

City of Grandview – Development Regulations Update

April 2016

Concurrency:

TITLE 14 ADMINISTRATION OF DEVELOPMENT REGULATIONS

14.10.100 Project review.

A. Certificate of Concurrency.

1. A concurrency evaluation shall be completed by the administrative official at the time a development permit is applied for or during the course of permit review. The administrative official shall conclude the review by either determining the proposed project does not meet LOS standards, or is exempt from concurrency review, or meets LOS standards whereby a certificate of concurrency shall be issued and attached to the development permit application. A proposed project that does not meet LOS standards shall be prohibited unless mitigation methods, as described in GMC 14.10.110, are implemented to meet LOS standards

2. The permit applicant shall provide the city with all information and applicable fees required by the administrative official to complete a concurrency evaluation on the proposed development. It shall be the responsibility of the applicant to provide studies, surveys, traffic counts, engineering reviews or any other items of information determined to be necessary for an accurate concurrency evaluation.

3. A certificate of concurrency shall be accorded the same terms and conditions as those for the underlying development permit. If a development permit time line is extended, the certificate shall also be extended for the same time duration. A certificate of concurrency shall be valid only for the development permits approved for the same parcel and is transferable to any new owners of the parcel in which it was issued.

4. A certificate of concurrency shall expire simultaneously with the expiration or city revocation of the development permit for which it applies. In the absence of a development permit expiration date, the certificate of concurrency shall expire one year from the time the development permit was issued.

5. An applicant may request a preliminary permit application meeting with the administrative official to discuss potential concurrency requirements prior to formally applying for a development permit or permits.

B. Traffic Impact Calculations.

1. Trip Generation. Traffic calculations shall be based on the trip generation averages described within the latest available edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual for the particular type and extent of the development being proposed.

2. **Concurrency Test.** The projected number of trips generated by a proposed development shall be subtracted from available capacity of the impacted transportation facility. If projected demand is less than available capacity, the project is not adverse to level of service standards and shall be issued a certificate of concurrency.

3. **Area of Impact.** At a minimum, the area of impact used to determine concurrency shall be the following distances beginning at the point of access of the development to the nearest point of the affected transportation facility:

a. **Residential development:**

i. Ten dwelling units or less: one-quarter mile;

ii. Eleven to 50 dwelling units: one-half mile;

iii. Over 50 dwelling units: one mile.

b. **Nonresidential development:**

i. Up to 100 vehicular trips: one-quarter mile;

ii. One hundred to 500 vehicular trips: one-half mile;

iii. More than 500 vehicular trips: one mile. (Ord. 1610 Ch. 2 § 2, 2001).

Subdivision Written Findings:

TITLE 16 SUBDIVISIONS

16.12.110 Approval or disapproval by city council.

If the city council finds that the proposed plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare and for such open spaces, drainageways (Stormwater retention and detention), streets, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school, and the public use and interest will be served by the platting of such subdivision and dedication, then it shall be approved. The proposed plat may be disapproved because of flood, inundation or swamp conditions. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under RCW 82.02.050 through 82.02.090 shall be allowed that constitutes an unconstitutional taking of

private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners. Every decision or recommendation made by the city council shall include findings of fact and conclusions to support their decision or recommendation and shall be incorporated within the council minutes. (Ord. 1453 § 9, 1996; Ord. 1105 § 3(E)(5), 1984).

Preliminary Subdivision Approvals:

TITLE 16 SUBDIVISIONS

16.16.010 Generally.

A. A final plat meeting all design standards and improvements required by this title shall be submitted to the city council for approval. ~~based on the timeline below within five years of the date of preliminary plat approval.~~

- ~~1. Seven years if the date of preliminary plat approval is on or before December 31, 2014~~
- ~~2. Five years if the preliminary plat approval is issued on or after January 1, 2015~~
- ~~3. Ten years if the project is located within city limits, not subject to the shoreline management act, and the preliminary plat is approved on or before December 31, 2007.~~

B. An applicant who files a written request with the city council at least 30 days before the expiration of the ~~times five-year period~~ listed above may be granted one one-year extension upon a showing that the applicant has attempted in good faith to submit the final plat within the ~~five-year time~~ period. The final plat shall conform to the preliminary plat design, including recommendations made by the city council. (Ord. 1453 § 11, 1996; Ord. 1105 § 3(F), 1984).

Unconstitutional Taking:

TITLE 17 ZONING

17.04.020 Purpose of title.

The purpose of this title is to implement the comprehensive plan for the Grandview urban area. This title is to also further the purpose of promoting the health, safety, convenience, comfort, prosperity and general welfare of the present and future inhabitants of the Grandview urban area, and:

- A. To encourage and facilitate the orderly growth and development of the Grandview urban area.
- B. To provide adequate open space for light and air, to prevent overcrowding of the land, and to lessen congestion on the streets.

- C. To secure economy in municipal expenditures, to facilitate adequate provisions for transportation, water, sewer, schools, parks, and other public facilities and services.
- D. To increase the security of home life and preserve and create a more favorable environment for citizens and visitors of the Grandview urban area.
- E. To secure safety from fire, panic and other dangers.
- F. To stabilize and improve property values.
- G. To enhance the economic and cultural well-being of the inhabitants of Grandview.
- H. To promote the development of a more wholesome, serviceable and attractive city resulting from an orderly, planned use of resources. (Ord. 2011-29 § 5 (Att. B)).

I. Provide regulatory and administrative actions that do not result in an unconstitutional taking of private property;

Family Day Care Providers:

TITLE 17 ZONING

Chapter 17.12 - Definitions

17.12.196 Family Day Care Providers.

“Family Day Care Providers” means a child care provider who regularly provides early childhood education and early learning services for not more than twelve children in the provider’s home in the family living quarters

Chapter 17.20 – MR Manufactured Home Park District

17.20.090 Permitted accessory uses.

The following uses shall be permitted as accessory to a permitted use in the MR Manufactured Home Park district:

A. In home Family daycare 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;

Chapter 17.26 – R-1S Single-Family Residential Suburban District

17.26.030 Permitted accessory uses.

The following uses shall be permitted as accessory to a permitted use in the R-1S suburban 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; except on lots that are 12,000 square feet or more the height may be increased by three feet and the area may increase by 200 square feet;

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](#), will be permitted;

D. Agricultural uses (limited), as defined in GMC [17.12.040](#), except that the keeping of animals shall be permitted on parcels consisting of 10,000 square feet over and above an area equal in size to 12,000 square feet set aside for the dwelling on the parcel;

E. Animals permitted in GMC [6.12.010](#) and [6.12.020](#) are permitted accessory uses; provided, that all animals and barns, barnyards, chicken houses, and corrals shall be located and contained not less than 25 feet from a public roadway and not less than 100 feet from any adjoining or abutting property held under separate ownership;

F. 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;

G. Group homes as defined in GMC [17.12.215](#);

H. Adult family homes as defined in GMC [17.12.032](#). (Ord. 2013-6 § 1; Ord. 2011-29 § 5 (Att. B)).

Chapter 17.30 – R-1 Low Density Residential District

17.30.030 Permitted accessory uses.

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

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

B. Home occupations, as defined in GMC [17.12.220](#);

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

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

E. Group homes as defined in GMC 17.12.215;

F. Adult family homes as defined in GMC 17.12.032. (Ord. 2013-7 § 1; Ord. 2011-29 § 5 (Att. B)).

Chapter 17.34 – R-2 Medium Density Residential District

17.34.030 Permitted accessory uses.

The following uses shall be permitted as accessory to a permitted use in the R-2 district:

A. Detached single-family 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 by GMC 17.12.220;

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

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

E. Group homes as defined in GMC 17.12.215;

F. Adult family homes as defined in GMC 17.12.032. (Ord. 2013-8 § 1; Ord. 2011-29 § 5 (Att. B)).

Chapter 17.35 – R-3 High Density Residential District

17.35.030 Permitted accessory uses.

The following uses shall be permitted as accessory to a permitted used in the R-3 district:

A. Detached single-family 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 by GMC 17.12.220;

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

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

E. Group homes as defined in GMC 17.12.215;

F. Adult family homes as defined in GMC 17.12.032. (Ord. 2013-9 § 1; Ord. 2011-29 § 5 (Att. B)).

Chapter 17.36 – R-1P Single-Family Residential Park District

17.36.040 Permitted accessory uses.

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

A. 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;

C. 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;

D. Group homes as defined in GMC 17.12.215;

E. Adult family homes as defined in GMC 17.12.032. (Ord. 2011-29 § 5 (Att. B)).

Chapter 17.41 – O Office District

17.41.030 Permitted accessory uses.

A. Incidental sales and services, such as food service, pharmacies and retail sales to serve occupants and patrons of an established principal use, provided the accessory use is conducted within the principal building; and

B. 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; and

C. Accessory uses and accessory buildings including storage buildings are permitted in the office district as defined under GMC [17.12.020](#) and [17.12.115](#); excluding container storage, as defined in GMC [17.12.430](#); and

D. Single-family residential use within the business structures. Such residential use shall not exceed 40 percent of the business structure and the residence's entrance must not front on the same street as the business entrance. In addition, said residence must be occupied only by the owner or the manager of the business in which the residence is located; and

E. Adult family homes as defined in GMC [17.12.032](#); and

F. Electric vehicle battery charging stations, as defined in GMC [17.12.186](#). (Ord. 2011-29 § 5 (Att. B)).

Chapter 17.42 – C-1 Neighborhood Business District

17.42.030 Permitted accessory uses.

Accessory uses and accessory buildings including storage buildings are permitted in the C-1 district as defined under GMC [17.12.020](#) and [17.12.115](#); excluding container storage, as defined in GMC [17.12.430](#); and:

A. 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.

B. Adult family homes as defined in GMC [17.12.032](#).

C. Electric vehicle battery charging stations, as defined in GMC [17.12.186](#). (Ord. 2011-29 § 5 (Att. B)).

Chapter 17.44 – C-2 General Business District

17.44.030 Permitted accessory uses.

The following accessory uses and buildings, as respectively defined in GMC [17.12.020](#) and [17.12.115](#), shall be permitted in the C-2 district:

A. Parking lots, see Chapter [17.78](#) GMC;

B. Alcoholic beverage sales for on-site consumption provided it is located within a restaurant area;

C. Other uses clearly incidental or secondary to a principal use;

D. Beer/wine beverage sales for on-site and off-site consumption provided the product is produced on site in a micro-brewery and/or micro-winery;

E. Sales of micro-brewery products and nonfortified wines for off-site consumption provided such sales are in conjunction with an establishment selling predominately, based upon floor area, home brewing and/or wine making equipment as permitted in GMC [17.44.020](#);

F. Storage buildings are permitted;

G. 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;

H. Electric vehicle battery charging stations, as defined in GMC [17.12.186](#);

I. Adult family homes as defined in GMC [17.12.032](#). (Ord. 2013-11 § 1; Ord. 2011-29 § 5 (Att. B)).

Chapter 17.50 – BP Business Park District

17.50.030 Permitted accessory uses.

The following accessory uses and buildings as respectively defined in GMC [17.12.020](#) and [17.12.115](#) shall be permitted in the business park district:

A. Warehousing, provided said use does not occupy more than 35 percent of any structure;

B. Auditoriums and conference facilities;

C. Day care for family members of employees;

D. Above and below ground tank storage of critical material. Above ground tanks shall not exceed 20 feet in height and shall be painted a neutral color to match or complement the principal building. Additionally, the first seven feet of all ground tanks shall be screened by a solid masonry wall;

E. Storage buildings; excluding container storage, as defined in GMC [17.12.430](#);

F. Electric vehicle battery charging stations, as defined in GMC [17.12.186](#). (Ord. 2011-29 § 5 (Att. B)).

G. 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;