



**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): Dan Swanson dba KDS Development, Inc.
Property Owner(s): Matthew & Lyndia Charvet
Proposed Project: Appleway Estates Subdivision – Rezone & Preliminary Plat – 18 Lots
Proposed Zoning: R-1 Low Density Residential
Application Date: September 9, 2020
Application Acceptance: October 6, 2020
Decision-Making Authority: City of Grandview

Location of Project: 501 and 505 Appleway Road, Grandview, Yakima County, Washington.
Parcel Nos. 230922-32472, 230922-32474 and 230922-32475

Project Description: Applicants request rezone and preliminary plat approval for a residential subdivision.

Requested Approvals & Actions: Rezone and preliminary plat approval.

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

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

Environmental Determination

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

are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **THURSDAY, OCTOBER 29, 2020**.

Comment Period and Where to View Documents

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than **THURSDAY, OCTOBER 29, 2020**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **THURSDAY, OCTOBER 29, 2020** may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **THURSDAY, NOVEMBER 12, 2020 at 3:00 p.m.**, via teleconference as follows:

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/681154573>

You can also dial in using your phone.

United States: +1 (224) 501-3412

Access Code: 681-154-573 #

Audio Pin: 1 #

New to GoToMeeting? Get the app now and be ready when your first meeting starts:
<https://global.gotomeeting.com/install/681154573>

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.

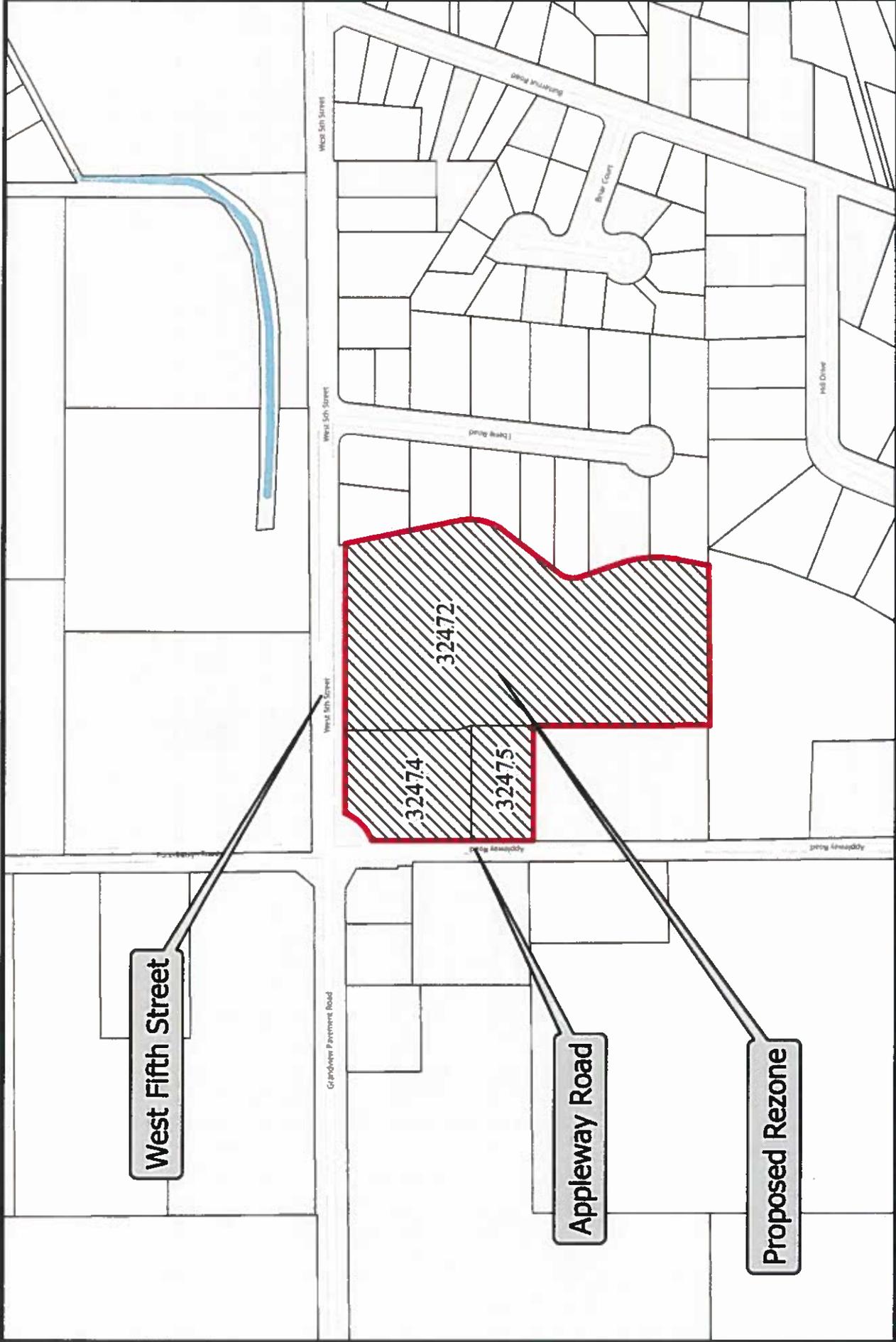
CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – October 14, 2020

Property Posted: October 14, 2020

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): October 12, 2020



West Fifth Street

Appleyard Road

Proposed Rezoning



Appleyard Estates
Rezoning



Publication
Map



**Publication
Map**



**Appley Estates
Preliminary Plat**



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

RECEIVED
SEP - 9 2020
CITY OF GRANDVIEW

REZONE APPLICATION
Grandview Municipal Code Chapter 17.88 Amendments and Rezoning

Applicant(s): KDS Development Inc.

Mailing Address: 32814 SE 110th St. Issaquah, WA 98027

Telephone: (Home) 206-948-4455 (Business) _____

Owner (if other than applicant): Matthew & Lydia Charvet

Mailing Address: 501 Appleway Rd. Grandview WA 98930

Telephone: (Home) _____ (Business) _____

Property Address/General Location: 501 Appleway Rd, Grandview WA

Parcel No(s): 230922-32472, 32474, 32475 ^{505 Appleway Rd, Grandview, WA} *SEC*

Legal Description (or attach copy): See attached ~~BLA~~ SEC

Current Zoning: AG Proposed Zoning: R-1

Current use of the property: Agriculture

Proposed use of the property: Single family homes

Comprehensive Plan Designation: Single Family Homes

Use of adjacent properties: Agriculture and housing

Property Dimensions: appropriately 5 acres *AP*
5.79 acres (approx 350' wide x 725' deep)

Why is the proposed rezone in the public interest? Demand for housing in the
area.

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.

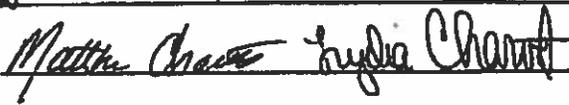
The applicant/property owner hereby certifies that all of the above statements and the statements in any exhibits and maps transmitted herewith are true under penalty of perjury by the laws of the State of Washington; and the applicants acknowledge that any rezone granted based on this application may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

Application prepared by: J.A.C.E (Developers engineer) Dated: 9-3-2020

on behalf of Dan Swanson (KDS Development) Applicant

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

Signature of Applicant(s):  DAN SWANSON

Signature of Property Owner(s):  Matthew Chase Lydia Chase

Date Received: 9/9/20 Receipt No. 111055 By: AP

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

APPLICATION ACCEPTED AS COMPLETE: 10/6/2020

following CHA meeting AP



Publication
Map



Appleyway Estates
Rezone



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

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SEP - 9 2020
CITY OF GRANDVIEW

SUBDIVISION APPLICATION
(Includes Short Subdivisions and Binding Site Plans)

PLAT NAME: Appleway Estates Subdivision

APPLICANT(S): KDS Development Inc.

Mailing Address: 32814 SE 110th St. Issaquah WA 98027

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

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

Name: Matthew & Lydia Charvet

Mailing Address: 501 Appleway Rd. Grandview WA 98930

Phone: 509-830-5622

ENGINEER/SURVEYOR INFORMATION:

Name of Licensed Civil Engineer: J.A.C.E.

Mailing Address: 3505 S. Volland St, Kennewick WA 99337

Phone: 509-302-7624

Name Surveyor: Stratton Surveying & Mapping

Mailing Address: 313 N. Morain St. Kennewick WA 99336

Phone: 509-735-7364

PROPERTY:

Address: 501 Appleway Rd. Grandview Wa Parcel # 230922-32472 *DEC*

Zoning: AG (Changing to R-1) Size(Acres): 5.179 *approximately 5 acres*

Existing Utilities Available: City Water & Sewer, SVID Irrigation, PP&L power

PROPOSED USE OF PROPERTY:

Number of Lots: 18

Typical Lot Size: 11,606

Price Range: 60-80K

Protective Covenants: _____

Public Areas: None Proposed

Amount of Land for Public Dedication: 0.995

Utilities: Withing public R/W

Street Improvements: Yes, Approximately 900' of city Residential street

CONDOMINIUM DEVELOPMENT

Yes
No

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

RELEASE/HOLD HARMLESS AGREEMENT

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

PERMISSION TO ENTER SUBJECT PROPERTY

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

DEVELOPMENT RIGHTS

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

APPLICANT CERTIFICATE OF TRUTH

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

is false.

PRESENCE AT PUBLIC HEARINGS

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

[Signature] DAN SWANSON 10/2/2020
Signature of Applicant(s) Date

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

I, Matthew Charvet Lydia Charvet
(Owner's Name(s))

do hereby authorized _____
(Applicant(s) Name(s))

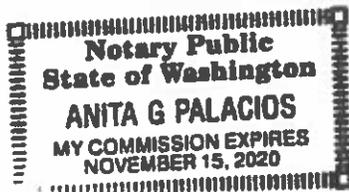
to act on my behalf as my agent in regard to the above application.

Owner(s) Signature: Matth Charvet Lydia Charvet

Date Signed: 9-9-20

STATE OF WASHINGTON
COUNTY OF YAKIMA

On this 9th day of September, 2020 Matthew & Lydia
personally appeared before me, who is personally known to me, whose identity I proved
on the basis of satisfactory evidence, or whose identity I proved on the oath/affirmation of Charvet
a credible witness, to be the signer of the above instrument, and
he/she acknowledged that he/she executed it.



[Signature]
Notary Public
Residing at The Cove
My commission expires 11/15/2020

Date Received: 9/9/20 By: AP Receipt No.: 111055

Fee Amount: \$ 500 Additional Fees: \$ 25 x 18LC13 = \$450

APPLICATION ACCEPTED AS COMPLETE/APPROVED:

AP Date: 10/6/20
following BHA recording



**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): Dan Swanson dba KDS Development, Inc.

Property Owner(s): Matthew & Lyndia Charvet

Proposed Project: Appleway Estates Subdivision – Rezone & Preliminary Plat – 18 Lots

Proposed Zoning: R-1 Low Density Residential

Location of Project: 501 and 505 Appleway Road, Grandview, Yakima County, Washington.
Parcel Nos. 230922-32472, 230922-32474 and 230922-32475

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. Comments must be submitted by: **October 29, 2020**
- 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. Comments must be submitted by:

Responsible official: Cus Arteaga

Position/title: City Administrator/Public Works Director

Phone: (509) 882-9200

Address: 207 West Second Street, Grandview, WA 98930

Email: carteaga@grandview.wa.us

Date: October 14, 2020

Signature: _____

SEPA ENVIRONMENTAL CHECKLIST

RECEIVED

SEP 11 2020

CITY OF GRANDVIEW

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 [\[HELP\]](#)

1. Name of proposed project, if applicable: Appleway Estates Subdivision (18 lots) & Rezone
2. Name of applicant: KDS Development Inc.

3. Address and phone number of applicant and contact person: **32814 SE 110th St. Issaquah WA, 98027, 425-222-4818**

4. Date checklist prepared: **September 4, 2020**

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

6. Proposed timing or schedule (including phasing, if applicable): **Winter construction with completion in March 2021**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? **No.**

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. **There are not such pending applications.**

10. List any government approvals or permits that will be needed for your proposal, if known. **Re-zone by the City of Grandview, WA**

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.) **Subdivide the approximately 6 acre area into single family residential lots**

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. **See Attached legal descriptions of the real property, vicinity map and topographic map**

B. Environmental Elements [\[HELP\]](#)

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

a. General description of the site: **Approximately 6 acres, recently used as agriculture.**

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

b. What is the steepest slope on the site (approximate percent slope) **Not more than 3% grade**

- 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. **Sandy 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. **No significant filling is anticipated, grading and excavation is anticipated for installation of utilities, roads, sidewalks, curbs, and residential home construction.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **40-60 %**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Erosion and Sediment Control plans will be prepared and reviewed & approved by the city as per Eastern Washington Storm water regulations.**

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

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Dust control will be managed with watering as required. Construction emissions will be limited to typical daytime operating hours.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None known**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **None**

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

a. **Surface Water:** [\[help\]](#)

- 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.

There is no surface water on or near the property.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **No.**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **None.**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No.**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **No.**
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No.**

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **No.**
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **N/A**

c. Water runoff (including stormwater): **Run-off will be collected and managed with on-site system including ponds, drywells and infiltrations trenches.**

- 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. **Irrigation will be reduced to landscaping needs on individual lots. Run-off will remain on site as described above.**
- 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: **All run-off to remain on site and existing drainage patterns will not be impacted.**

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

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

- ___deciduous tree: alder, maple, aspen, other
- ___evergreen tree: fir, cedar, pine, other
- ___shrubs
- ___grass

- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? **Grasses and weeds**
- 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: **Landscaping will be installed and selected by individual home owners once home in built.**
- e. List all noxious weeds and invasive species known to be on or near the site.

Indigenous grasses and weeds

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

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

Examples include:

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

Hawks, deer, Kestrels, mice, sage rats

- 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.
Yes, the site is located within the Pacific Fly-Way Migration Route
- d. Proposed measures to preserve or enhance wildlife, if any: **None**
- e. List any invasive animal species known to be on or near the site. **None**

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

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

City of Grandview water and sewer; Natural gas, electricity,

- 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: **Up to individual home owners and builder. None by developer.**

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

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **None**
- 1) Describe any known or possible contamination at the site from present or past uses.
Currently orchard with the majority being organic. No contamination anticipated.
 - 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. **There are none known.**
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **None**
 - 4) Describe special emergency services that might be required. **Typical residential police and fire services will be required.**
 - 5) Proposed measures to reduce or control environmental health hazards, if any: **None**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None known.**
- 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. **Construction activity during development and home building only.**
- 3) Proposed measures to reduce or control noise impacts, if any: **Daytime normal construction schedual.**

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

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
Current use is agricultural (orchard and vineyard). The proposal will not affect current uses of nearby and adjacent lands.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Yes. It is anticipated that the entire 6 acres will be converted to single family low density residential use.

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 such effect is anticipated.**

c. Describe any structures on the site. **Currently cleared of last years agricultural crops.**

d. Will any structures be demolished? If so, what? **None.**

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

f. What is the current comprehensive plan designation of the site? **R-1 Low Density Residential**

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? Estimated at approximately 18 homes with 2.5 people per home, 45 residents once complete.

j. Approximately how many people would the completed project displace? **None.**

k. Proposed measures to avoid or reduce displacement impacts, if any: **None**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **City review and approvals will be required.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **None.**

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

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **Proposed at 18 lots**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None**

c. Proposed measures to reduce or control housing impacts, if any: **None**

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

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **1 and 2 story typical housing.**
- b. What views in the immediate vicinity would be altered or obstructed? **None**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **None**

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Installation of typical street lights.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No, street lights will reduce hazards.**
- c. What existing off-site sources of light or glare may affect your proposal? **None known**
- d. Proposed measures to reduce or control light and glare impacts, if any: **None**

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None
- b. Would the proposed project displace any existing recreational uses? If so, describe. **No.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None**

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

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. **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. Notification thru the SEPA process. **This land has been farmed for many years and no impact is anticipated.**
- 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. **No impact is anticipated. City permit process will be required.**

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
The property is bordered on the north by W. 5th Street. An interior streets will be constructed and will be strubbed to the south for a possible future connections to Appleway if adjacent properties desire additional development. A dead end street is proposed that meets city and fire code.
- 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?
The site is not currently served by any public transit. The nearest distance to any public transit is approximately one mile.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **There are currently no parking spaces associated with the farm land. On street parking and driveways will create 50-60 new spaces.**
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **Existing roads along the frontage of the property will be inproved as required by the city to city standards.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No.**
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **Ultimate build-out will generate approximately 200 average dally trips. Daytime peaks would be 7-8 am and 4-6 pm. Less then 5% truck traffic is anticipated.**
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **The area is surrounded by agriculture and residential but do not anticipate any andvers affected.**
- h. Proposed measures to reduce or control transportation impacts, if any: **None**

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

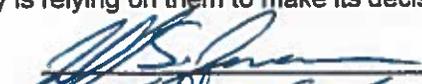
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **The project will require all typical services.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **None**

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

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other Electricity, natural gas, domestic water, irrigation water, telephone, sanitary sewer.
- d. 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. **Public city owned water and sewer will be extended to the site. Power, gas, phone, irrigation and cable will be coordinated with the individual service provider for the site.**

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

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

Signature: 

Name of signee Jeffrey S. Jensen

Position and Agency/Organization Project Engineer (J.A.C.E)

Date Submitted: 9-11-2020

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

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

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

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

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

No impact or increase is anticipated.

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

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **None**

Proposed measures to protect or conserve plants, animals, fish, or marine life are: **None**

3. How would the proposal be likely to deplete energy or natural resources? **N/A**

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? **No such impact is anticipated**

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? **No impact as the land is not a shoreline or near any body of water**

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 additional residents will ultimately increase the need for these services.

Proposed measures to reduce or respond to such demand(s) are: **Additional tax revenue and permit fees associated with construction and development are designed to respond to the increase demand.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **Approval will be required to proceed and all regulations and approval conditions met.**

City of Grandview

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

Residential Development Traffic Impact Data Checklist

Development Name: Appleyway Estates Subdivision
Development Address: 501 Appleyway Rd, Grandview WA 98930
Developer Name: KDS Development
Developer Address: 32814 SE 110th St., Issaquah WA 98027

1. Type of residential development:
[X] Single Family [] Multi-Family [] Duplex [] Other
Number of Units: 18

2. Average vehicle trips per unit:
[X] Single Family 10 trips per day [] Mobile Home Park 5 trips per day
[] Duplex 8 trips per day [] Retirement Community 4 trips per day
[] Multi-family 6 trips per day [] Other

3. Total vehicle trips per day for the development: 180

4. Trip distribution to existing public streets from proposed development:
180 daily trips to W. 5th Street
daily trips to
daily trips to

5. Peak hour trips to public streets from development:
18 Peak hour trips to W. 5th Street
Peak hour trips to
Peak hour trips to

6. Existing traffic count (ADT) for public streets accessed by proposed development:
(per 2015) 4914

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

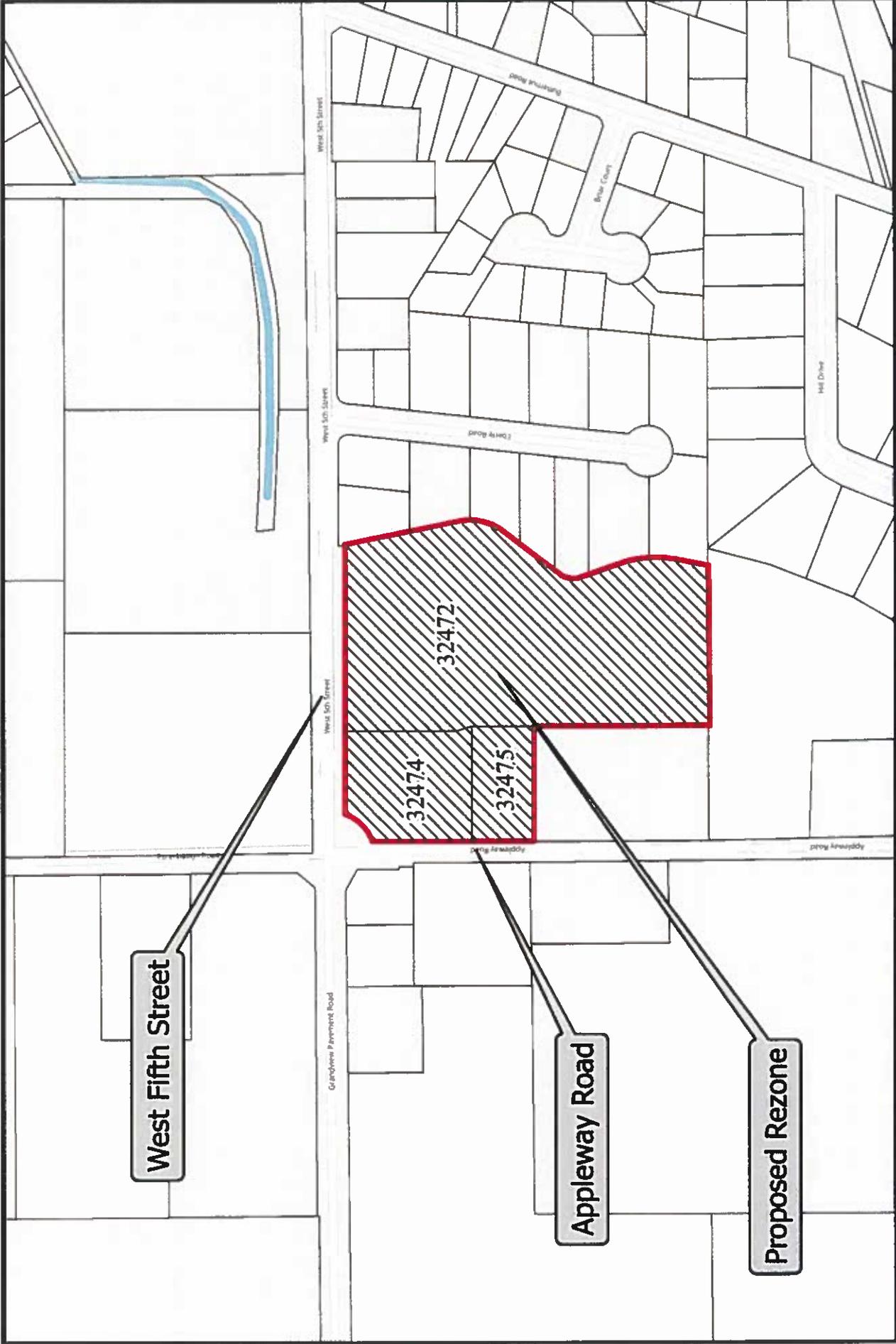
Concurrency Test: Available capacity (subtract #6 from #7) 3,086
Projected number of trips (#3) - 180
Remaining capacity 2,906

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

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

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

Jeff S. Jensen
Completed By Date 9-9-2020



**Publication
Map**



**Appleyard Estates
Rezoning**





West Fifth Street

Appley Road

Proposed Plat

32472



Appley Estates
Preliminary Plat



Publication
Map

