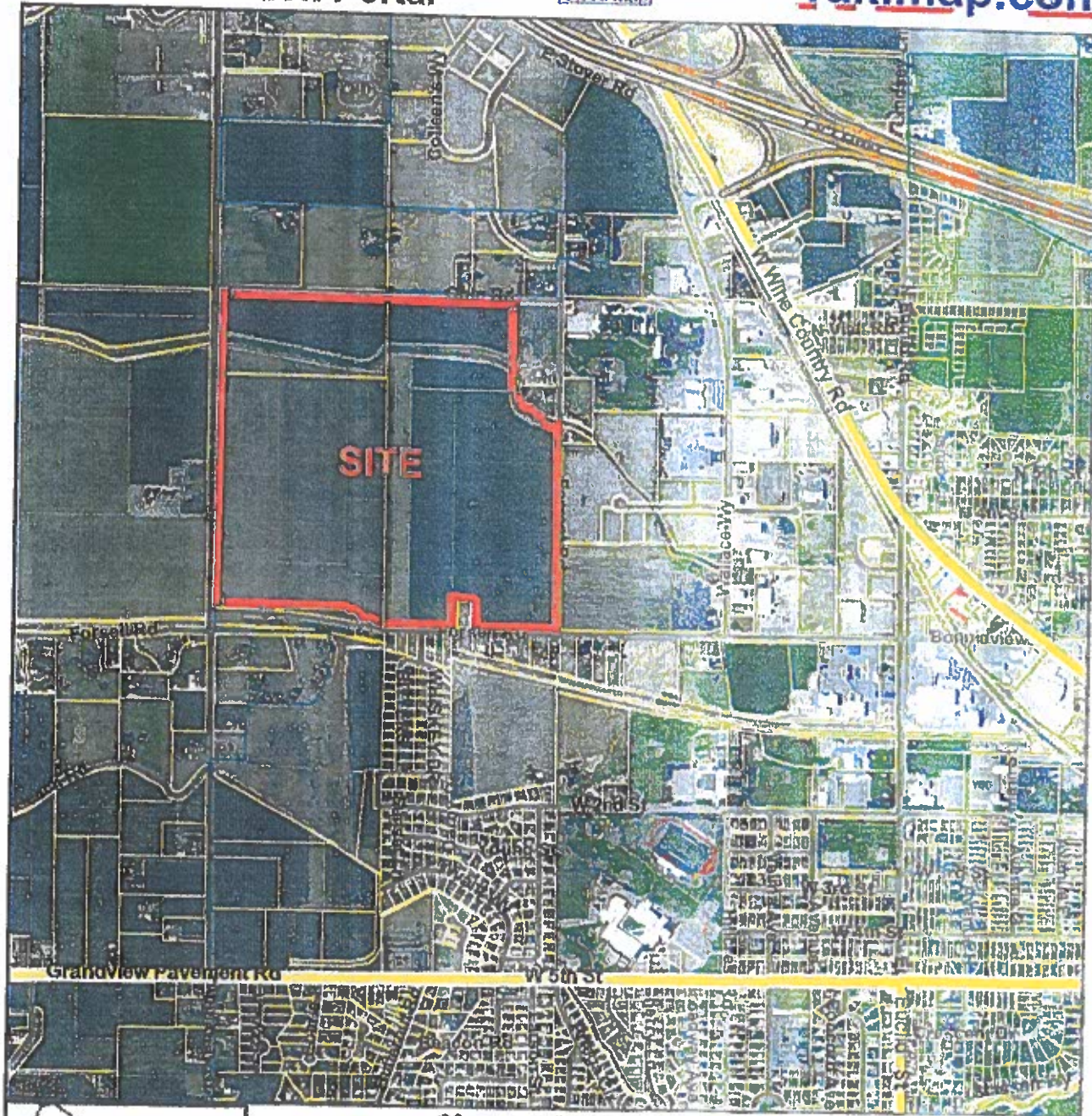
Property Posted: November 8, 2023

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): November 8, 2023

Yakima County GIS - Washington Land Information Portal

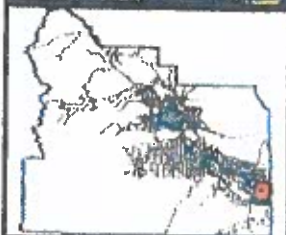
[\[Print Map\]](#)
[\[Close Map\]](#)

Yakimap.com



Map Center: Range: 23 Township: 9 Section: 15

2017 Ortho Imagery



City Limits
Sections

WWW.YAKIMAP.COM

Yakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509) 574-2992



One Inch = 200 Feet

Feet 500 1000 1500 2000

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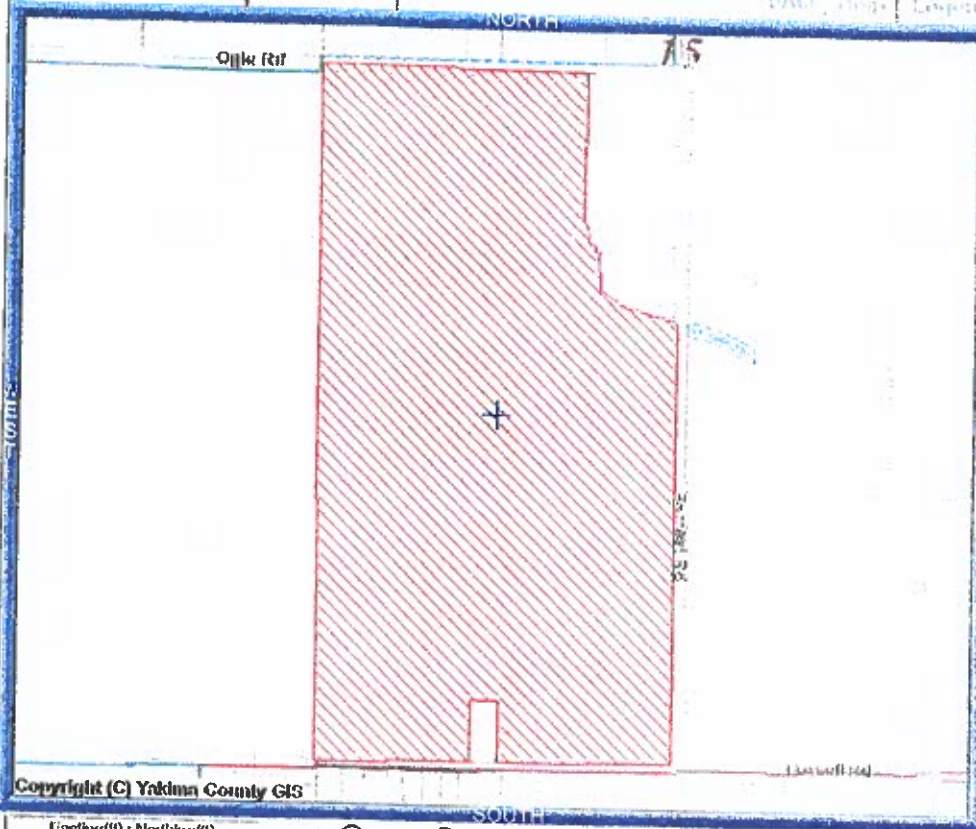


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Search By: Parcel Number

Parcel #:

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

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MapScale: 1 inch = 600 ft.

Overlays: FEMA Contours Critical Areas Utilities

MapSize: 1000x1000

Maps brought to you by:

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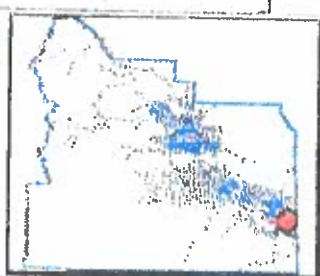
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Easting(E): Northing(N)

Longitude(W): Latitude(N)

Click Map to: [Get Information](#)

Scale: 1 inch = 600 ft.
Feet: 200 400 600 800 1000



Parcel Address: UN-ASSIGNED, WA
Parcel Owner(s): WYCKOFF FARMS INC
Parcel Number: 23091531006
Property Use: 03 Current Use Agricultural

Tax Code Area (TCA): 440
Improvement Value: \$180300
Current Use Value: \$227000
New Construction: \$0
Tax Year: 2024
Land Value: \$422000
Current Use Improvement: \$180300
Total Assessed Value: \$442300

Quality	Year Built	Stories	Main Sqft	Upper Sqft	Basement Sqft	Bedrooms	Bathrooms	Garage	Other
No Residence Information Found.									

License	Sale Date	Sale Price	County	Parcel
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) 574-4100 or email info@yakimagis.com, or [email us](mailto:info@yakimagis.com).

Zoning:	Urban Growth Area:	Grandview	Future Land Use Designation (Yakima County Plan 2040)
FEMA 100 Year:			ERM Parcel Number: 23091531006

+ Latitude: 46° 15' 43.504" + Longitude: 119° 57' 43.651" Township: 23 Township: 09 Section: 15

Normative Description: Section 15 Township 19 Range 23 Quarter SW: E1/2 OF SE1/4 OF SW1/4 EX 25 FT FOR CO RD, ALSO SE1/4 OF NE1/4 OF SW1/4 EX 25 FT CO RD, AND EX BAAP ON E LN 355.1 FT N OF SE CTN 89° 18' 00" W 305.3 FT TH 84° 00' 00" E 130.1 FT TH 51° 32' 00" E 107.4 FT TH S 73° 32' 00" E 221.5 FT TO POB AND EX TH PTN LY ELY OF GENLN OF SVID LAT 4 AND EX BAAP ON E LN 355.1 FT N OF SE COR OF SD SHED, TH N ALG E LN 203.2 FT, TH N 89° 18' 00" W 305.3 FT TH S 84° 00' 00" E 130.1 FT, TH S 51° 32' 00" E 107.4 FT, TH S 73° 32' 00" E 221.5 FT OF SW1/4, ALSO W1/2 OF SE1/4 OF SW1/4 EX S 25 FT FOR CO RD, AND EX BEG AT SE COR THERE OF, TH W ALG S LN 102 FEET, TH N 256.7 FT TH



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Parcel | Map | Legend

Search

Search By: Parcel Number

Parcel #:

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MapScale: 1 inch = 600 ft.



Overlays: FEMA Flood Hazard

FEMA

Contours

Critical Areas

Utilities

MapSize: 1000x1000

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(800) 248-4477

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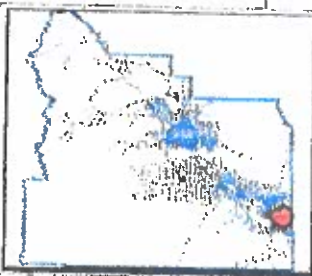
Easting(E) | Northing(N)

Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One inch = 1440 feet

Feet 750 1000 1250 1500



Parcel Address: PETERBOUGH RD/FORSETH RD, GRANDVIEW, WA 98906
Parcel Owner(s): WYCKOFF FARMS INC
Parcel Number: **23091532002** Parcel Area: 63.27 Acres(s)
Property Use: R3 Current Use Agricultural

Tax Code Area (TCA): **440** Tax Year: 2021
Improvement Value: \$150000 Land Value: \$320000
Current Use Value: \$139350 Current Use Improvement: \$150000
Now Constructed: \$0 Total Assessed Value: \$520000

Quality	Year Built	Stories	Main Sq Ft	Upper Sq Ft	Bathrooms	Full Bathrooms	Partial Bathrooms
No Residence Information Found.							

Exclude	Sale Date	Sale Price	Acres	Location
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) 541-1100 or (800) 522-2725, or [email us](#).

Zoning: Urban Growth Area	Grandview	Justification: Grandview
FEMA 100 Year:		Future Land Use Designation: (Yakima County Plan 2015)
		FORM Parcel Number: 1307701022

* Latitude: 46° 15' 40.459" * Longitude: 119° 56' 02.323"
Narrative Description: Section 16 Township 09 Range 23 Quarter 3W; PTN: SW1/4 SW1/4 LY N1/2 OF 1/2W OF OWNER'S CO RW LBL EX CO RD 10W CONVEYED AF# 1330361; ALSO S1/2 NW1/4 SW1/4 EX W 25 FT CO RD



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MapScale: 1 inch = 300 ft

Overlays: FEMA Contours Critical Areas Utilities

MapSize: 1000x1000

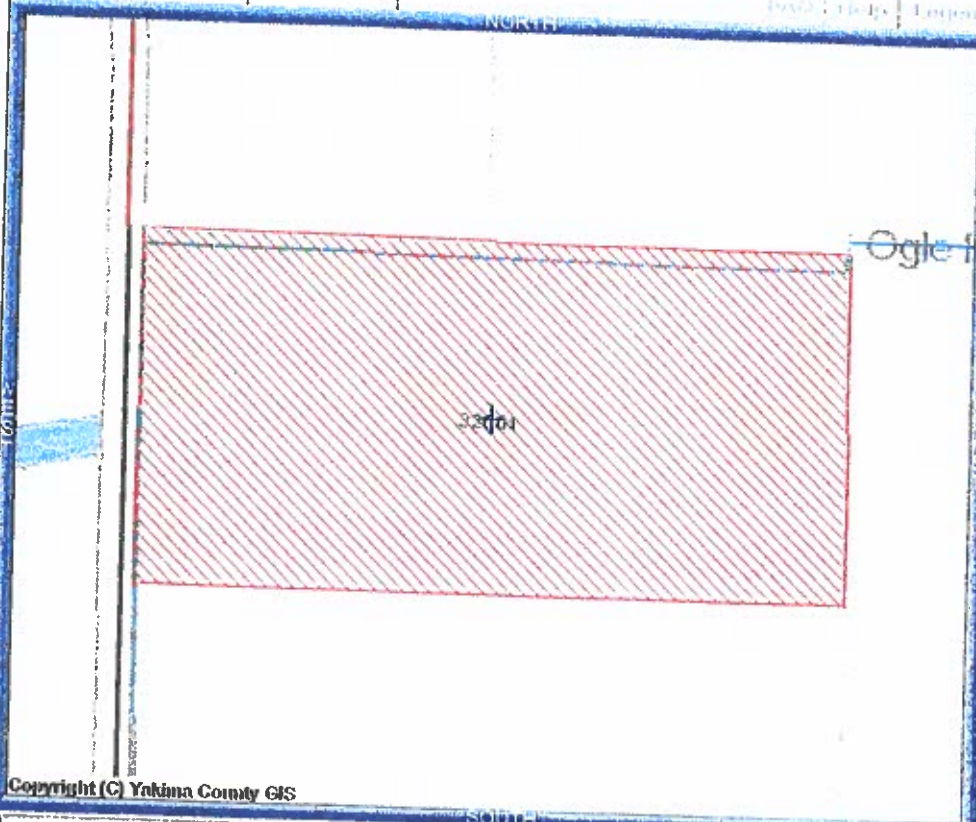
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2012-01-01



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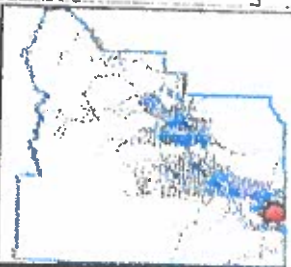
Ending (U): Northing (U)

Longitude (W): Latitude (N)

Click Map to: [Get Information](#)

Scale: 1 inch = 300 feet

Feet 0 300 600



Parcel Address: UN-ASSIGNED, WA
Parcel Owner(s): WYCKOFF FARMS INC
Parcel Number: **23091532001**
Property Use: 01 Undeveloped Land

Tax Code Area (TCA): **440**
Improvement Value: \$41500
Current Use Value: \$0
New Construction: \$0
Tax Year: 2004
Land Value: \$414500
Current Use Improvement: \$0
Total Assessed Value: \$415000

No Residence Information Found.

Excise	Sale Date	Sale Price	Buyer	Location
402200	6/30/2008	\$2337720	SCHIMMANN FARMS LLC	N

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zoning: Urban Growth Area: **Grain/View** **Firm Parcel Number: 23091532001**

+ Latitude: 46° 15' 53.203" + Longitude: -119° 56' 02.233"
Narrative Description: N1/2 NW1/4 SW1/4 EX W 25 FT TO CO. FOR R-W

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230915-32001/32002/31006
230916-41001
Wycoff Farms Inc
P.O. Box 249
Grandview, WA 98930

230916-14001
Klompe Enterprises LLC
771 Hornby Road
Grandview, WA 98930

230915-23002
Rodney & Jeanette Weddle
381 Ogle Road
Grandview, WA 98930

230915-24013
Fast Mobile Service LLC
P.O. Box 236
Grandview, WA 98930

230915-24008
Conrado Lerma & Hidelisa Lerma
131 Ogle Road
Grandview, WA 98930

230915-24006
Silvia Martinez & Adolfo De La Cruz
P.O. Box 1349
Sunnyside, WA 98944

230915-24014
Sandra Lynn Labat
21 Ogle Road
Grandview, WA 98930

230915-13408
Yakima Valley Fair Rodeo
P.O. Box 27
Grandview, WA 98930

230915-31005
Eva Russell
370 Forrest Road
Grandview, WA 98930

230915-31003
Rodolfo & Maria Alvarez
350 Forrest Road
Grandview, WA 98930

230915-42403/42411/33002
City of Grandview
207 W 2nd Street
Grandview, WA 98930

230915-42401
Mathew & Jody Bishop
321 Forrest Road
Grandview, WA 98930

230915-42003
Karina & Lucia Ramirez
301 Forrest Road
Grandview, WA 98930

230915-42400
Port of Grandview
P.O. Box 392
Grandview, WA 98930

230915-42414
Tolman Commercial Properties LLC
P.O. Box 64
Mabton, WA 98935

230915-34001
Ofelia Grajeda
641 Forsell Road
Grandview, WA 98930

230915-43401
Kenyon Storage
P.O. Box 604
Grandview, WA 98930

230921-11001
Jose & Maria Godinez
1090 Forsell Road
Grandview, WA 98930

230921-11403
USA Reclamation Service
P.O. Box 1749
Yakima, WA 98907

230921-11415
Timothy & Justina Bolt
420 Puterbaugh Road
Grandview, WA 98930

230922-21400/21402/21457/21403
Birdie Shots LLC
1016 W Sannetta Street
Nampa ID 83651

230922-21404
Omar Cortez & Leída Campuzano
704 Forsell Road
Grandview, WA 98930

230922-21405
Andy Huynh
702 Forsell Road
Grandview, WA 98930

230922-21406
Cynthia Mujica
700 Forsell Road
Grandview, WA 98930

230922-21407/21408
21409/21411
Hayden Homes LLC
2464 SW Glacier Pl Ste 110
Redmond, OR 97756

230922-21003/21005/12010
Nancy Leidig
108 Westridge Drive
Grandview, WA 98930

230922-21008
Viola Radach
590 Forsell Road
Grandview, WA 98930

230922-21002
Albesa Patina
580 Forsell Road
Grandview, WA 98930

230922-21001
Ramon & Macaria Ramirez
530 Forsell Road
Grandview, WA 98930

230922-21007
Miguel & Felipe Madrigal
500 Forsell Road
Grandview, WA 98930

230922-12006/12005
Cornelio Mendoza & Elvia Madrigal
450 Forsell Road
Grandview, WA 98930

230922-22401
Gabriel & Silvia Barajas
461 Puterbaugh Road
Grandview, WA 98930

230922-22402
Elias & Maria Torres
421 Puterbaugh Road
Grandview, WA 98930

230922-22005
River Valley Orchards LLC
P.O. Box 8
Grandview, WA 98930

230922-21410
Ana & Galindo Guerrero
102 Bitters Loop
Grandview, WA 98930

230922-21422
Nickolas & Ernestina Villarreal
103 Bitters Loop
Grandview, WA 98930

2309215-23003
Ruben & Marcelda Morales
271 Ogle Road
Grandview, WA 98930

230922-21432
Augstin Rogel
104 Whiskey Drive
Grandview, WA 98930

Mark E Fickes
Halverson Northwest Law Group P.C.
P.O. Box 22550
Yakima, WA 98907

Anita Palacios

From: Anita Palacios
Sent: Thursday, November 2, 2023 5:07 PM
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: REVISED City of Grandview - SEPA DNS - Wyckoff Farms Comp Plan Amendment & Rezone
Attachments: WYCKOFF FARMS COMP PLAN AMEND & REZONE PUBLIC HEARING NOTICE & SEPA CHECKLIST.pdf

See attached.

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: Anita Palacios
Sent: Wednesday, November 1, 2023 9:46 AM
To: GRANDVIEW SCHOOL DISTRICT <bshreeve@gsd200.org>; ODW.Mail@doh.wa.gov; PORT OF GRANDVIEW <wineman@televar.com>; ROZA IRRIGATION DISTRICT <wsonnichsen@roza.org>; sepa@dahp.wa.gov; SUNNYSIDE VALLEY IRRIGATION DISTRICT <weberd@svid.org>; WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov) <reviewteam@commerce.wa.gov>; WA STATE DEPT OF FISH & WILDLIFE <teamyakima@dfw.wa.gov>; WA STATE DEPT OF NATURAL RESOURCES <sepacenter@dnr.wa.gov>; WA STATE DEPT OF SOCIAL & HEALTH SERVICES <wardww@dshs.wa.gov>; WA STATE DEPT OF TRANSPORTATION <GonsetP@wsdot.wa.gov>; WA STATE DEPT OF TRANSPORTATION <scplanning@wsdot.wa.gov>; YAKAMA NATION <kate@yakama.com>; YAKIMA CO ENVIRONMENTAL HEALTH <John.wilson@co.yakima.wa.us>; YAKIMA CO FIRE DISTRICT NO. 5 <payroll@ycfd5.org>; YAKIMA CO PLANNING DEPT <thomas.carroll@co.yakima.wa.us>; YAKIMA CO REG TRANSPORTATION ORG <alan.adolf@co.yakima.wa.us>; YAKIMA CO TRANSPORTATION SERVICES <matt.pietrusiewicz@co.yakima.wa.us>; YAKIMA CO ZONING & SUBDIVISION <jason.earles@co.yakima.wa.us>; Yakima Health District <yhd.help.desk@co.yakima.wa.us>; YAKIMA REGIONAL CLEAN AIR AUTHORITY <hasan@yrcaa.org>
Subject: City of Grandview - SEPA DNS - Wyckoff Farms Comp Plan Amendment & Rezone

Attached is a Notice of Determination of Nonsignificance along with SEPA Checklist for the Wyckoff Farms Comprehensive Plan Amendment and Rezone.

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

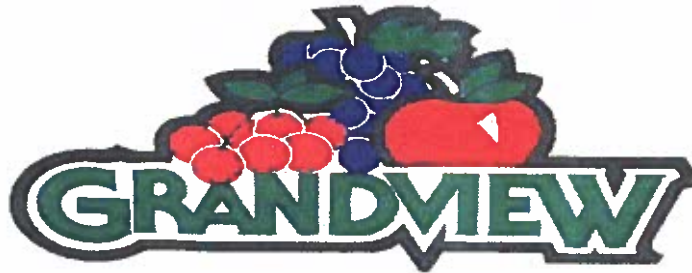
Anita Palacios

From: NoReply@ecy.wa.gov
Sent: Friday, November 3, 2023 8:10 AM
To: Anita Palacios
Subject: SEPA record published

CAUTION: External Email

The SEPA admin reviewed and published [SEPA record number 202305282, "Wyckoff Farms Comprehensive Plan Amendment and Rezone"](#).
It will now be available to the public.

From: Joy Espinoza
Email: separegister@ecy.wa.gov
Phone number: (509) 379-3967



**CITY OF GRANDVIEW
CERTIFICATE OF POSTING PROPERTY**

I, Todd Dorsett 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 8th day of November, 2023, I posted the attached NOTICE OF DEVELOPMENT APPLICATION, ENVIRONMENTAL DETERMINATION AND NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal as designated on the attached map:

Applicant(s): Wyckoff Farms, Inc.

Property Owner(s): Wyckoff Farms, Inc.

Proposed Project: Comprehensive Plan Amendment and Rezone

Current Comprehensive Plan Designation: Industrial

Current Zoning: AG - Agricultural

Current Use: Agricultural

Proposed Comprehensive Plan Designation: Residential

Proposed Zoning: R-1 – Low Density Residential

Location of Project: Forsell Road/Puterbaugh Road/Forrest Road, Yakima County, WA

Parcel No.: 230915-32001, 230915-31006, 230915-32002

Dated this 8th day of November, 2023.

GRANDVIEW PUBLIC WORKS DEPARTMENT

BY:

Signature

Printed Name



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

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

Applicant(s): Wyckoff Farms, Inc.
Property Owner(s): Wyckoff Farms, Inc.
Proposed Project: Comprehensive Plan Amendment and Rezone
Current Comprehensive Plan Designation: Industrial
Current Zoning: AG - Agricultural
Current Use: Agricultural
Proposed Comprehensive Plan Designation: Residential
Proposed Zoning: R-1 – Low Density Residential
Location of Project: Forsell Road/Puterbaugh Road/Forrest Road, Yakima County, WA
Parcel No.: 230915-32001, 230915-31006, 230915-32002
Application Date: October 19, 2023
Application Acceptance: October 31, 2023
Decision-Making Authority: City of Grandview

Project Description: Applicant requests a Comprehensive Plan Amendment from Industrial to Residential and rezone from AG – Agricultural to R-1 Low Density Residential.

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

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

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

Environmental Determination

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

are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **Wednesday, November 22, 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 **Wednesday, November 22, 2023**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **Wednesday, November 22, 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 **Wednesday, December 6, 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 – November 8, 2023

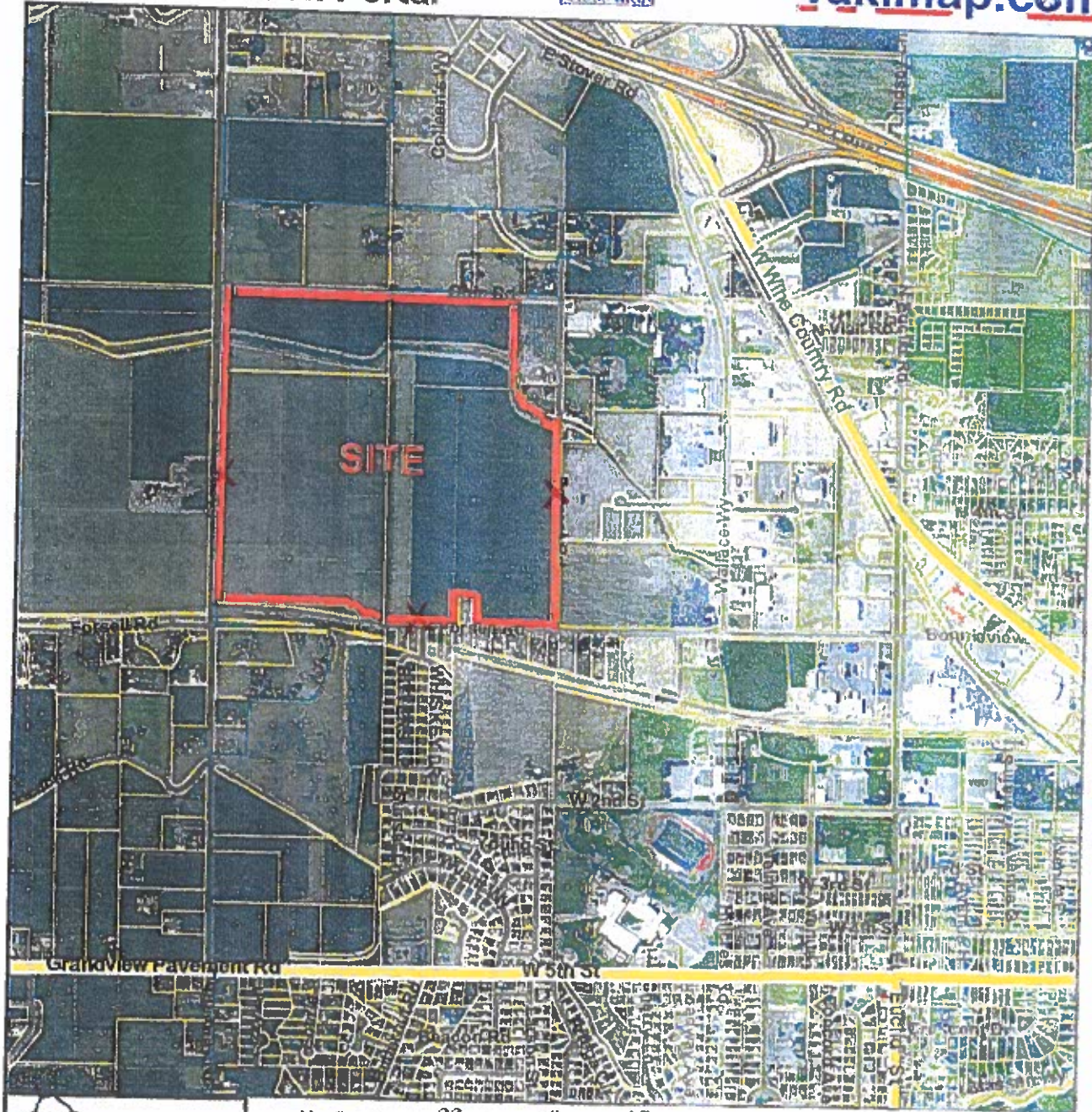
Property Posted: November 8, 2023

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): November 8, 2023

Yakima County GIS - Washington
Land Information Portal

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

Yakimap.com



Map Center: Range: 23 Township: 9 Section: 15

2017 Aerial Photography



City Limits
Sections

WWW.YAKIMAP.COM

Yakima County GIS
123 N 2nd Street
Yakima, WA 98901
(509) 574-2992



One inch = 1200 Feet

Feet 500 1000 1500 2000

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

Copyright (C) Yakima County GIS
Printed On: 10/10/2023 9:35:04 AM

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

was published on November
9, 2023

The amount of the fee charged for the foregoing publication is the sum of \$ 147.75 which amount has been paid in full

Madelyne Creasy

Subscribed and sworn to before me on

November 8, 2023

Annette C. Jones

Notary Public for the State of Washington

Notice

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

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Property Owner(s): Wyckoff Farms, Inc.
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Current Comprehensive Plan Designation: Industrial

Current Zoning: AG - Agricultural

Current Use: Agricultural

Proposed Comprehensive Plan Designation: Residential

Proposed Zoning: R-1 - Low Density Residential

Location of Project: Forsell Road/Enterbaugh Road/Forrest Road, Yakima County, WA

Parcel No.: 230915-32001, 230915-31006, 230915-32002

Application Date: October 19, 2023

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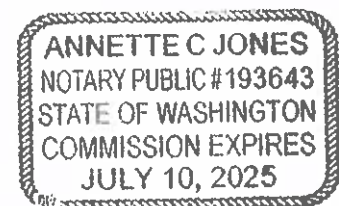
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CITY OF GRANDVIEW

Anita C. Palacios, MMC, City Clerk

Published: The Grandview Herald

Published: November 8, 2023





SERVING AGRICULTURE SINCE 1906

November 1, 2023

City of Grandview
207 West Second St
Grandview, WA 98930

RECEIVED

NOV - 8 2023

CITY OF GRANDVIEW

Subject: Comprehensive Plan and Rezone
Applicant: Wyckoff Farms, Inc.
Parcels: 230915-32001, 230915-31006, 230915-32002
Location: Forsell Rd/Puterbaugh Rd/Forrest Rd, Yakima County, WA

To whom it may concern:

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

SVID has multiple DR 9 pipelines within the proposed rezone area as approximately shown on the attached Vicinity Map. All SVID facilities are situated within SVID easement or right of way. The following restrictions apply to SVID easement or right of way.

- Buildings are not allowed within SVID easement or right-of-way.
- Trees are not allowed within SVID easement or right-of-way.
- Re-grading or removal of soil will not be allowed within SVID easement or right-of-way.
- Any use of SVID easement or right-of-way for purposes such as roadways, parking lots, driveways, fencing, aerial and/or underground utility crossings, etc. must be permitted and will only be allowed with prior approval through SVID's permitting process.

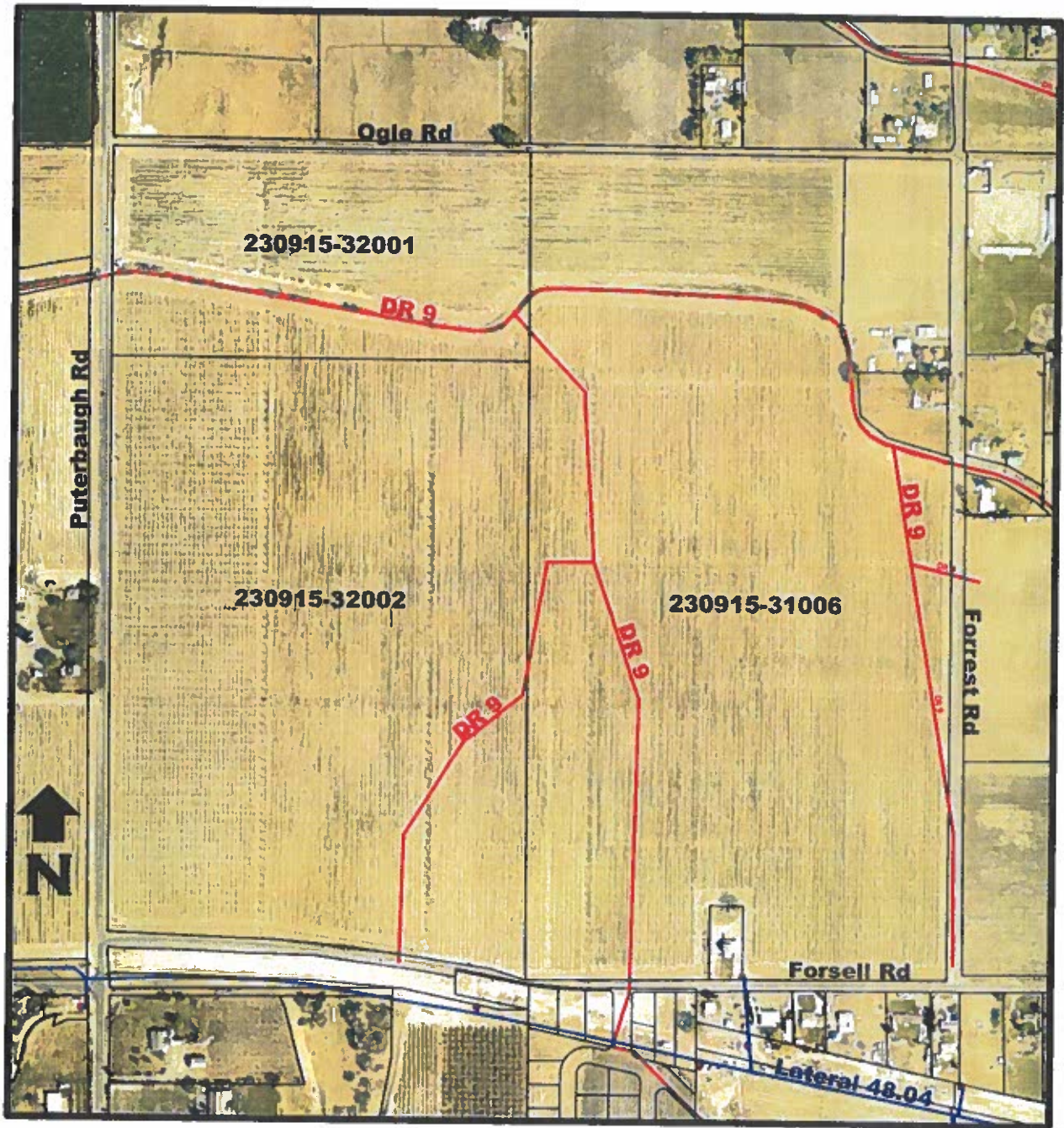
Thank you for the opportunity to comment. If you have any questions, please contact Diane Weber at (509) 837-6980 or weberd@svid.org.

Sincerely,

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

Ron Cowin
Assistant Manager - Engineering

VICINITY MAP



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



**Washington State
Department of Transportation**

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509 577-1600 / FAX 509-577-1603
TTY 1-800-833-6388
www.wsdot.wa.gov

November 6, 2023

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

Subject: Wyckoff Farms Rezone SEPA DNS

We have reviewed your proposed Wyckoff Farms non-project SEPA DNS to rezone approximately 145-acres of vacant land from Industrial (M-1) to Residential (R-1). Future residential density is not provided in the SEPA project description. Information found in the Grandview zoning code does allow lots of 7,500 sq. ft. in the R-1 residential district. WSDOT estimates the future build out of the proposed action to be between 592 to 870 new residential units, with an estimated 5,582 to 8,204 future vehicle trips per day.

The WSDOT system most impacted by this rezone is Interstate 82 (I-82) and the Exit 73 interchange, which is a fully controlled limited access facility. We anticipate the majority of vehicle trips generated by this project will utilize I-82 and it is to the benefit of the City, the State, and future developers to preserve this interchange's efficiency.

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

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Mark Reynolds at (509) 577-1929.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG:mrr

File: Grandview_Wyckoff_Rezone_2023
Scott Clark, Area 2 Maintenance Superintendent

Date: November 3, 2023

Project No.: 23007G

To: City of Grandview
 207 West Second Street
 Grandview, WA 98930

Attention: Shane Fisher
 City Administrator

From: Stephen S. Hazzard, PE

Re: Wyckoff Farms
 Comprehensive Plan Amendment and Rezone Applications

HLA reviewed the ability of the City of Grandview to provide water and sewer service to the Wyckoff Farm Comprehensive Plan Amendment and Rezone Application. Our review examined demands placed on the City's utility systems in comparison with the planning included in the Water System Plan (2022) and Draft General Sewer Plan (2022). Both documents considered increased growth rates due to planned housing developments. A total of 1,347 new lots are assumed to be developed in the next 10 years as shown in the following Table 2-15 taken from the 2022 Water System Plan:

TABLE 2-15 PLANNED HOUSING DEVELOPMENTS		
Housing Development	Status	# of Lots
Grandridge Estates Subdivision	Approved	437
Appleway Estates Subdivision	Approved	18
Butternut Short Plat	Approved	9
Euclid Meadows	Pre-plat submitted	123
Forsell Subdivision	Pre-plat submitted	110
N. Elm Subdivision	Proposed	300
Wilson Highway East	Proposed	200
Wilson Highway West	Proposed	150
TOTAL		1,347

Of the 1,347 proposed lots listed in the table, HLA previously reviewed possible developments totaling 983 lots, leaving 364 lots for further development in the next 10 years. Therefore, potential lots within the annexation area have been considered in the preparation of the updated Water System Plan and General Sewer Plan. However, our previous review did include Grapevine Estates, Monarch Investments, and the Emick Addition, which are not listed in Table 2-15, so developers of the other areas listed in the table may still be proceeding, which could accelerate the rate of residential growth above that considered in the planning documents.

Our comments below are consistent with the plans and assume future system deficiencies will be addressed as identified in the Water System Plan and General Sewer Plan. The Water System Plan calculated 212 additional ERUs were available in 2022 based on maximum day demand, and the ability to serve additional customers being limited by available storage volume. As a result, storage and source improvements are proposed to meet growth demands, including the demands placed on the system by the above planned housing developments.

Wyckoff Farm Proposed Comprehensive Plan and Rezone Update

The SEPA Checklist indicated how many residential lots are proposed within the 145.36-acre annexation area, and that approximately 581 homes would be constructed. At the Grandview average of 3.7 people per household, the added population would be 2,150 people.

Number of proposed residential lots = 581

Sewer: No sanitary sewer pipelines currently serve the parcels proposed for development. Sewer is located on the north edge of the proposed development in Ogle Road. The approximate depth of this sewer is 8.5 feet. The existing 10-inch sewer in Ogle Road should have adequate capacity to accept wastewater from the proposed development. Flow from the project will be reduced when compared to the 2022 General Sewer Plan projections as these parcels were modeled as industrial use (0.291 MGD/202 gpm) but are proposed to be redesignated to residential use (0.087 MGD/60 gpm). Existing pipeline, lift station, and wastewater treatment plant capacity are available to serve the proposed subdivision.

Water: An existing 10-inch water main ends at the Forsell Road and Wallace Way intersection and an existing 8-inch water main ends at the Bitters Loop and Forsell Road intersection. These water mains are not connected to each other and cannot provide minimum fire flow if only extended to the proposed development. Therefore, system looping will be needed to provide minimum fire flow. During the preliminary plat phase, the ability to loop the water main from Wallace Way to Bitters Loop and around the entire development should be investigated to improve fire flow and provide redundancy. The completed subdivision will increase average day demand by 129,000 gallons per day, and maximum day demand by 313,300 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 Water System Plan.

Should you have any questions or need more information, please call or email.

CITY OF GRANDVIEW HEARING EXAMINER

STAFF RECOMMENDATION FOR THE WYCOFF FARMS LLC FUTURE LAND USE MAP AMENDMENT AND REZONE

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

PERMIT INFORMATION:

<u>Project Name:</u>	Wycoff Farms Future Land Use Map (FLUM) Amendment and Rezone
<u>Zoning Designation:</u>	Agricultural
<u>Future Land Use Designation:</u>	Industrial
<u>Subject Parcel Number(s):</u>	230915-31006, 230915-32001, and 230915-32001
<u>Property Location:</u>	Along the north side of Forsell Road, east of Puterbaugh Road, and south of Ogle Road.

<u>Property Owner:</u>	Wycoff Farms LLC PO Box 249 Grandview, WA 98930
<u>Representative:</u>	Mark Ficus Halverson Northwest Law Group P.C. P.O. Box 22550 Yakima, WA 98907

<u>Recommendation:</u>	Approved
-------------------------------	----------

FINDINGS AND ANALYSIS

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

1. **Project Description:**

Wycoff Farms LLC is proposing to change the subject properties Future Land Use Map (FLUM) designation from Industrial to Residential and to change the implementing zoning district from AG Agricultural to R1 Low Density Residential. The parcels are in current agricultural production.

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

The existing FLUM designation is Industrial. The Grandview Comprehensive Plan defines that as areas for industrial development including manufacturing, processing, packaging, or storage of products or articles. These areas may also be appropriate for large commercial development

and for public facilities such as public works shops, water and wastewater facilities, and facilities of regional or statewide significance.

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

3. **Zoning:**

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

The proposed zoning is R1 Low Density Residential District. The purpose of that district is 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.

4. **Land Use:**

The existing use of the site is active agriculture (hop production). Low density residential and agriculture are the nearby and adjacent uses.

Location	Future Land Use	Zoning	Land Use
North	Urban Industrial (Yakima County)	M-1 Light Industrial (Yakima County)	Vacant/Residential
South	Residential/ Low Density Residential	R1 Low Density Residential	Residential/Agriculture
East	Residential	M1 Light Industrial	Residential/Agriculture
West	Urban Industrial (Yakima County)	M-1 Light Industrial (Yakima County)	Agriculture

5. **Jurisdiction and Process:**

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

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

6. **Processing Timeframe:**

The application has been processed as follows:

Application Submitted: October 19, 2023
Notice of Application: November 8, 2023
Final SEPA Determination: November 22, 2023
Hearing Examiner: December 6, 2023
City Council: To be scheduled

Three comments were received from public agencies:

- The Sunnyside Valley Irrigation District (SVID) stated that they have multiple facilities within the properties. Those facilities are within easements or rights-of-way, which have restrictions regarding private development.

Staff Response: There is no development proposed at this time. However, all future development on the site will be required to meet all of SVID's development standards in relation to their facilities.

- HLA, acting on behalf of the City of Grandview, provided comments on the availability of water and sewer to serve the area of the proposed rezone. While there is likely capacity in the systems if capital facilities continue to be built out, improvements will be required upon development of the properties.

Staff Response: Any future development will be reviewed at the time of application and any required infrastructure improvements will be required at that time.

- The Washington State Department of Transportation (WSDOT) provided comments on how the rezone has the potential to impact traffic volumes on Interstate 82, especially the Exit 73 interchange. They note that it is likely that traffic studies will be required upon future development of the site.

Staff Response: Future development on the site will require review and permitting, and will likely require a traffic study at that time.

7. Future Land Use Map Amendment Findings:

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

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

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

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

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

- A. *Land Use GOAL 1: To create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values.*
 - a. *Policy 1.1 Through land use management decisions, strive to influence both rates and patterns of growth in order to achieve goals of the Comprehensive Plan.*
 - b. *Policy 1.3 Encourage urban infill where possible to avoid sprawl and the inefficient leapfrog pattern of development.*
 - B. *Land Use GOAL 7: To preserve the character, agricultural heritage, and quality of life in Grandview and the surrounding rural areas that are part of the community.*
 - a. *Policy 7.2 Establish a pattern of development that supports a sense of community.*
 - b. *Policy 7.3 Encourage land use decisions that are sensitive to Grandview's history and culture.*
 - C. *Housing GOAL 1: Provide safe and sanitary housing for all persons within the community.*
 - a. *Policy 1.1 Support the development of a housing stock that meets the varied needs of the present community while attracting higher income residents.*
 - i. *Objective 1: Encourage the construction of new units to increase the local housing supply. New construction should provide for a moderate- to low-income and senior housing market demand as well as upscale residences. It should also provide for an appropriate mix of housing types and intensities (single-family, multifamily, group homes, adult family homes).*
 - ii. *Objective 6: Encourage more medium and high-value residential construction.*
 - D. *Housing GOAL 3: Encourage a mixture of housing types and densities throughout the UGA that are compatible with public service availability.*
3. Required changes to implementing regulations are identified prior to adoption of the proposed change, and are scheduled for revision, so that these implementing regulations remain consistent with the Comprehensive Plan;

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

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

Staff Findings: *The site is currently in agricultural production, with the nearby properties transitioning into a residential area from agricultural uses. Reclassifying the lands for residential use does not create significant adverse impacts on other uses in the area.*

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

Staff Findings: *This proposal is a large plot of land that is suitable for future residential development. It is adjacent to public roadways and is capable of being served by municipal services.*

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

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

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

Staff Findings: *Adequate public facilities are available near the site or can be extended to the site.*

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

Staff Findings: *The historic use of the site is for agricultural uses. Other uses nearby are agricultural or residential. The establishment of residential uses is compatible with those surrounding uses. Future industrial development to the north and west will be reviewed at time of development to ensure that impacts to residential uses are minimized.*

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

Staff Findings: *The other uses in the vicinity are able to function in harmony with residential use.*

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

Staff Findings: *The parcels are within the City of Grandview but are adjacent to unincorporated areas. The proposal does not have identified adverse impacts beyond city limits.*

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

Staff Findings: *No other considerations have been identified.*

8. Rezone Findings:

Grandview Municipal Code 17.88.060(A) states that after completion of an open record hearing on a petition for reclassification of property, the hearing examiner shall make and enter findings from the records and conclusions thereof which support its recommendation and find whether or not:

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

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

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

Staff Findings: *The proposal results in a large area within city limits that is in active agriculture being converted to residential uses. This does not result in a detriment to the*

surrounding area. The extensions of municipal utilities to the area will be a benefit to surrounding properties.

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

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

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

Staff Findings: No significant adverse impacts have been identified.

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

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

CONCLUSIONS:

1. The public notice requirements of the Grandview Municipal Code have been satisfied.
2. The City of Grandview has sufficient water, sewer, and street capacity.
3. SEPA Environmental review, as required by RCW 43.21C, has been completed, resulting in the issuance of a Determination of Non-Significance (DNS) on November 22, 2023.
4. Surrounding land uses are compatible with the proposed Residential Future Land Use Map Designation and subsequent R-1 Low Density Residential District.
5. The proposal is consistent with the goals and policies of GMA, the Grandview Comprehensive Plan, and the provisions of the Grandview Municipal Code.
6. The public use and interest will be served.

RECCOMENDATION:

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