



**CITY OF GRANDVIEW
NOTICE OF PUBLIC HEARING
GRANDVIEW MUNICIPAL CODE TEXT AMENDMENTS
CHAPTER 17.36 R-1P SINGLE-FAMILY RESIDENTIAL PARK DISTRICT**

NOTICE IS HEREBY GIVEN that the City of Grandview, Washington, will conduct a public hearing to receive comments on proposed zoning ordinance text amendments to amend Chapter 17.36 of the Grandview Municipal Code to allow single-family dwellings subject to development standards on existing lots within the R-1P Single-Family Residential Park District of the zoning ordinance.

Comment Period and Where to View Documents

The proposed text amendments 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 text amendments, (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 text amendments should be submitted no later than **Tuesday, February 27, 2024**.

Public Hearing

The City Council will hold a public hearing pursuant to GMC 14.03 on **Tuesday, February 27, 2024 at 7:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

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

Publish: Grandview Herald – January 24, 2024

City of Grandview, Washington

Hearing Examiner's Recommendations

In the Matter of Recommendations)
For Zoning Ordinance Text)
Amendments Submitted by:)
)
City of Grandview Staff)
)
To Amend Chapter 17.36 of the)
Grandview Municipal Code to)
Allow Single-Family Dwellings)
Subject to Development Standards)
On Existing Lots within the R-1P)
Single-Family Residential Park)
District of the Zoning Ordinance)

December 20, 2023

A. Introductory Findings. The introductory findings relative to the hearing process for these applications may be summarized as follows:

(1) The Hearing Examiner conducted an open record public hearing relative to several proposed zoning ordinance text amendments to GMC Chapter 17.36 on December 6, 2023.

(2) Byron Gumz, the YVCOG Regional Land Use Manager serving as Planner for the City of Grandview, presented his staff report which recommended text amendments to Chapter 17.36 of the Grandview Municipal Code relative to the R-1P Single-Family Residential Park District in order to allow single-family dwellings subject to development standards on lots within that zoning district.

(3) City staff members recommended the proposed text changes and no testimony or written comments were submitted in opposition to any of them.

(4) These recommendations have been submitted within 14 days of the open record public hearing of December 6, 2023.

B. Summary of Recommendations. The Hearing Examiner recommends that the Grandview City Council approve the requested text amendments to Chapter 17.36 of the Grandview Municipal Code relative to the R-1P Single-Family Residential Park District.

C. Basis for Recommendations. Based upon the information contained in the staff report, exhibits, testimony and other evidence presented at an open record public hearing on December 6, 2023, the Hearing Examiner makes the following:

FINDINGS

I. Applicant. These recommended text amendments have been initiated by staff of the City of Grandview.

II. Applicant's Reasons for Requesting the Text Amendments. The text amendments are requested because Chapter 17.36 of the Grandview Municipal Code relative to the R-1P Single-Family Residential Park District does not currently allow for single-family dwellings to be constructed or placed on lots in this zone.

III. Jurisdiction and Process. GMC §14.03.030 identifies the adoption of development regulations and amendments as a legislative decision with the process prescribed by Table 14.09.080. Since GMC §2.50.080(C)(5) provides that the Hearing Examiner is the responsible party for conducting public hearings in accordance with Title 14, the Hearing Examiner has conducted the open record public hearing for this matter and has issued these recommendations to the City Council. GMC Table 14.09.080 requires that the City Council shall make the

decision relative to the proposed text amendments to the zoning ordinance. The steps required to process this application have been as follows:

Notice of the Open Record Public Hearing:	November 8, 2023
Open Record Public Hearing Conducted:	December 6, 2023
Commence 60-Day Notice of Intent to Adopt:	Upon Receipt of the Hearing Examiner Recommendations
City Council Hearing:	To be Scheduled

IV. Environmental Review under the State Environmental Policy Act (SEPA).

It has been determined that this process is categorically exempt from SEPA review in accordance with WAC 197-11-800(19) relative to procedural actions since the proposed changes do not contain any substantive changes respecting use or modification of the environment.

V. The Standards and Criteria for Approval of Zoning Ordinance Text Amendments. GMC §14.03.035 provides that a Hearing Examiner may make land use decisions as determined by the City Council at the request of either the Planning Commission or City Administrator. GMC §2.50.080(C)(5) provides that the Hearing Examiner is responsible for conducting public hearings in accordance with GMC Title 14. GMC §14.09.030(A)(4) provides that recommendations are to be made to the City Council regarding proposed “developments” in accordance with GMC Title 14. GMC §14.01.040(H) defines a “development” as any land use permit or action regulated by GMC Titles 14 through 18. GMC §17.88.020(B)(1) provides that the Hearing Examiner renders a recommendation to the City Council for zoning text amendments in accordance with Chapter 2.50 GMC and GMC Title 14. GMC §14.09.030(A)(3) and GMC §14.09.030(A)(4) provide the applicable procedures. GMC §14.09.030(A)(3)(c) provides that the Hearing Examiner is not to recommend approval of a proposed “development” such as these requested zoning

ordinance text amendments governed by GMC Title 14 without making the following findings and conclusions:

(1) The development (proposed Text Amendments to the Zoning Ordinance) is consistent with the Comprehensive Plan and meets the requirements and intent of the Grandview Municipal Code. There is no site-specific action proposed. This is a non-project action. The request is for approval of zoning ordinance text amendments in order to allow for single-family dwellings to be constructed or placed on lots in this zone. The proposal is consistent with the purpose of the Comprehensive Plan which is to guide the City of Grandview's development regulations rather than prescribe those regulations. In addition, the proposed text amendments are consistent with the following policies of the Comprehensive Plan:

- (a) Policy 1.3: Encourage urban infill where possible to avoid sprawl and the inefficient leapfrog pattern of development;
- (b) Policy 3.1: Building where public facilities and services exist;
- (c) Policy 3.2: Build in City limits prior to UGA development;
- (d) Policy 4.2: Provide residential areas with a variety of housing densities, types, sizes, costs and locations;
- (e) Policy 4.6: Attempt to assure that basic community values and aspirations are reflected in the City's planning program, while recognizing the rights of individuals to use and develop private property in a manner consistent with City regulations.

The requested zoning ordinance text amendments would also meet the requirements and intent of the City's zoning ordinance which is to implement the general guidelines and policies of the Comprehensive Plan designations by specifying permitted uses and development regulations for the uses.

(2) The development (proposed Text Amendments to the Zoning Ordinance) makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes. This criterion does not apply because the proposal is a non-project action.

(3) The development (proposed Text Amendments to the Zoning Ordinance) adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18. The City determined that this non-project action is categorically exempt from SEPA review as a procedural action

because the proposed changes do not contain substantive standards respecting use or modification of the environment.

(4) **The development (proposed Text Amendments to the Zoning Ordinance) is beneficial to the public health, safety, morals and welfare and is in the public interest.** The requested changes to the zoning ordinance will allow for the construction or placement of single-family dwellings on lots in the R-1P Single-Family Residential Park District which is currently not allowed and will specify development standards for that additional permitted use.

(5) **The development (proposed Text Amendments to Comprehensive Plan Residential Designations) does not lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan. If the development results in a level of service lower than those shown in the Comprehensive Plan, the development may be approved if improvements or strategies to raise the level of service are made concurrent with the development. For the purpose of this section, "concurrent with the development" is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development.** This criterion does not apply because the proposal is a non-project action which does not generate any traffic.

(6) **The area, location and features of any land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development, and are proportional to the impacts created by the development.** This criterion is not applicable because the proposal is a non-project action which does not involve any dedication of land.

CONCLUSIONS

Based upon the Findings, the Hearing Examiner concludes as follows:

(1) The Hearing Examiner has authority to recommend that the Grandview City Council approve text amendments to the zoning ordinance.

(2) The public hearing notice requirements of the Grandview Municipal Code have been satisfied.

(3) This process has been determined to be categorically exempt from SEPA environmental review.

(4) The requested zoning ordinance text amendments satisfy all of the applicable criteria for approval required by GMC §14.09.030(A)(3)(c).

RECOMMENDATIONS

The Hearing Examiner recommends that the Grandview City Council approve the text amendments to Chapter 17.36 of the Grandview Municipal Code relative to the R-1P Single-Family Residential Park District to hereafter read as set forth in the attachment hereto which shows the recommended additional language by underlining and the recommended language deletions by strikethroughs.

DATED this 20th day of December, 2023.


Gary M. Cuillier, Hearing Examiner

Chapter 17.36

R-1P SINGLE-FAMILY RESIDENTIAL PARK DISTRICT

Sections:

- 17.36.010 Purpose.
- 17.36.030 Permitted uses.
- 17.36.040 Permitted accessory uses.
- 17.36.050 Conditional uses.
- 17.36.060 Development standards.
- 17.36.070 Minimum requirements.
- 17.36.080 Area regulations – Construction and siting standards.

17.36.010 Purpose.

The R-1P single-family residential park district is established to provide for medium density residential areas which would be compatible for the development of residential parks, and to prohibit the development of incompatible uses that are detrimental to the residential character. It is also to provide protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. (Ord. 2011-29 § 5 (Att. B)).

17.36.030 Permitted uses.

The following uses shall be permitted in the R-1P single-family residential park district:

A. Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in GMC 17.36.060;

B. Residential parks which are licensed for the placement of individual single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home within the approved park boundaries and subject to the standards as set forth in this chapter; and

BC. Community recreation facilities, clubhouse, park office, laundry, storage and similar uses appurtenant to the residential park residents only. (Ord. 2011-29 § 5 (Att. B)).

17.36.040 Permitted accessory uses.

The following uses shall be permitted as accessory in the R-1P single-family residential park district:

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

B. Home occupations, as defined in GMC 17.12.220;

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

AD. Accessory uses and structures incidental to the convenience needs within the park and related to any permitted use; provided no container storage, as defined in GMC 17.12.430, shall be permitted;

B. All accessory buildings shall be constructed in conformance with the city building code and placed upon an individual site in accordance with the required dimensional regulations of this zone;

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

DE. Group homes as defined in GMC 17.12.215;

EG. Adult family homes as defined in GMC 17.12.032. (Ord. 2017-1 § 11; Ord. 2011-29 § 5 (Att. B)).

17.36.050 Conditional uses.

The following uses are permitted subject to approval of a special permit as provided in Chapter 17.86 GMC:

- A. Public and quasi-public uses related to the district; and
- B. Private nursery school, preschool, child mini-day care and child day care center. (Ord. 2011-29 § 5 (Att. B)).

17.36.060 Development standards.

A. Minimum lot area: 5,000 square feet ~~per unit~~;

B. Minimum park district size: five acres;

C. Lot coverage: 50 percent;

D. Minimum yard setbacks:

1. Front: 20 feet.

2. Side: five feet.

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

4. Rear:

a. Principal building: equal 10 feet.

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

~~1. No individual home site shall be closer than 20 feet to any park boundary or street right-of-way nor closer than 10 feet to an interior private street except that the setback dimension may be reduced by half if a solid fence or wall is provided at the park boundary or street right-of-way.~~

~~2. There shall be a minimum side-to-side dimension of 20 feet between homes and a minimum end-to-end dimension of 10 feet between homes.~~

~~3. Accessory structures: there shall not be less than 10 feet between any home and any detached carport;~~

E. Maximum building height:

1. Principal building: 25 feet;

~~2. Accessory buildings: 15 feet;~~

F. Fences and hedges: see Chapter 17.75 GMC;

G. Parking: see Chapter 17.78 GMC;

H. Landscaping. The landscape provisions shall be in addition to the landscape and screening provisions provided in Chapter 17.75 GMC. In apparent cases of conflict between provisions, the most restrictive shall prevail. A planting strip, not less than 20 feet in width, shall be located along all lot lines of a residential park not bordering a public street, except that distance may be reduced to 10 feet if a solid wall or fence is provided. Such planting strips shall be composed of one row of deciduous and/or evergreen trees, spaced not more than 40 feet apart and not less than three rows of shrubs, spaced not more than eight feet apart of which the trees will grow to a height of five feet or more after one full growing season and of which the shrubs will eventually grow to a height of not less than six feet. The setback areas of a residential park adjoining a public street shall be planted in grass or shrubbery. All such required landscaping shall be maintained in a healthy living condition for the life of the residential park;

I. Recreational Area. A central recreational area shall be established in each residential park created pursuant to the provisions of this chapter. The size of each area shall be at least 200 square feet per home site. The recreation area may contain community club houses, swimming pools, shuffleboard courts and similar facilities. The public works director may permit decentralization of the recreational facilities in accordance with principles of good planning; provided, that the total recreational area meets the above stated minimum size. The recreational areas shall be easily accessible, improved and maintained in such a manner so as to provide adequate recreational facilities for the residents of a home residential park. (Ord. 2013-10 § 1; Ord. 2011-29 § 5 (Att. B)).

17.36.070 Minimum requirements.

A. No recreational vehicle sites for occupancy purposes shall be permitted within any residential park. An RV storage area shall be provided in all residential parks sufficient in size to permit the storage of one RV/boat for every two residential lots; and

B. Development and other minimum requirements for residential parks are provided in GMC Title 12, Streets, Sidewalks and Public Places, GMC Title 13, Public Services, GMC Title 15, Buildings and Construction, GMC Title 16, Subdivisions, and GMC Title 17, Zoning; and

C. Covenants, property owner agreements or other provisions, which will govern the use, maintenance and perpetual care of the R-1P single-family residential park district and all of its open space and property held in common. (Ord. 2011-29 § 5 (Att. B)).

17.36.080 Area regulations – Construction and siting standards.

A. Roof Slope. Roof slope shall be not less than a three-foot rise for each 12 feet of horizontal run.

B. Roofing Materials. Roofing materials shall be compatible in appearance with surrounding homes.

C. Siding Materials. Siding materials shall be wood or other material compatible with surrounding homes that have siding materials commonly used on conventional site-built International Building Code single-family residences.

D. All manufactured homes shall comply with the following standards:

1. Age Restriction. All manufactured homes shall have to be a “new manufactured home” and shall not be more than five years old as determined by the manufacturer’s date.

2. Pit Set. Manufactured homes shall be “pit set” with the first floor elevation no more than 12 inches above finished grade. The pit shall be of sufficient depth to accommodate 18 inches’ clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code. Skirting or side walls shall be installed around the perimeter and the tongue and axles shall be removed.

3. Transportation Equipment. All wheels, tongues and other transportation equipment must be removed when the manufactured home is placed upon a lot.

4. Facade. All manufactured homes shall have skirting and exterior siding that will match those of a typical site-built residence.

5. HUD Code. All manufactured homes must conform to the U.S. Department of Housing and Urban Development (HUD) 1976 Federal Manufactured Home Construction and Safety Standards Act.

E. Replacement of a nonconforming mobile home/manufactured home on an individual lot shall be with a new manufactured home or by a stick-built home meeting current lot setback requirements.

F. Residential dwellings located within the 100-year floodplain shall conform to the Grandview flood ordinance and shoreline master program. (Ord. 2021-8 § 1; Ord. 2013-10 § 2; Ord. 2011-29 § 5 (Att. B)).