



**GRANDVIEW HEARING EXAMINER
PUBLIC HEARING PACKET
JULY 18, 2024
2:00 P.M.**

Applicant(s): PLSA Engineering & Surveying

Property Owner(s): Moo Kang

Proposed Projects: (1) 32-lot subdivision, and (2) rezone from Agricultural to R-2 Medium Density Residential

Current Zoning: (1) R-2 Medium Density Residential District and (2) Agricultural District

Current Use: Vacant

Location of Project: Both projects are generally located in northeast Grandview. The subdivision is on the northwest corner of E. Bonnieview Road and N. Elm Street. The rezone is north of the proposed subdivision and is bounded by Interstate 82 to the north, N. Elm Street to the east, and vacant/residential lands to the west.

Parcel Nos.: (1) 230914-44404, and (2) 230914-41002, 230914-41005, 230914-44401, and 230914-44004

- Public Hearing Procedure (Pages 1-2)
- Preliminary Plat Application, SEPA Environmental Checklist and Determination of Non-Significance (Pages 3-32)
- Rezone Application, SEPA Environmental Checklist and Determination of Non-Significance (Pages 33-59)
- Notice of Development Application, Environmental Determination & Notice of Public Hearing (Pages 60-69)
- Affidavit of Mailing & Posting (Pages 70-83)
- Certificate of Posting Property (Pages 84-87)
- Affidavit of Publication – Public Hearing Notice (Page 88)
- Public Comments (Pages 89-95)
- Staff Report – Preliminary Plat (Pages 96-113)
- Staff Report – Rezone (Pages 114-118)
- Public Comment – Church of the Nazarene (Page 119)
- Final Determination of Non-Significance (Page 120)

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): PLSA Engineering & Surveying

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

THE PUBLIC HEARING IS NOW OPEN.

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

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

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

RECEIVED
APR 16 2024
CITY OF GRANDVIEW

SUBDIVISION APPLICATION
(Includes Short Subdivisions and Binding Site Plans)

PLAT NAME: SPD Properties

APPLICANT(S): PLSA Engineering & Survey (Wade Kabrich)

Mailing Address: 521 n 20th Ave Suite 3 Yakima WA 98902

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

PROPERTY OWNER(S):

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

Name: Moo Kang

Mailing Address: 335 Wine Country Road Prosser, Wa. 99350

Phone: _____

ENGINEER/SURVEYOR INFORMATION:

Name of Licensed Civil Engineer: Scott Garland

Mailing Address: 521 N. 20th Ave Suite 3 Yakima Wa, 98901

Phone: (509)575-6990

Name Surveyor: Rick Wehr

Mailing Address: 521 N. 20th Ave Suite 3 Yakima Wa, 98901

Phone: (509)575-6990

PROPERTY:

Address: Bonnieview & Elm Grandview

Zoning: R2 Size(Acres): 7.34

Existing Utilities Available: Bonnieview & Elm Grandview

PROPOSED USE OF PROPERTY:

Number of Lots: 32

Typical Lot Size: 8449 sq.ft. - 9315 sq.ft.

Price Range: _____

Protective Covenants: _____

Public Areas: None Proposed

Amount of Land for Public Dedication: None Proposed

Utilities: Power, City Water and City Sewer

Street Improvements: None Proposed

CONDOMINIUM DEVELOPMENT

Yes

No

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

RELEASE/HOLD HARMLESS AGREEMENT

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

PERMISSION TO ENTER SUBJECT PROPERTY

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

DEVELOPMENT RIGHTS

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

APPLICANT CERTIFICATE OF TRUTH

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

PRESENCE AT PUBLIC HEARINGS

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

[Signature]
Signature of Applicant(s)

4/15/2024
Date

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

I, MOO kang
(Owner's Name(s))

do hereby authorized MOO kang
(Applicant(s) Name(s))

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

Owner(s) Signature: [Signature]

Date Signed: 4/15/2024

STATE OF WASHINGTON
COUNTY OF YAKIMA

On this 15th day of April, 2024, MOO kang 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 Idalia Labra Ramirez 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 Sunnyside WA
My commission expires June 12, 2025

Date Received: 4/15/24 By: [Signature] Receipt No.: 172705

Fee Amount: \$ 500.00 Additional Fees: \$ 25.00 + \$130.00 + \$180.00 = \$335.00
X 32 = \$1800.00

APPLICATION ACCEPTED AS COMPLETE/APPROVED:

Date: _____

**NARRATIVE
FORM**

SPD PROPERTIES PHASES 1, 2, 3 PRELIMINARY PLAT

PARCEL NUMBER: 230914-4404

APPLICANT / OWNER: Moo Kang

This application is for a 3-phase subdivision consisting of 32 lots and for the development of dual-family residential except for the lots that are under 8,000 square feet. For Lots 17, 18, 19 and 20, Single family homes are proposed . All lots range from 7,810 to 9,830 square feet in size, designed to conform to the exterior boundaries of the phases and topography of the site. The site is located in the Residential zone in the City Of Grandview. The subdivision will be provided with domestic, irrigation water and sewage disposal from the City Of Grandview.

Phasing Plan

The subdivision consists of 3 phases, made up of 7.3 acre site. The phases and number of lots are as is anticipated to be built out within the maximum five to six years allowed to complete a subdivision. Additional phases not completed within the maximum time period would have to be reapplied for, in some cases, repeatedly if expected to be included with each application. Such an approach also does not account for changes, regulatory, technological, and in homeowner preferences that are inevitable over such a long period of time. To address any concerns about this, a great deal of design work has been done on this site and issues such as drainage, utilities and traffic circulation are included in the SEPA environmental checklist prepared for this application. This is to provide assurance that future development can be logically continued. These issues include the following:

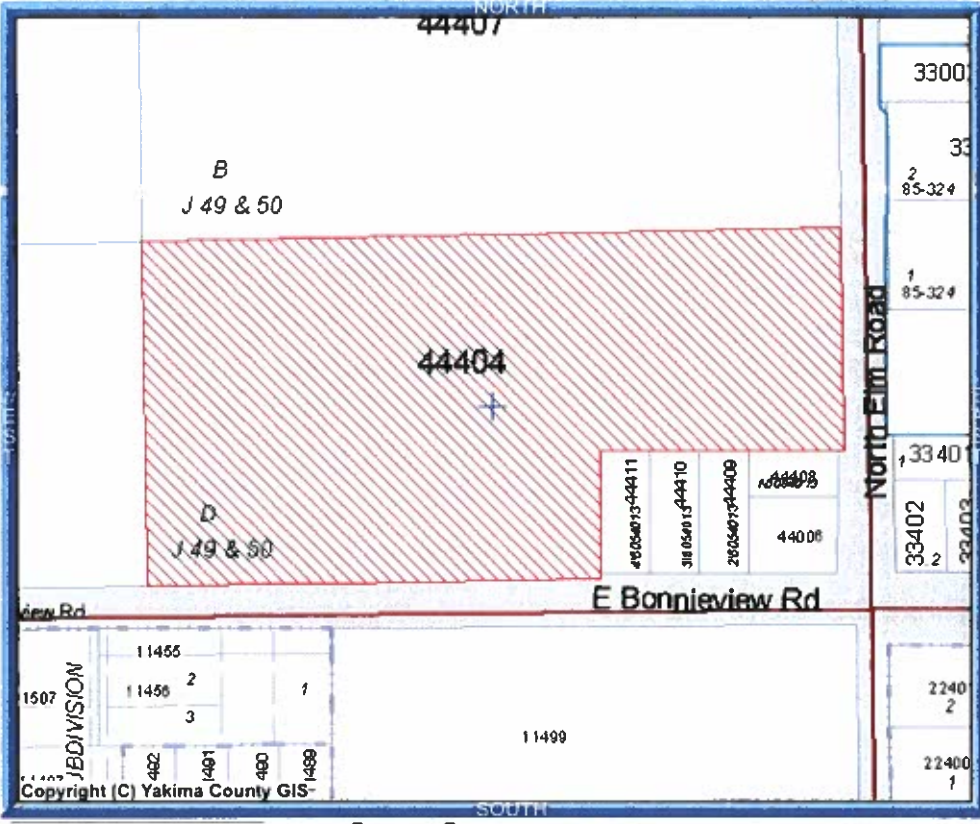
1. **Utilities:** The proposed phases are in the area of the site that can be served by the existing city domestic water utility and gravity flow into the sewer system located in Bonnieview Road.
2. **Stormwater:** Storm drainage planning, and design will occur prior to construction for phase 1. Phase 2 and 3 will be designed together. Underground stormwater infiltration systems will be the proposed method .
3. **Road System:** A great deal of engineering analysis has been completed in evaluating the entire site for the street system and it can be expanded into the remaining property in a coordinated manner that accommodates traffic circulation and safety. There is also a

proposed temporary turn around located on parcel 230914-44403 to help with the flow of traffic and emergency vehicles.

Phasing is based on the logical extension of streets and utilities so it is anticipated that they will be developed in order. Each phase is an independent planning unit planned to stand alone independently and to build on the previous phases and continue the existing circulation system and utilities.



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



Search By: Parcel Number ?

Parcel #:

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

Search

MapScale: 1 inch = 200 ft.

Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee
 Title Insurance & Escrow Service
www.vtgco.com
 (509) 248-4442

Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

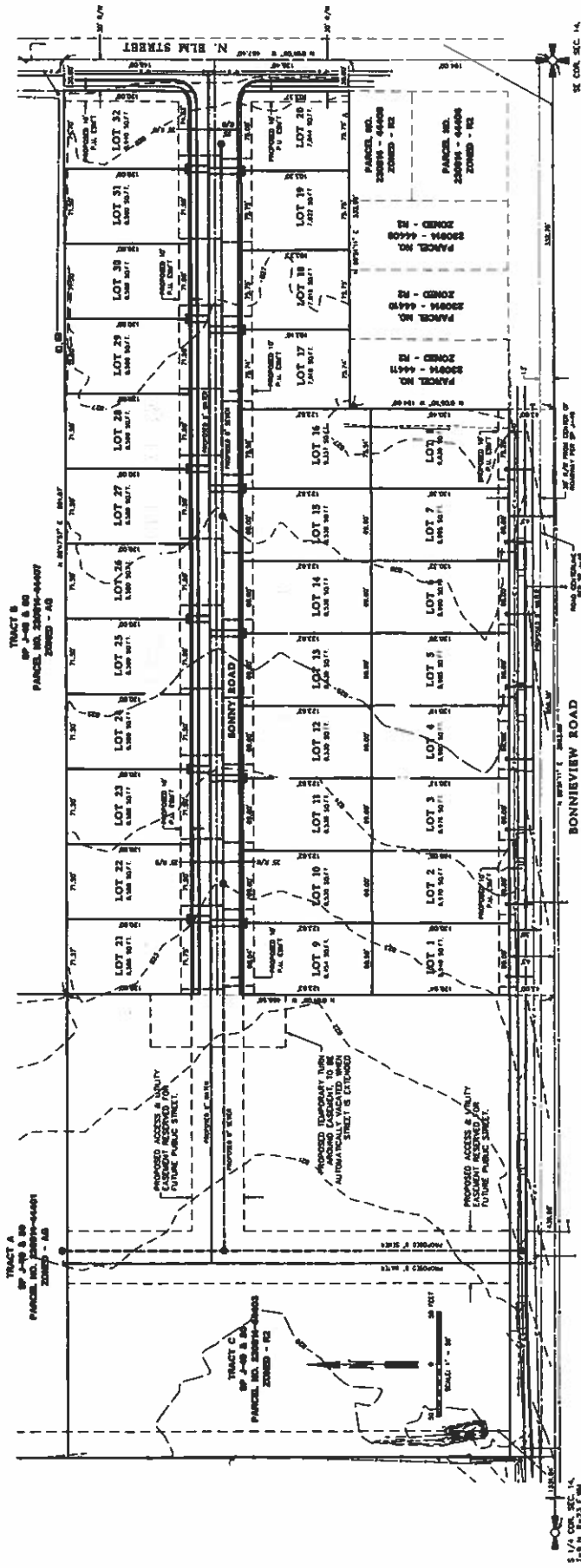
Feet 100 200 300

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 11/03/24 12:05:53 PM		PRINTING					
	Parcel Address:	BONNEVILLE RD & CEM, WA							
	Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG							
	Parcel Number:	23091444404	Parcel Size:	7.33 Acre(s)					
	Property Use:	99 Other Undeveloped Land							
TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA):	440	Tax Year:	2024						
Improvement Value:	\$0	Land Value:	\$31900						
Current Use Value:	\$0	Current Use Improvement:	\$0						
New Construction:	\$0	Total Assessed Value:	\$31900						
RESIDENCE INFORMATION									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									
SALES INFORMATION									
Excise	Sale Date	Sale Price	Grantor	Portion					
No Sales Information Found.									
DISCLAIMER									
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us .									

OVERLAY INFORMATION			
Zoning:	Urban Growth Area Grandview		
Future Landuse Designation:	(Yakima County Plan 2015)		
FEMA 100 Year:	<input type="checkbox"/> FEMA 100	FIRM Panel Number:	53077C1925D
LOCATION INFORMATION			
+ Latitude:	46° 15' 33.405"	+ Longitude:	-119° 53' 46.925"
Range: 23		Township: 09 Section: 14	
Narrative Description: PARCEL D BOOK J-0049 & J 50			
DISCLAIMER			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE. BUT ACCURACY IS NOT GUARANTEED. THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			

PRELIMINARY PLAT OF SPD PROPERTIES

PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 23 EAST, 14W
PARCEL NO. 230914 - 44404



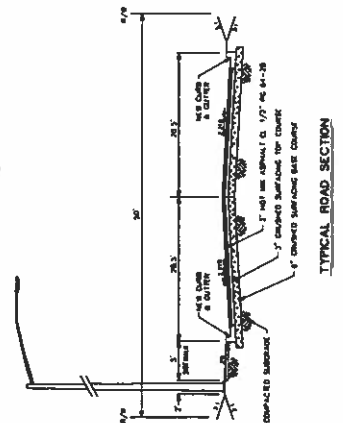
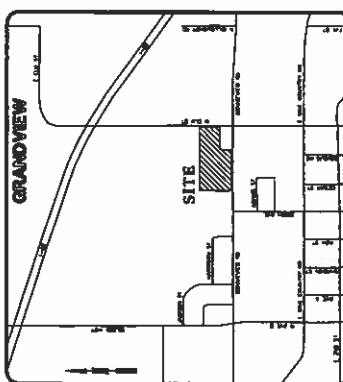
LEGAL DESCRIPTION
 PART 8 OF THAT CERTAIN SHORT PLAT IN BOOK 7, OF
 MAPS IN THE PUBLIC RECORDS OF YAKIMA COUNTY, WASHINGTON,
 2-61298, RECORDS OF YAKIMA COUNTY, WASHINGTON.

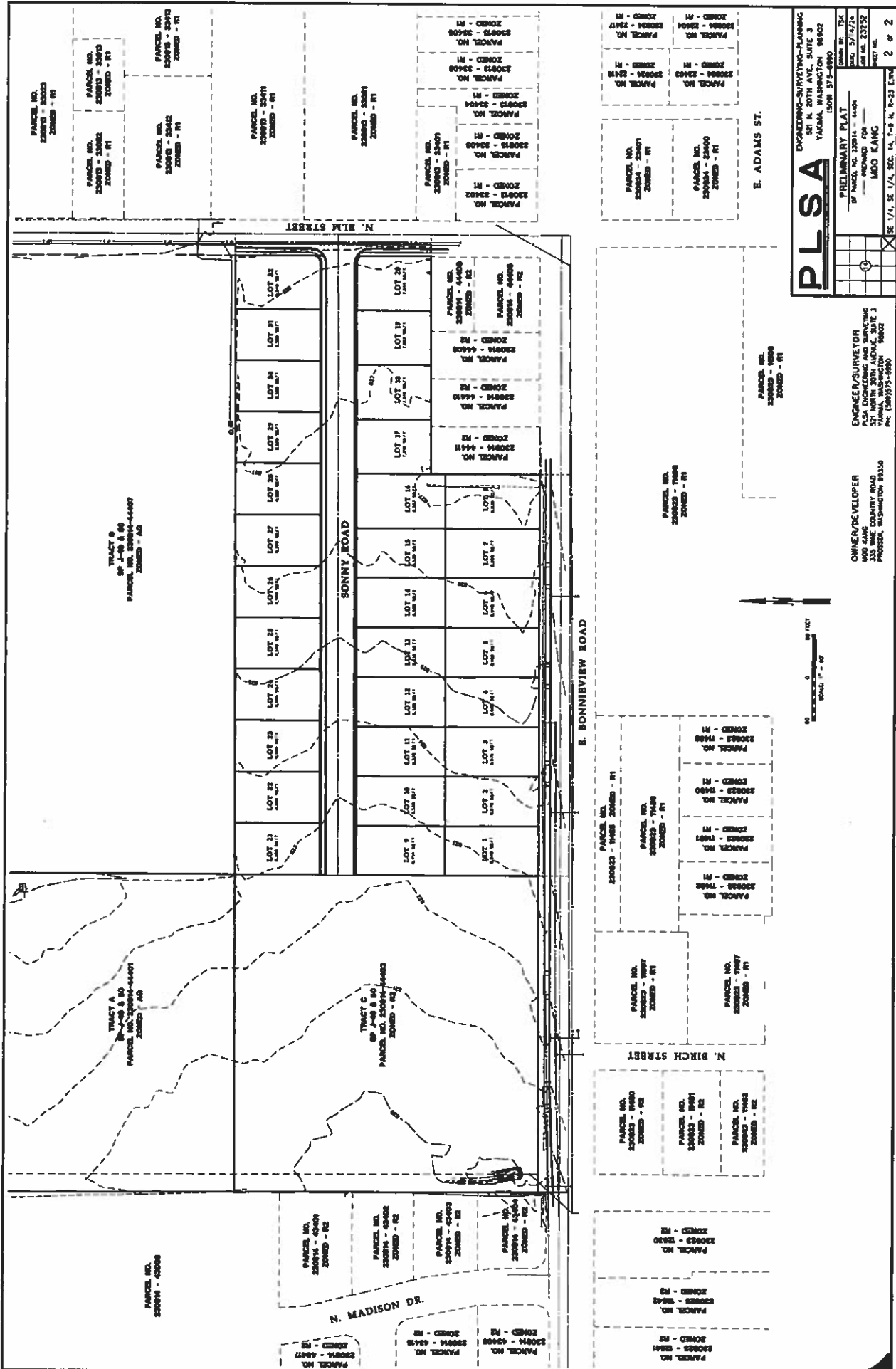
NOTES
 1. SUBJECT PROPERTY IS ZONED R-2 RESIDENTIAL DISTRICT.
 2. SUBJECT TO ALL APPLICABLE ORDINANCES, THERE WILL BE A
 10-FOOT WIDE PUBLIC UTILITY EASEMENT.
 3. THE TOTAL AREA OF THE PROPOSED PLAT 7.3 ACRES.
 4. POWER, TV CABLES, TELEPHONE CABLES AND GAS MAINS ARE
 TO BE LOCATED IN THE PUBLIC SERVICE EASEMENT. THE APPLICANT SHALL
 COMPANIES TO DETERMINE THE EXACT LOCATION.
 5. ALL STORM WATER GENERATED BY NEW IMPROVED SURFACES
 WILL BE RETAINED ON SITE.
 6. STORM WATER IS PROPOSED TO BE SUPPLIED BY CITY OF
 CHANOWEN.
 7. SANITARY SEWER IS PROPOSED TO BE SUPPLIED BY THE CITY
 OF CHANOWEN.
 8. THERE ARE NO EXISTING BUILDINGS ON-SITE THAT WILL NEED
 TO BE REMOVED.
 9. TYPICAL SETBACKS - 30' FROM SETBACK FROM THE
 PROPERTY LINE, 5' SIDE SETBACK FROM OUTSIDE PROPERTY
 LINES & 10' REAR SETBACK FROM PROPERTY LINE.
 10. STREET IMPROVEMENTS SHALL CONFORM TO CITY OF CHANOWEN
 STREET STANDARDS.

OWNER/DEVELOPER
 MOO KANG
 133 WINE COUNTRY ROAD
 PROSECO, WASHINGTON 98902
 PHONE (509)375-8990

ENGINEER/SURVEYOR
 PLSA ENGINEERING AND SURVEYING
 321 NORTH 26TH AVENUE, SUITE 3
 YAKIMA, WASHINGTON 98902
 PHONE (509)375-8990

PRELIMINARY PLAT
 OF PARCEL NO. 230914 - 44404
 PREPARED FOR
 MOO KANG
 SEC. 14, SEC. 1/4, SEC. 14, T-9 N., R-23 E. 14W
 YAKIMA, WASHINGTON 98902
 DRAWN BY: TSK
 DATE: 3/14/24
 SHEET NO. 23232
 SHEET NO. 1 OF 2





PLSA
 ENGINEERING-SURVEYING-PLANNING
 501 N. 20TH AVE., SUITE 3
 YAKIMA, WASHINGTON 98902
 (509) 775-8800

PRELIMINARY PLAT
 OF PARCEL NO. 220014 - 4400
 PREPARED FOR
 MDO EAKHC
 15000 375-8800

DATE: 5/7/24
 SHEET NO. 23232
 OF 2

E. ADAMS ST.

OWNER/DEVELOPER
 MDO EAKHC
 335 SWE COUNTRY ROAD
 PRAIRIE, WASHINGTON 98902
 PH: (509) 775-8800

ENGINEER/SURVEYOR
 PLSA ENGINEERING AND SURVEYING
 501 NORTH 20TH AVENUE, SUITE 3
 PRAIRIE, WASHINGTON 98902
 PH: (509) 775-8800



SEPA ENVIRONMENTAL CHECKLIST

RECEIVED

APR 16 2024

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: [\[help\]](#)

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

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

1. Name of proposed project, if applicable: [\[help\]](#)
SDP Properties
2. Name of applicant: [\[help\]](#)
PLSA Engineering & Survey (Wade Kabrich)
3. Address and phone number of applicant and contact person: [\[help\]](#)
521 n 20th Ave Suite 3 Yakima WA 98902 (509)575-6990
4. Date checklist prepared: [\[help\]](#)
3/25/2024

5. Agency requesting checklist: [\[help\]](#)
City of Grandview
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Phase 1 by Spring of 2024 as soon as application is approved.
Phase 2 and 3 are proposed to begin in 2025.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
Temporary Erosion Control Plan will Be prepared and implemented prior to construction

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

No.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
City of Grandview Grading and building permits

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

See Attached Narrative.

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

See attached Narrative and Site plan

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

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

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

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

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

1%

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

Warden Silt loam. There will be not be any long term Agriculture use proposed for this project. The grading will use typical site balancing so no soil is planned on being removed.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
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. [\[help\]](#)
Typical grubbing and grading for construction of a Asphalt Private road and Residential Homes . When Project is completed, the total grading will be 7.3 acres.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
No.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
43%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
Silt fence around grading limits and Rock armored construction entrance.

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

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
None expected
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
None identified
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
Typical Dust control measures.

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

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
No.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
No.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

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

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. [\[help\]](#)

No

b. Ground Water:

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

Site is serviced by municipal water. There will be no water discharged to ground water

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

Site is serviced by municipal sewer. There will be no discharge of septic or chemicals

c. Water runoff (including stormwater):

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

Storm water is to be collected in infiltration swales

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

No.

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

No.

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

Stormwater will be sheet flowed into infiltration swales

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

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

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

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

Grass and weeds will be removed prior to building

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

None

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

Proposed Landscaping will be typical with family home development.

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

None known.

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

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

Examples include:

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

Song birds and small mammals

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

None known

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

None Known

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

None Proposed.

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

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

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

Electrical for heating ,lighting and other household needs.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

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: [\[help\]](#)
None proposed

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

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

No.

1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None known.

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

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. [\[help\]](#)

None

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

None

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

None proposed.

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

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

Traffic noise typical with a rural road.

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

Typical noise produced for construction of a housing development which will be short term limited to daylight hours.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction Noises Should not impact neighboring properties. Construction will be limited to Daylight hours.

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

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The current use of the site is vacant land. The proposed use will not effect adjacent properties.

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

The site has been vacant and has not been forest of long term commercial significance.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No

c. Describe any structures on the site. [\[help\]](#)

The site is currently vacant.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

R-2

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Urban growth area.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

[\[help\]](#)

No

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

64 families is possible.

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

None

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

None

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

The proposed project is compatible with the existing and projected land based on comprehensive plan designation and surrounding housing developments.

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

Not applicable.

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

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

32 Mid-income Dual family duplexes is proposed

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

No housing to be removed

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

None Proposed.

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

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

Under 15ft. The exterior building material is to be consistent with the surrounding homes.

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

No substantial view obstructions

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

No specific measures are proposed. Attractive building design, and landscaping.

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

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

Typical lighting from residential homes during hours of darkness.

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

No

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

None

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

None as part of this proposal.

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

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

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

No

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

None proposed

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

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

None Known

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

None Known

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

None proposed

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

None Proposed

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

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

The development will be accessible from N. Elm street. Also E. Bonnieview Rd.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
This site is not served by public transportation. The nearest transit stop is 0.35 miles away
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
There will be 4 parking spaces per lot totaling 128 spaces proposed.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
A private paved street is proposed.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
No
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
256 Trips. City of Grandview Development Traffic impact Data Checklist was used to make this estimate.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)
No
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
None Proposed.

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

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
No
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
None Proposed.

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

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
Electricity, garbage, water, telephone, sanitary sewer.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

City of Grandview to provide services for water and sanitary sewer. Electricity will be provided from Pacific power.

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 Wade Kabrich

Position and Agency/Organization Planner PLSA Engineering & Survey.

Date Submitted: 4/12/2024

NARRATIVE FORM

SPD PROPERTIES PHASES 1, 2, 3 PRELIMINARY PLAT

PARCEL NUMBER: 230914-4404

APPLICANT / OWNER: Moo Kang

This application is for a 3-phase subdivision consisting of 32 lots and for the development of dual-family residential lots ranging from 7,810 to 9,830 square feet in size, designed to conform to the exterior boundaries of the phases and topography of the site. The site is located in the Residential zone in the City Of Grandview. The subdivision will be provided with domestic, irrigation water and sewage disposal from the City Of Grandview.

Phasing Plan

The subdivision consists of 3 phases, made up of 7.3 acre site. The phases and number of lots are as is anticipated to be built out within the maximum five to six years allowed to complete a subdivision. Additional phases not completed within the maximum time period would have to be reapplied for, in some cases, repeatedly if expected to be included with each application. Such an approach also does not account for changes, regulatory, technological, and in homeowner preferences that are inevitable over such a long period of time. To address any concerns about this, a great deal of design work has been done on this site and issues such as drainage, utilities and traffic circulation are included in the SEPA environmental checklist prepared for this application. This is to provide assurance that future development can be logically continued. These issues include the following:

1. **Utilities:** The proposed phases are in the area of the site that can be served by the existing city domestic water utility and gravity flow into the sewer system located in Bonnieview Road.
2. **Stormwater:** Storm drainage planning, and design will occur prior to construction for phase 1. Phase 2 and 3 will be designed together. Underground stormwater infiltration systems will be the proposed method .
3. **Road System:** A great deal of engineering analysis has been completed in evaluating the entire site for the street system and it can be expanded into the remaining property in a coordinated manner that accommodates traffic circulation and safety.

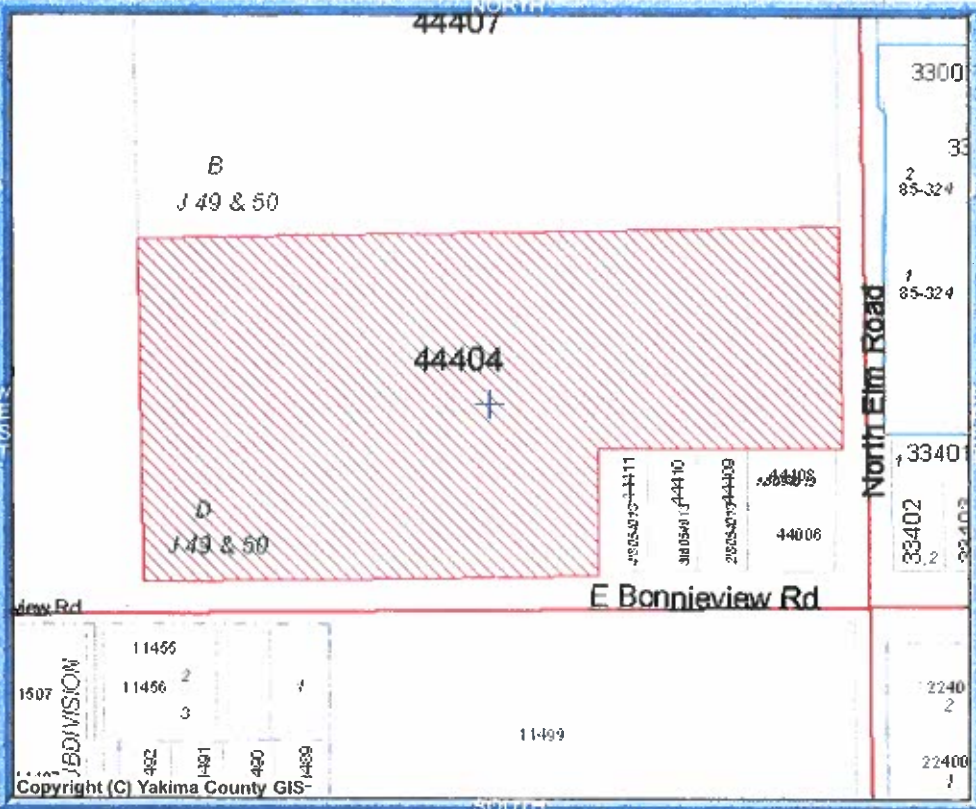
Phasing is based on the logical extension of streets and utilities so it is anticipated that they will be developed in order. Each phase is an independent planning unit planned to stand alone independently and to build on the previous phases and continue the existing circulation system and utilities.



Assessor | Planning | Real Estate

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Search By: Parcel Number

Parcel #:

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

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MapScale: 1 inch = 200 ft.

Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

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One Inch = 200 Feet
 Feet 100 200 300

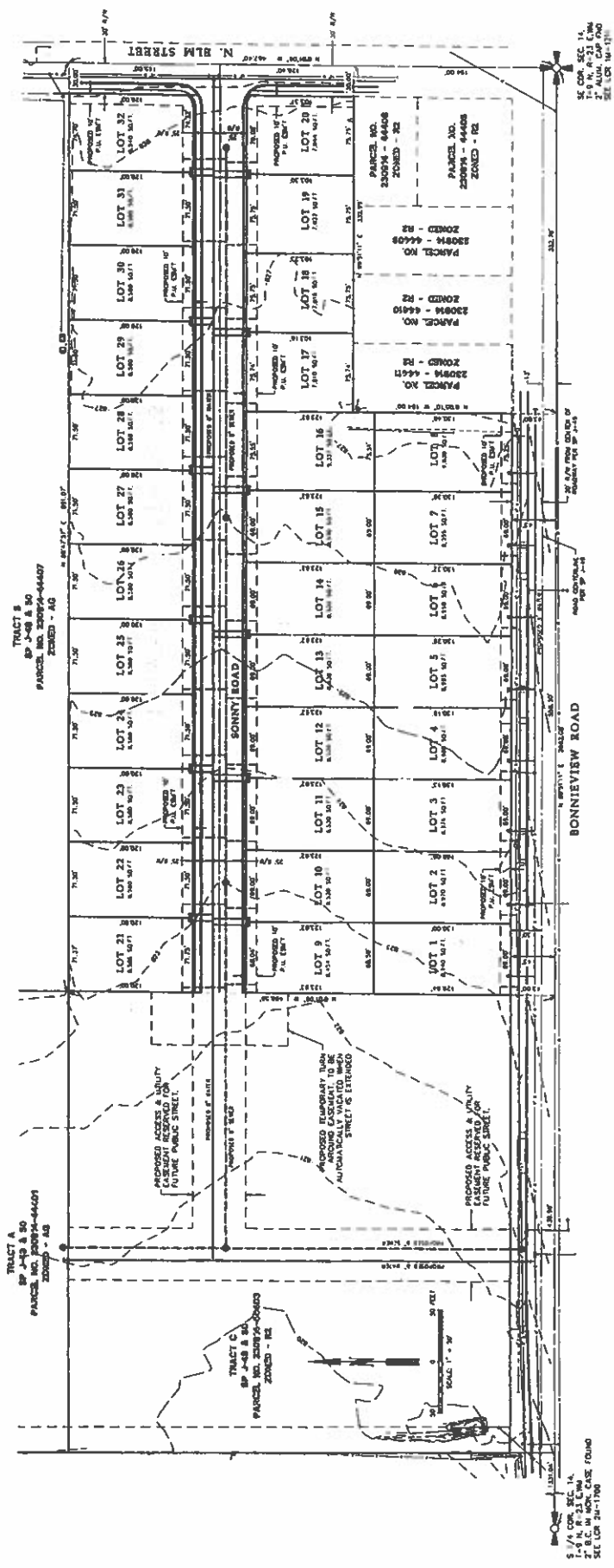
	Parcel Address:	BONNEVILLE RD & CEM, WA							
	Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG							
	Parcel Number:	23091444404	Parcel Size: 7.33 Acre(s)						
	Property Use:	99 Other Undeveloped Land							
Tax Code Area (TCA):	440	Tax Year:	2024						
Improvement Value:	\$0	Land Value:	\$31900						
Current Use Value:	\$0	Current Use Improvement:	\$0						
New Construction:	\$0	Total Assessed Value:	\$31900						
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:	FIRM Panel Number: 53077C1925D	
Latitude: 46° 15' 33.405"	Longitude: -119° 53' 46.925"	Range: 23 Township: 09 Section: 14
Narrative Description: PARCEL D BOOK J-0049 & J 50		

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

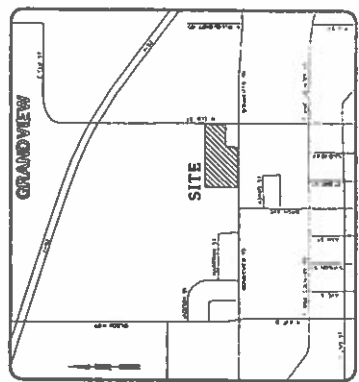
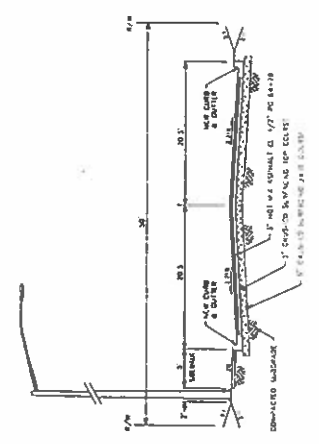
PRELIMINARY PLAT OF
SPD PROPERTIES

PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 23 EAST, 1/4 M.
 PARCEL NO. 230914 - 44404



LEGAL DESCRIPTION
 TRACT D OF THAT CERTAIN SHORT PLAT FILED IN BOOK 7 OF
 SHORT PLATS, PAGE 49 AND SO UNDER AUDITOR'S FILE NO.
 230914, RECORDS OF YAKIMA COUNTY, WASHINGTON.

- NOTES
1. SUBJECT PROPERTY IS ZONED R-2 RESIDENTIAL DISTRICT.
 2. ADJACENT TO ALL STREET FRONT OF LOTS THERE WILL BE A 10-FOOT WIDE PUBLIC UTILITY EASEMENT.
 3. THE TOTAL AREA OF THE PROPOSED PLAT 7.3 ACRES.
 4. POWER, TV CABLES, TELEPHONE CABLES AND GAS MAINS ARE TO BE LOCATED FROM THE BACK OF CURB TO THE BACK OF PROPERTY LINE. THE UTILITY COMPANY TO DETERMINE THE EXACT LOCATION.
 5. ALL STORM WATER GENERATED BY NEW IMPROVED SURFACES WILL BE RETAINED ON SITE.
 6. DOMESTIC WATER IS PROPOSED TO BE SUPPLIED BY CITY OF GRANDVIEW.
 7. SANITARY SEWER IS PROPOSED TO BE PROVIDED BY THE CITY OF GRANDVIEW.
 8. THERE ARE NO EXISTING BUILDINGS ON SITE THAT WILL NEED TO BE DEMOLISHED.
 9. TYPICAL SETBACKS - 20' FRONT SETBACK FROM THE PROPERTY LINE, 5' SIDE SETBACK FROM ADJACENT PROPERTY LINES & 10' REAR SETBACK FROM PROPERTY LINE.
 10. STREET STANDARDS SHALL CONFORM TO CITY OF GRANDVIEW STREET STANDARDS.

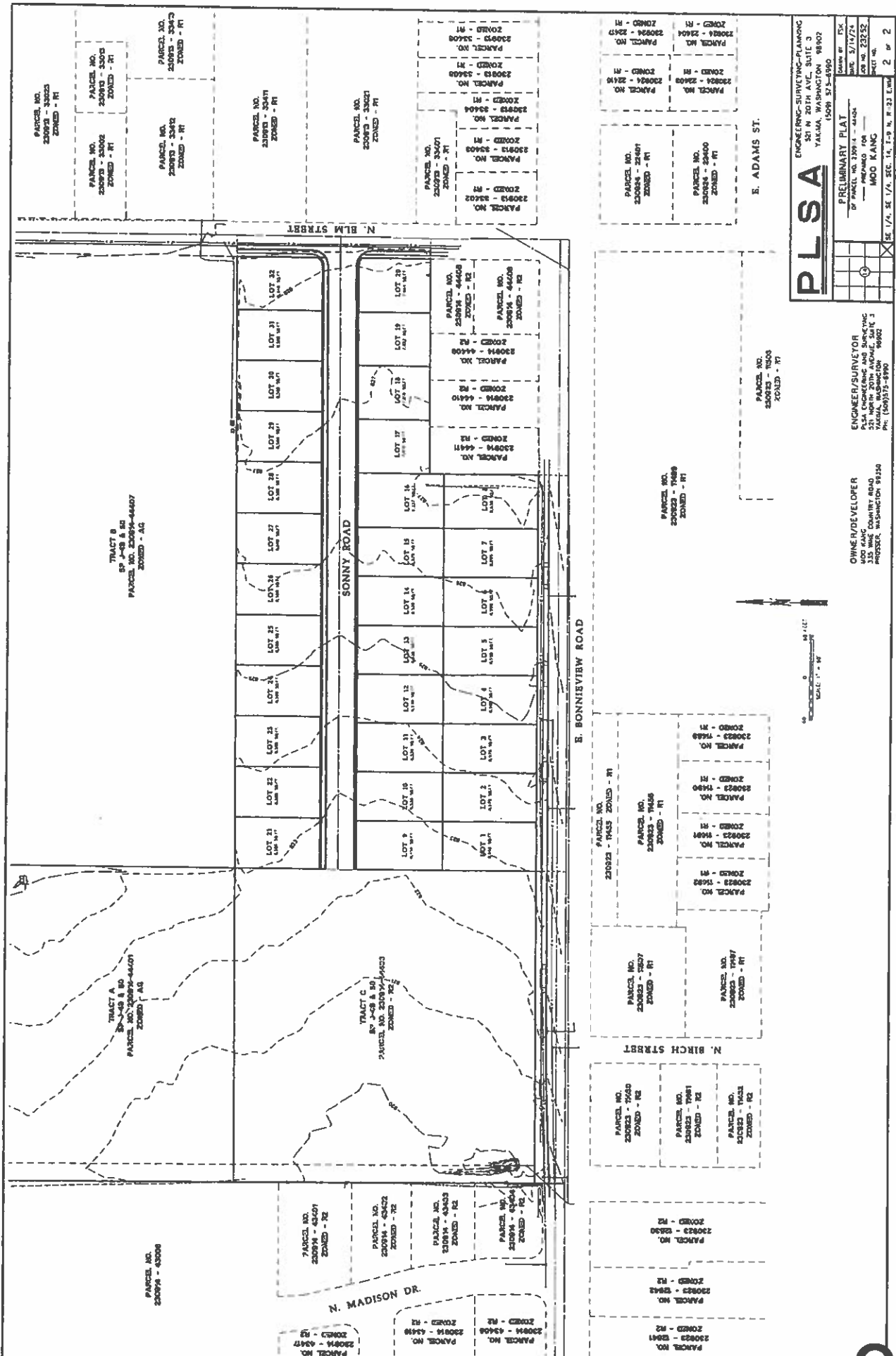


OWNER/DEVELOPER
 MOD KANG
 14000 COUNTRY ROAD
 PROSSER, WASHINGTON 99350

ENGINEER/SURVEYOR
 PLSA ENGINEERING AND SURVEYING
 15001 5TH AVE., SUITE 3
 YAKIMA, WASHINGTON 98902
 PH: (509) 571-8990

PRELIMINARY PLAT
 OF PARCEL NO. 230914 - 44404
 PREPARED FOR
 MOD KANG

DATE: 5/17/24	PLAT NO. 1
DATE: 5/17/24	PLAT NO. 2
DATE: 5/17/24	PLAT NO. 3
DATE: 5/17/24	PLAT NO. 4
DATE: 5/17/24	PLAT NO. 5
DATE: 5/17/24	PLAT NO. 6
DATE: 5/17/24	PLAT NO. 7
DATE: 5/17/24	PLAT NO. 8
DATE: 5/17/24	PLAT NO. 9
DATE: 5/17/24	PLAT NO. 10
DATE: 5/17/24	PLAT NO. 11
DATE: 5/17/24	PLAT NO. 12
DATE: 5/17/24	PLAT NO. 13
DATE: 5/17/24	PLAT NO. 14
DATE: 5/17/24	PLAT NO. 15
DATE: 5/17/24	PLAT NO. 16
DATE: 5/17/24	PLAT NO. 17
DATE: 5/17/24	PLAT NO. 18
DATE: 5/17/24	PLAT NO. 19
DATE: 5/17/24	PLAT NO. 20
DATE: 5/17/24	PLAT NO. 21
DATE: 5/17/24	PLAT NO. 22
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DATE: 5/17/24	PLAT NO. 25
DATE: 5/17/24	PLAT NO. 26
DATE: 5/17/24	PLAT NO. 27
DATE: 5/17/24	PLAT NO. 28
DATE: 5/17/24	PLAT NO. 29
DATE: 5/17/24	PLAT NO. 30
DATE: 5/17/24	PLAT NO. 31
DATE: 5/17/24	PLAT NO. 32
DATE: 5/17/24	PLAT NO. 33



PLSA
 ENGINEERING-SURVEYING-PLANNING
 501 N. 20TH AVE., SUITE 3
 YAKIMA, WASHINGTON 98902
 (509) 575-8990

DATE: 3/14/24
 SHEET NO. 2332
 OF 2

OWNER/DEVELOPER
 MOD KANG
 1241 NORTH 20TH AVENUE, SUITE 3
 YAKIMA, WASHINGTON 98902
 PH: (509) 575-8990

ENGINEER/SURVEYOR
 PLSA ENGINEERING AND SURVEYING
 501 N. 20TH AVE., SUITE 3
 YAKIMA, WASHINGTON 98902
 PH: (509) 575-8990

PRELIMINARY PLAT
 OF PARCEL NO. 230914 - 4424
 PREPARED FOR
 MOD KANG

SE 1/4, SE 1/4, SEC. 14, T-9 N., R-21 E.W.M.

City of Grandview

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

Development Traffic Impact Data Checklist

Development Name: SPD Properties
Development Address:

Developer Name: G Squared Enterprise
Developer Address: 1908 Apricot Road
Grandview Wa 98930

- 1. Type of development:
[] Single Family Residential
[X] Duplex Residential
[] Multi-Family Residential
[] Commercial
[] Industrial
[] Other

Number of Units: 32

- 2. Average vehicle trips per unit:
[] Single Family 10 trips per day
[] Mobile Home Park 5 trips per day
[X] 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: 256

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

64 daily trips to Bonview
192 daily trips to Elm

5. Peak hour trips to public streets from development:

Peak hour trips to Bonview
Peak hour trips to Elm

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

1394 Bonview 831 Elm

7. Existing level of service (LOS) capacity for existing public streets accessed by development:

- 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)
Projected number of trips (#3)
Remaining capacity

(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:

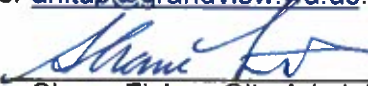
- [X] None at this time
[] See Attached

Completed By

Date

DETERMINATION OF NON-SIGNIFICANCE

1. **Description of Proposal:** The City of Grandview has received a request to subdivide Parcel No. 230914-44404 into 32 lots in 3 phases intended to be developed with a mixture of duplexes and single-family homes. A roadway will be built to the west off of N. Elm Street, with lots served by city water, sewer, and irrigation.
2. **File Number:** Kang 32-lot Subdivision
3. **Proponent:** PLSA Engineering & Surveying
Attn: Wade Kabrich
521 N 20th Ave, Suite 3
Yakima, WA 98902

Owner: Moo Kang
335 Wine Country Road
Prosser, WA 99350
4. **Location of Proposal:** The northwest corner of E. Bonnieview Road and N. Elm Street. (Parcel No.: 230914-44404)
5. **Lead Agency:** City of Grandview
6. **Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a careful review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public on request and can be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us.
7. **Comment and Appeal Information:** 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 of issuance. You may submit comments on this proposal to the address below no later than **June 26, 2024**. Agencies and those providing comments will receive a copy of the final threshold determination. For information on the comment or appeal processes, or on other issues relating to this proposal, contact the City of Grandview at (509) 882-9200 or anitap@grandview.wa.us.
8. **SEPA Responsible Official:** 
Shane Fisher, City Administrator
9. **Address:** Attn: City Clerk
207 West Second Street
Grandview, WA 98930
10. **Date:** June 12, 2024

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

RECEIVED
APR 16 2024
CITY OF GRANDVIEW

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

Applicant(s): PLSA Engineering & Survey (Wade Kabrich)

Mailing Address: 521 n 20th Ave Suite 3 Yakima WA 98902

Telephone: (Home) _____ (Business) (509) 575-6990

Owner (if other than applicant): Moo Kang

Mailing Address: 335 Wine Country Road Prosser, Wa. 99350

Telephone: (Home) _____ (Business) _____

Property Address/General Location: N. Elm and E. Bonnieview

Parcel No(s): 230914-41002, 44004, 41005, 44401

Legal Description (or attach copy): See attached

Current Zoning: AG Proposed Zoning: R-2

Current use of the property: vacant land

Proposed use of the property: Dual family Homes

Comprehensive Plan Designation: Urban Growth

Use of adjacent properties: Church to the south and Single family home development to West

Property Dimensions: See attached legal Descriptions

Why is the proposed rezone in the public interest? _____

To allow the construction of affordable housing .

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.

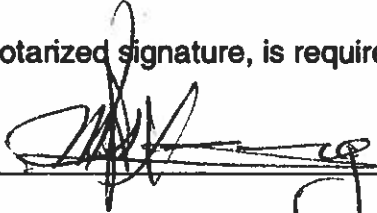
The applicant/property owner hereby acknowledges that their presence at any and all public hearings concerning this application is required.

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: PLSA Engineering & Survey Dated: 4/5/2024

on behalf of Moo Kang 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): 

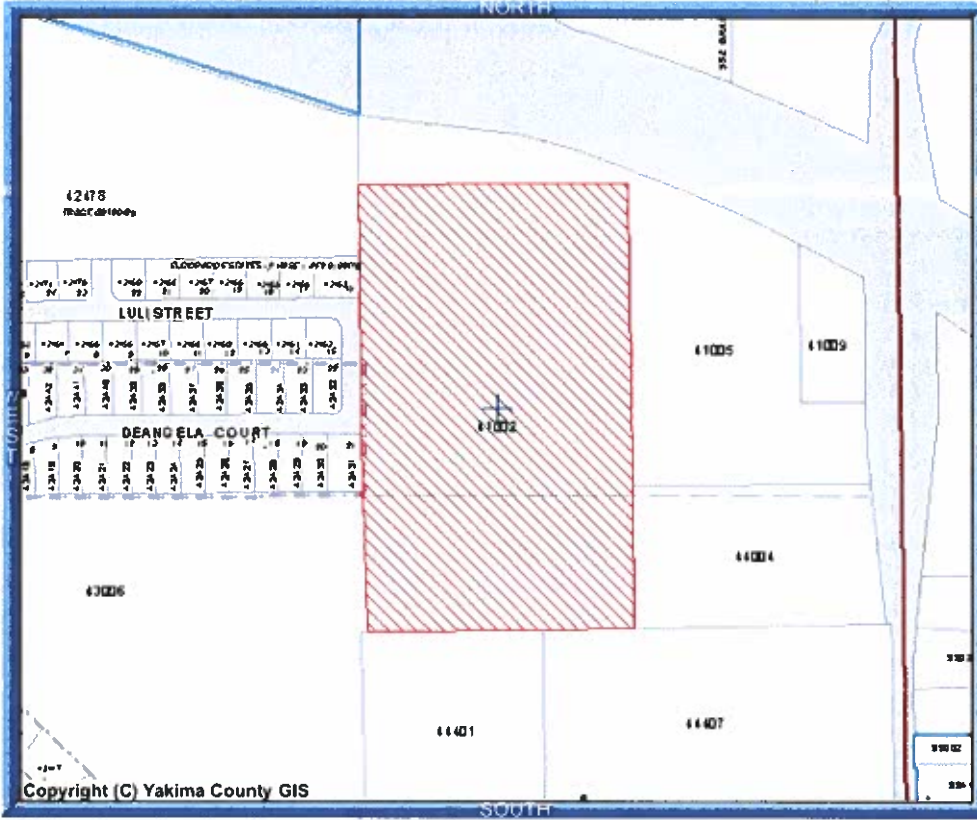
=====
Date Received: 4/15/24 Receipt No. 172705 By: MP

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

APPLICATION ACCEPTED AS COMPLETE: _____



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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 = 400 ft.

Overlays: Aerial Photography

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x600)

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Eastings(ft) : Northing(ft)
Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet
Feet 200 400 600

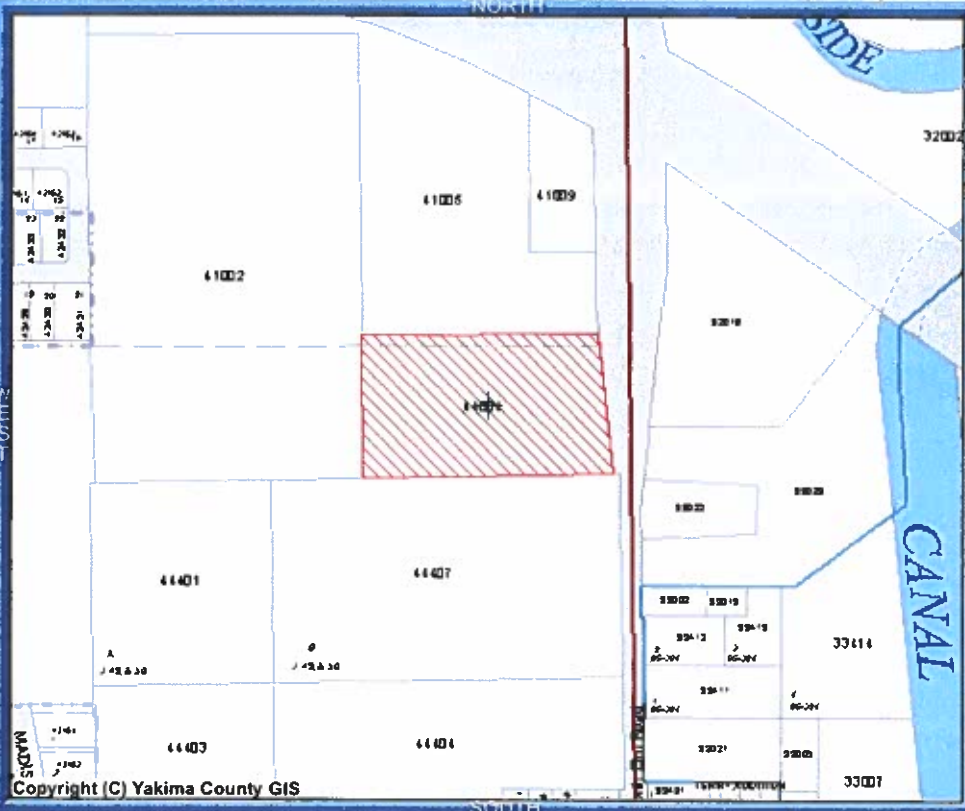
PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 4/10/2024 11:05:35 PM		PRINTING					
		Parcel Address:	UN-ASSIGNED, WA						
		Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG						
		Parcel Number:	23091441002	Parcel Size:	16.51 Acre(s)				
		Property Use:	91 Undeveloped Land						
TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA):		440	Tax Year:		2024				
Improvement Value:		\$0	Land Value:		\$111900				
CurrentUse Value:		\$0	CurrentUse Improvement:		\$0				
New Construction:		\$0	Total Assessed Value:		\$111900				
RESIDENCE INFORMATION									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									
SALES INFORMATION									
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 .									

OVERLAY INFORMATION	
Zoning:	Jurisdiction: Grandview
Urban Growth Area:	Grandview
FEMA 100 Year:	Future Landuse Designation: (Yakima County Plan 2015)
	FIRM Panel Number: 53077C1925D
LOCATION INFORMATION	
Latitude: 46° 15' 45.767"	Longitude: -119° 53' 54.673"
Range 23 Township 09 Section 14	
Narrative Description: S 760.4 FT OF W 662.7 FT OF NE1/4SE1/4 & N 338 FT OF SE1/4 SE1/4 EX E673 FT	

DISCLAIMER
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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 = 400 ft.

Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

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

Click Map to: [Get Information](#)

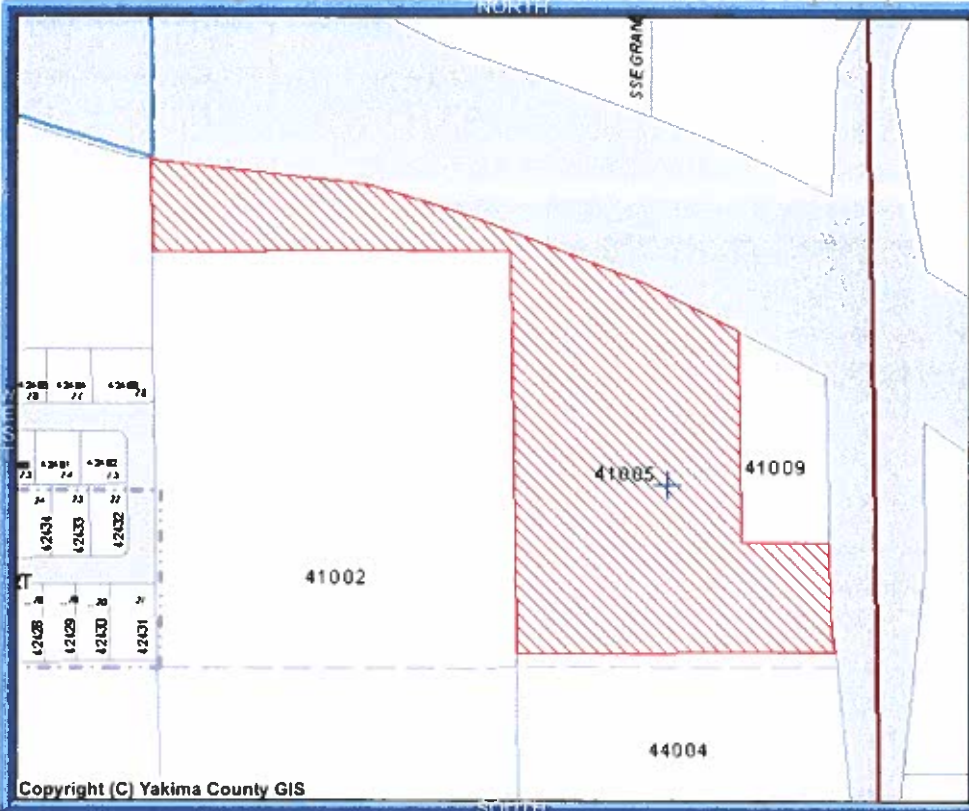
One Inch = 400 Feet
 Feet 200 400 600

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 4/10/2014 11:45:55 PM		POSITIONS					
		Parcel Address	UN-ASSIGNED, WA						
		Parcel Owner(s)	MOO SUNG & RAN YOUNG KANG						
		Parcel Number:	23091444004	Parcel Size:	4.79	Acre(s)			
		Property Use:	91 Undeveloped Land						
TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA)	440	Tax Year:	2024						
Improvement Value:	\$0	Land Value:	\$93700						
Current Use Value:	\$0	Current Use Improvement:	\$0						
New Construction:	\$0	Total Assessed Value:	\$93700						
RESIDENCE INFORMATION									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									
SALES INFORMATION									
Excise	Sale Date	Sale Price	Grantor	Portion					
No Sales Information Found.									
DISCLAIMER									
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354 or email us .									

OVERLAY INFORMATION	
Zoning	Jurisdiction: Grandview
Urban Growth Area: Grandview	Future Landuse Designation: (Yakima County Plan 2015)
FEMA 100 Year:	FIRM Panel Number: 53077C1925D
LOCATION INFORMATION	
+ Latitude: 46° 15' 42.134"	+ Longitude: -119° 53' 45.497"
Range 23 Township 09 Section 14	
Narrative Description: S 5 AC OF FOL: E 673 FT OF N 1643.4FT EX E CO RD R/W OF SE1/4	
DISCLAIMER	
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Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 inch = 300 ft.

Overlays: Aerial Photography

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x600)

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(509) 248-4442

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

Click Map to: **Get Information**

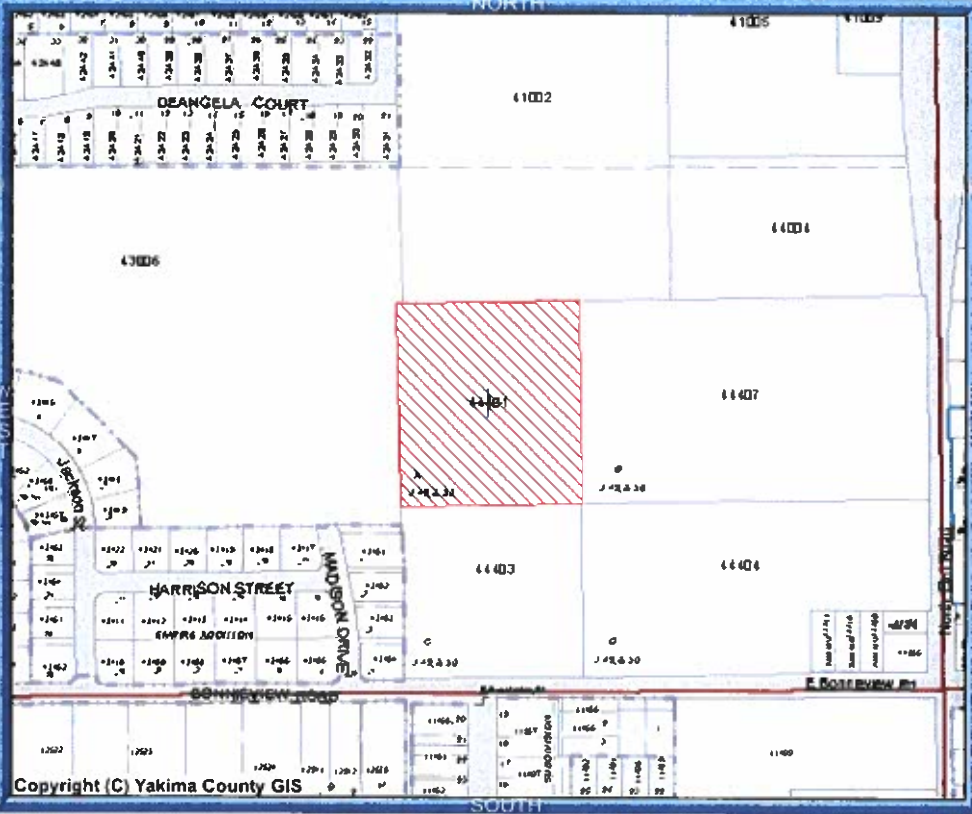
One Inch = 300 Feet
Feet 200 400

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 4/12/2024 11:08:55 AM		PRINTING					
		Parcel Address:	CEMETERY RD., WA						
		Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG						
		Parcel Number:	23091441005	Parcel Size:	9.22 Acre(s)				
		Property Use:	91 Undeveloped Land						
TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA):	440	Tax Year:	2024						
Improvement Value:	\$0	Land Value:	\$103300						
Current Use Value:	\$0	Current Use Improvement:	\$0						
New Construction:	\$0	Total Assessed Value:	\$103300						
RESIDENTIAL INFORMATION									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									
SALE INFORMATION									
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:	FIRM Panel Number: 53077C1925D
LOCATION INFORMATION	
+ Latitude: 46° 15' 46.922"	
+ Longitude: -119° 53' 45.963"	
Range: 23 Township 09 Section: 14	
Narrative Description: TH PT OF N 1643.4 FT OF E 1/2 SE 1/4 LYS'LY & W'LY OF SR-82 R/W EX S 1098.4 FT OF W 662.7 FT EX S 5 ACRES EX BEGS 27°30' E 806.21 FT & 90 FT W OF NE -> SE 1/4 & S SR-82 R/W, TH S 27°30' E 287.79 FT, TH S 87°47'09 W 157.31 FT, TH N 43°32'W 376.16 FT TO S LN OF SR-82 R/W, THE 'LY AL SD R/W TO BEG	
DISCLAIMER	



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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 = 400 ft.

Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

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 (509) 248-4442

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

Click Map to: **Get Information**

One Inch = 400 Feet
 Feet 200 400 600

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 1/10/2024 11:02:55 PM				PREVIOUS			
	Parcel Address	UN-ASSIGNED, WA							
	Parcel Owner(s)	MOO SUNG & RAN YOUNG KANG							
	Parcel Number	23091444401	Parcel Size	5.09 Acre(s)					
	Property Use:	91 Undeveloped Land							
TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA)	440	Tax Year	2024						
Improvement Value:	\$0	Land Value	\$94600						
Current Use Value:	\$0	Current Use Improvement	\$0						
New Construction:	\$0	Total Assessed Value	\$94600						
RESIDENTIAL INFORMATION									
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.									
SALES INFORMATION								SECTION MAPS	
Excise	Sale Date	Sale Price	Grantor			Portion			
No Sales Information Found.									
DISCLAIMER									
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OVERLAY INFORMATION			
Zoning:	Urban Growth Area:	Grandview	Jurisdiction: Grandview
FEMA 100 Year:			Future Landuse Designation: (Yakima County Plan 2015)
			FIRM Panel Number: 53077C1925D
LOCATION INFORMATION			
+ Latitude 46° 15' 37.897"	+ Longitude -119° 53' 56.249"	Range 23	Township 09 Section 14
Narrative Description: Section 14 Township 09 Range 14 Quarter SE: SHORT PLAT J-49 AND J-50 Lot A			

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SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

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

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

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

1. Name of proposed project, if applicable: [\[help\]](#)
SDP Properties
2. Name of applicant: [\[help\]](#)
PLSA Engineering & Survey (Wade Kabrich)
3. Address and phone number of applicant and contact person: [\[help\]](#)
521 n 20th Ave Suite 3 Yakima WA 98902 (509)575-6990
4. Date checklist prepared: [\[help\]](#)
3/25/2024

5. Agency requesting checklist: [\[help\]](#)
City of Grandview

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
N/A

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Yes

Once the property is rezoned, Dual family home development will be designed.

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

None prepared for the rezone

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

No.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

None known

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

Rezone from Ag to R2 for the purpose of building Dual Family Residences

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

See attached Narrative and Legal Description

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

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

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

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

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

1%

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

Warden Silt loam. There will be not be any long term Agriculture use proposed for this project.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
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. [\[help\]](#)
Typical grubbing and grading for construction of a Asphalt Private road and Residential Homes . When Project is completed, the total grading will be 7.3 acres.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
No.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
Not applicable
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
Not applicable

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

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
None expected
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
None identified
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
Typical Dust control measures.

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

- a. Surface Water:
- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
No.
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
No.
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

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

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. [\[help\]](#)

No

b. Ground Water:

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

Site is serviced by municipal water. There will be no water discharged to ground water

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

Site is serviced by municipal sewer. There will be no discharge of septic or chemicals

c. Water runoff (including stormwater):

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

Storm water is to be collected in infiltration swales

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

No.

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

No.

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

Stormwater will be sheet flowed into infiltration swales

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

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

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

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

Grass and weeds will be removed prior to building

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

None

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

Proposed Landscaping will be typical with family home development.

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

None known.

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

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

Examples include:

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

Song birds and small mammals

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

None known

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

None Known

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

None Proposed.

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

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

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

Not applicable

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

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: [\[help\]](#)
None proposed

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

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

No.

1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None known.

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

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. [\[help\]](#)

None

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

None

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)
None proposed.

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

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

Traffic noise typical with a rural road.

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

Typical noise produced for construction of a housing development which will be short term limited to daylight hours.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction Noises Should not impact neighboring properties. Construction will be limited to Daylight hours.

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

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The current use of the site is vacant land. The proposed use will not effect adjacent properties.

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

The site has been vacant and has not been forest of long term commercial significance.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No

c. Describe any structures on the site. [\[help\]](#)

The site is currently vacant.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

AG

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Urban growth area.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

The amount of people that are to reside in the proposed project area is not yet known .

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

None

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

None

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

The proposed project is compatible with the existing and projected land based on comprehensive plan designation and surrounding housing developments.

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

Not applicable.

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

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

A unknown amount of Mid-income Dual family duplexes is proposed.

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

No housing to be removed

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

None Proposed.

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

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

Under 15ft. The exterior building material is to be consistent with the surrounding homes.

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

No substantial view obstructions

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

No specific measures are proposed. Attractive building design, and landscaping.

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

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

Typical lighting from residential homes during hours of darkness.

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

No

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

None

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
None as part of this proposal.

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

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

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No

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

None proposed

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

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

None Known

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

None Known

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

None proposed

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)
None Proposed

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

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

The development will be accessible from N. Elm street. Also E. Bonnieview Rd.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
This site is not served by public transportation. The nearest transit stop is 0.35 miles away
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
There will be Typically 4 parking spaces per lot. The total is Unknown at this time.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
A private paved street is proposed.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
No
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
256 Trips. City of Grandview Development Traffic impact Data Checklist was used to make this estimate.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)
No
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
None Proposed.

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

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
No
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
None Proposed.

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

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
Electricity, garbage, water, telephone, sanitary sewer.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might

be needed. [\[help\]](#)

City of Grandview to provide services for water and sanitary sewer. Electricity will be provided from Pacific power.

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.

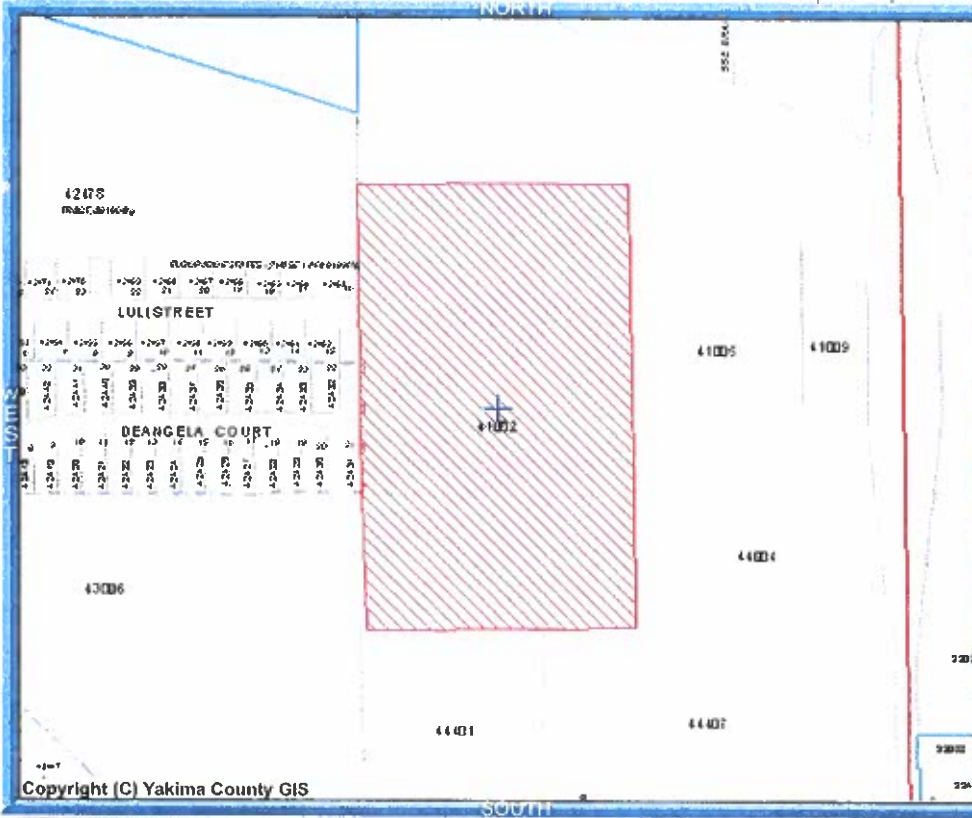
Signature:  _____

Name of signee Wade Kabrich

Position and Agency/Organization Planner PLSA Engineering & Survey.

Date Submitted: 05/21/2024

Assessor | Planning | Real Estate | [FAQ](#) | [Help](#) | [Legend](#) | [Search](#) | [Tools](#) | [Overview](#)



Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 3 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee
Title Insurance & Escrow Service
www.vtgco.com
(509) 248-4442

Eastings(ft) : Northing(ft)
Longitude(W) : Latitude(N)
Click Map to: [Get Information](#)
One Inch = 400 Feet
Feet 200 400 600

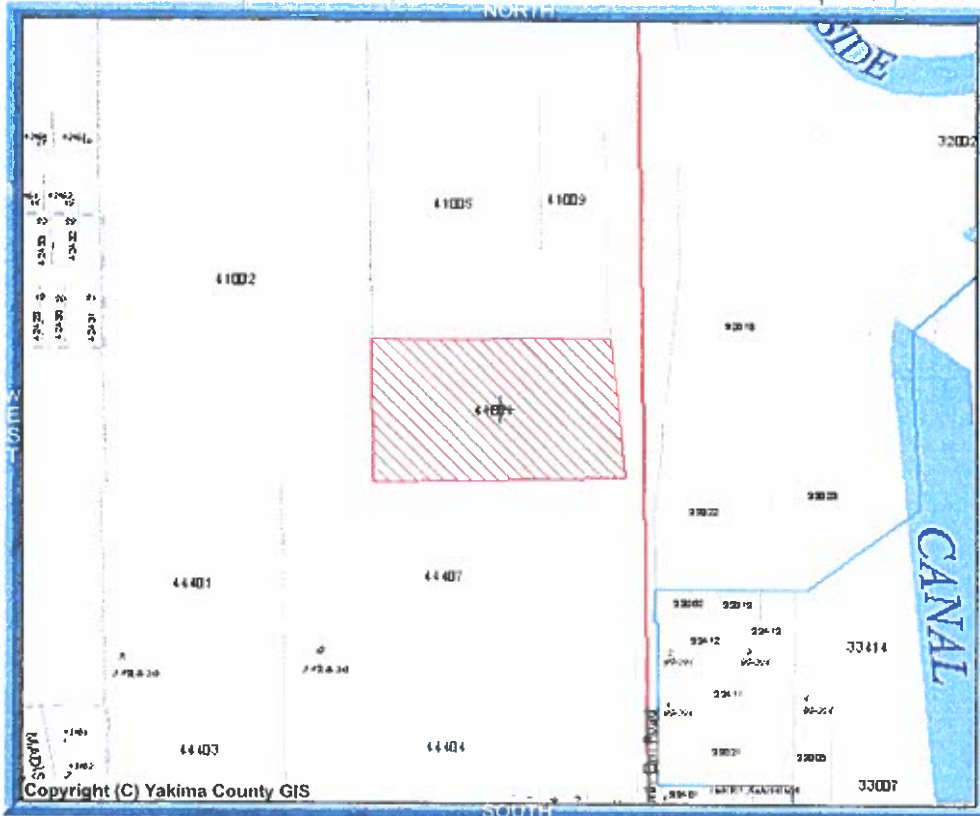
	Parcel Address:	UN-ASSIGNED, ,WA							
	Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG							
	Parcel Number:	23091441002	Parcel Size: 16.51 Acre(s)						
	Property Use:	91 Undeveloped Land							
Tax Code Area (TCA):	440	Tax Year:	2024						
Improvement Value:	\$0	Land Value:	\$111900						
Current Use Value:	\$0	Current Use Improvement:	\$0						
New Construction:	\$0	Total Assessed Value:	\$111900						
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/at/bl/in)	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:	Urban Growth Area:	Grandview	Jurisdiction:	Grandview
FEMA 100 Year:	Future Landuse Designation:	(Yakima County Plan 2015)	FIRM Panel Number:	53077C1925D
* Latitude: 46° 15' 45.767"		* Longitude: -119° 53' 54.673"		Range: 23 Township: 09 Section: 14
Narrative Description: S 760.4 FT OF W 662.7 FT OF NE1/4SE1/4 & N 338 FT OF SE1/4 SE1/4 EX E673 FT				

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



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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 = 400 ft.

Overlays: Aerial Photography FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

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Title Insurance & Escrow Services
www.vtgco.com
(509) 248-4442

Easting(ft) | Northing(ft) | Longitude(E) | Latitude(N) | One Inch = 400 Feet | Feet 200 400 600

	Parcel Address:	UN-ASSIGNED, WA	
	Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG	
	Parcel Number:	23091444004	Parcel Size: 4.79 Acre(s)
	Property Use:	91 Undeveloped Land	
Tax Code Area (TCA):	440	Tax Year:	2024
Improvement Value:	\$0	Land Value:	\$93700
CurrentUse Value:	\$0	CurrentUse Improvement:	\$0
New Construction:	\$0	Total Assessed Value:	\$93700

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.				

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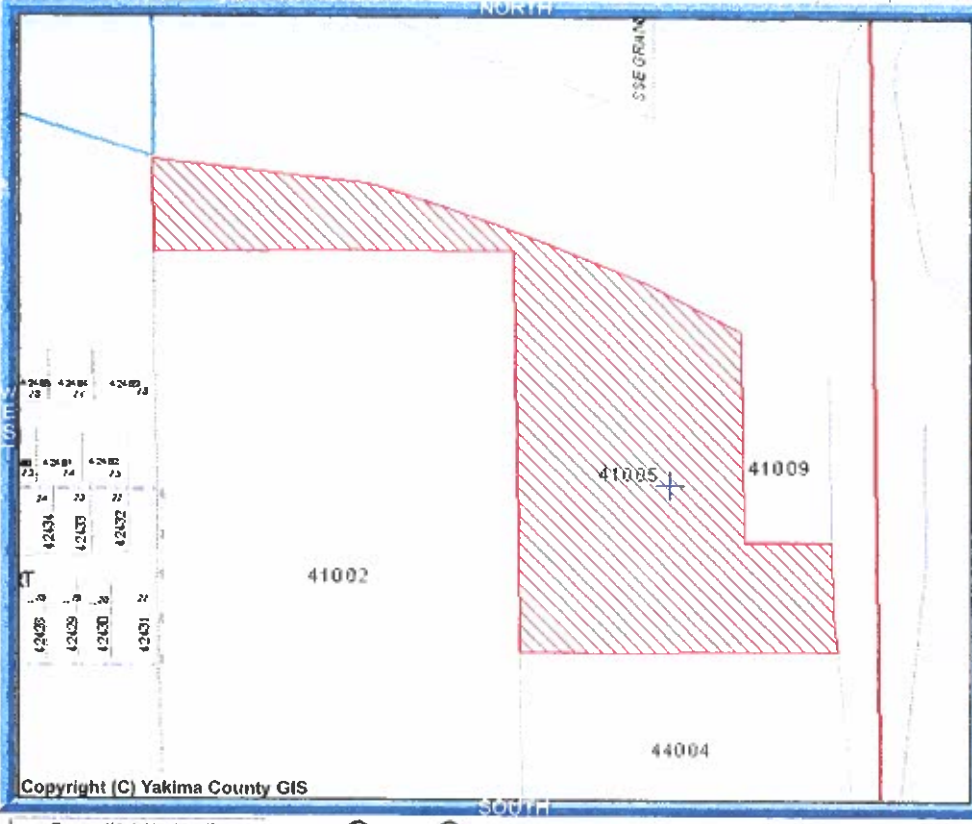
Zoning:	Urban Growth Area:	Grandview	Jurisdiction:	Grandview
FEMA 100 Year:			Future Landuse Designation:	(Yakima County Plan 2015)
			FIRM Panel Number:	53077C1925D

* Latitude: 46° 15' 42.134" * Longitude: -119° 53' 45.497" Range: 23 Township: 09 Section: 14
Narrative Description: S 5 AC OF FOL: E 673 FT OF N 1643.4FT EX E CO RD R/W OF SE1/4

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



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



Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 inch = 300 ft.

Overlays: Aerial Photography

FEMA Critical Areas

Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

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www.vtgco.com

(509) 248-4442

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Easting(ft) | Northing(ft)

Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One Inch = 300 Feet

Feet 200 400

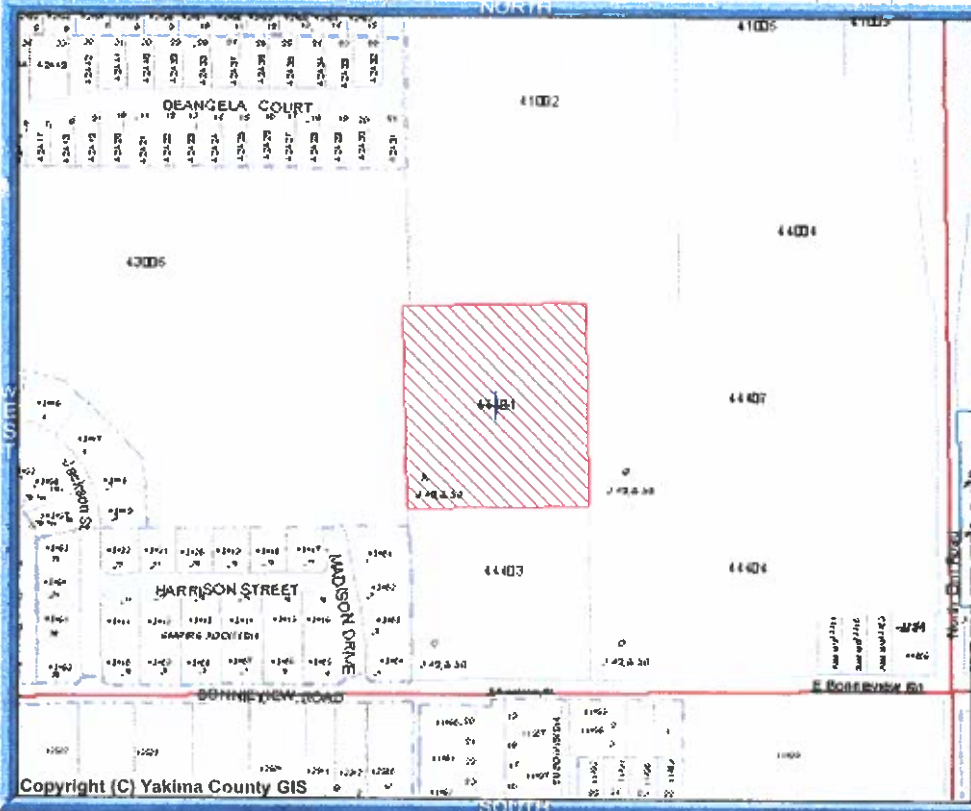
	Parcel Address:	CEMETERY RD, WA							
	Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG							
	Parcel Number:	23091441005	Parcel Size: 9.22 Acro(s)						
	Property Use:	91 Undeveloped Land							
Tax Code Area (TCA):	440	Tax Year:	2024						
Improvement Value:	\$0	Land Value:	\$103300						
Current Use Value:	\$0	Current Use Improvement:	\$0						
New Construction:	\$0	Total Assessed Value:	\$103300						
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.									
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Zoning:	Urban Growth Area:	Grandview	Jurisdiction:	Grandview
FEMA 100 Year:			Future Landuse Designation:	(Yakima County Plan 2015)
			FIRM Panel Number:	53077C1925D
+ Latitude: 46° 15' 46.922"		+ Longitude: -119° 53' 45.963"		Range: 23 Township 09 Section 14
Narrative Description: TH PT OF N 1643.4 FT OF E 1/2 SE 1/4 LYS'LY & W'LY OF SR-82 R/W EX S 1098.4 FT OF W 662.7 FT EX S 5 ACRES EX BEGS 27'30 E 806.21 FT & 90 FT W OF NE -> SE 1/4 & S SR-82 R/W, TH S 27'30 E 287.79 FT, TH S 87°47'09 W 157.31 FT, TH N 43'32 W 376.16 FT TO S LN OF SR-82 R/W, THE 'LY AL SD R/W TO BEG				



Assessor | **Planning** | Real Estate

FAQ | Help | Legend | **Search** | Tools | Overview



Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 inch = 400 ft.



Overlays: Aerial Photography

- FEMA
- Critical Areas
- Contours
- Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee



Title Insurance & Escrow Service

www.vigco.com
 (509) 248-4142

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

Click Map to: [Get Information](#)

One Inch = 400 Feet
 Feet 200 400 600

	Parcel Address:	UN-ASSIGNED, ,WA	
	Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG	
	Parcel Number:	23091444401	Parcel Size: 5.09 Acre(s)
	Property Use:	91 Undeveloped Land	
	Tax Code Area (TCA):	440	Tax Year: 2024
	Improvement Value:	\$0	Land Value: \$94600
	Current Use Value:	\$0	Current Use Improvement: \$0
	New Construction:	\$0	Total Assessed Value: \$94600

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.				

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

+ Latitude: 46° 15' 37.897" + Longitude: -119° 53' 56.249" Range: 23 Township: 09 Section: 14

Narrative Description: Section 14 Township 09 Range 14 Quarter SE: SHORT PLAT J-49 AND J-50 Lot A

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

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

Development Traffic Impact Data Checklist

Development Name: SPD Properties
Development Address:

Developer Name: G Squared Enterprise
Developer Address: 1908 Apricot Road
Grandview Wa 98930

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

Number of Units: 32

- 2. Average vehicle trips per unit:
Single Family 10 trips per day
Mobile Home Park 5 trips per day
X 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: 256

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

164 daily trips to Bonnewick
192 daily trips to Elm

5. Peak hour trips to public streets from development:

Peak hour trips to Bonnewick
Peak hour trips to Elm
Peak hour trips to

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

1394 Bonnewick 831 Elm

7. Existing level of service (LOS) capacity for existing public streets accessed by development:

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)
Projected number of trips (#3)
Remaining capacity

(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

Completed By [Signature]

Date 4/16/24

DETERMINATION OF NON-SIGNIFICANCE

1. **Description of Proposal:** The City of Grandview has received a request to rezone approximately 35.6 acres of land in the Agricultural District to R-2 Medium Density Residential District in order to facilitate future residential development.
2. **File Number:** Kang Rezone (Agriculture > R-2 Medium Density Residential)
3. **Proponent:** PLSA Engineering & Surveying
Attn: Wade Kabrich
521 N 20th Ave, Suite 3
Yakima, WA 98902

Owner: Moo Kang
335 Wine Country Road
Prosser, WA 99350
4. **Location of Proposal:** The rezone is generally bounded by Interstate 82 to the north, N. Elm Street to the east, E. Bonnieview Road to the south, and vacant/residential lands to the west. (Parcel Nos.: 230914-41002, 230914-41005, 230914-44001, and 230914-44004)
5. **Lead Agency:** City of Grandview
6. **Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a careful review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public on request and can be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us.
7. **Comment and Appeal Information:** 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 of issuance. You may submit comments on this proposal to the address below no later than **June 26, 2024**. Agencies and those providing comments will receive a copy of the final threshold determination. For information on the comment or appeal processes, or on other issues relating to this proposal, contact the City of Grandview at (509) 882-9200 or anitap@grandview.wa.us.
8. **SEPA Responsible Official:** 
Shane Fisher, City Administrator
9. **Address:** Attn: City Clerk
207 West Second Street
Grandview, WA 98930
10. **Date:** June 12, 2024



**CITY OF GRANDVIEW
NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF
ENVIRONMENTAL DETERMINATION, and 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) 197-11-340:

Applicant(s): PLSA Engineering & Surveying

Property Owner(s): Moo Kang

Proposed Projects: (1) 32-lot subdivision, and (2) rezone from Agricultural to R-2 Medium Density Residential

Current Zoning: (1) R-2 Medium Density Residential District and (2) Agricultural District

Current Use: Vacant

Location of Project: Both projects are generally located in northeast Grandview. The subdivision is on the northwest corner of E. Bonnieview Road and N. Elm Street. The rezone is north of the proposed subdivision and is bounded by Interstate 82 to the north, N. Elm Street to the east, and vacant/residential lands to the west.

Parcel Nos.: (1) 230914-44404, and (2) 230914-41002, 230914-41005, 230914-44401, and 230914-44004.

Application Date: April 16, 2024

Application Acceptance: May 31, 2024

Decision-Making Authority: City of Grandview

Project Description: The City of Grandview has received two applications from PLSA Engineering & Surveying, (1) a proposed 32-lot subdivision, and (2) a proposed rezone from Agriculture (AG) to R-2 Medium Density Residential District (R2). The subdivision will create 32 lots in 3 phases intended to be developed with a mixture of duplexes and single-family homes. A roadway will be built to the west off of N. Elm Street, with lots served by city water, sewer, and irrigation.

The proposed rezone is to change approximately 35.6 acres of land in the Agricultural District to R-2 Medium Density Residential District in order to facilitate future residential development.

Requested Approvals & Actions: (1) Approval of the Preliminary Plat, and (2) Approval of the rezone.

Existing Environmental Documents: Environmental Checklists have been prepared for each proposal and are available from the City upon request.

Environmental Determination

The City of Grandview is the lead agency for this application and has issued two Determination of Non-Significances, one for the subdivision and one for the rezone. The City is utilizing the threshold determination process set forth in WAC 197-11-340(2). The City will review all timely comments prior to making final threshold determinations. Any person has the right to comment on the application and receive notice of and participate in hearings on the applications. 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 **June 26, 2024**.

Comment Period and Where to View Documents

The applications and environmental checklists 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 applications, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decisions 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 **June 26, 2024**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **June 26, 2024** may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold two public hearings pursuant to GMC 14.03 on **July 18, 2024, beginning at 2 p.m.** The public hearings will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

The public hearings will consider the applications 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.

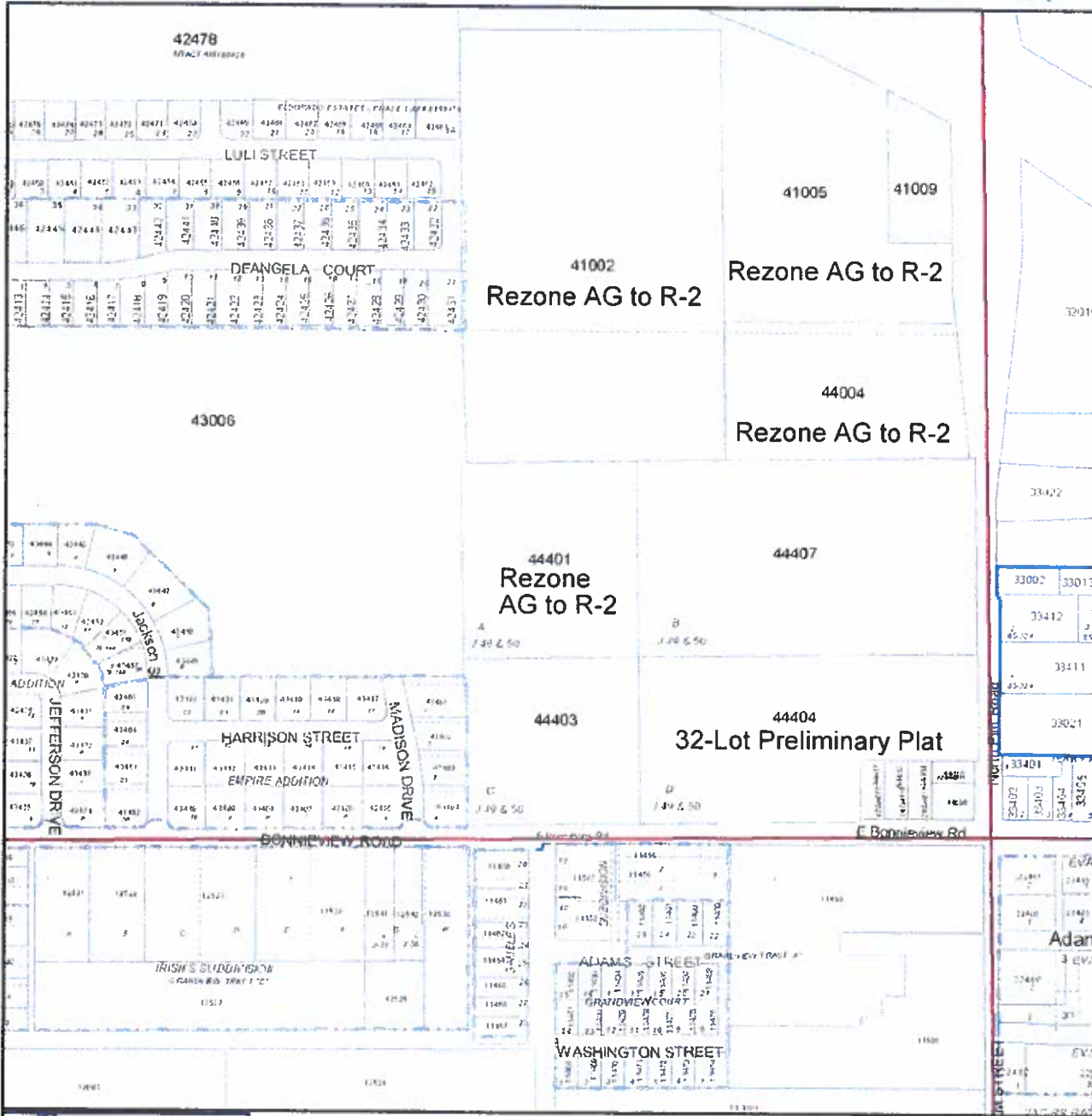
CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – June 12, 2024

Property Posted: June 12, 2024

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): June 10, 2024



Map Center: Range:23 Township:9 Section:14

City Limits
 Sections

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



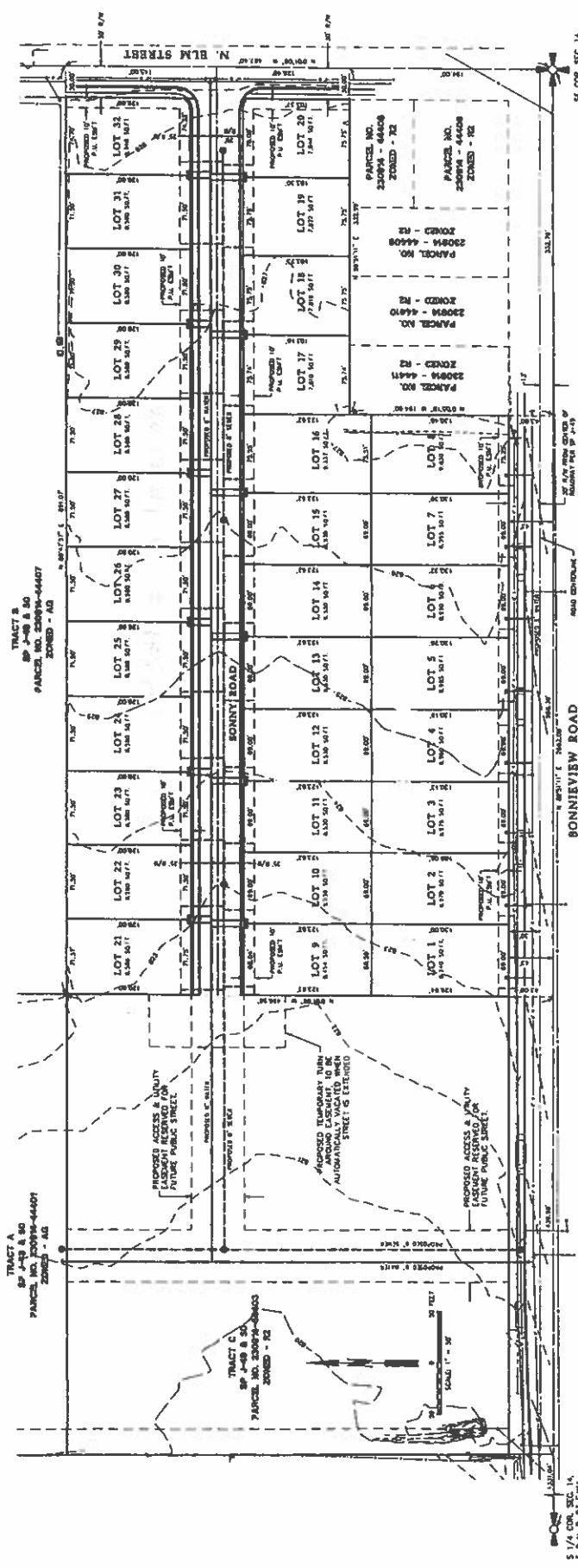
One Inch = 400 Feet
 Feet 200 400 600

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 Printed On: 8/5/2022 11:18:13 AM

PRELIMINARY PLAT OF
SPD PROPERTIES

PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 23 EAST, W.M.
 PARCEL NO. 230914 - 44404

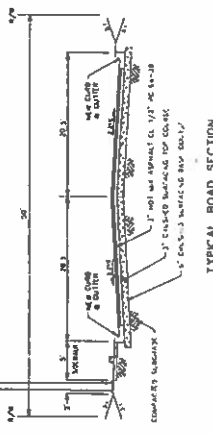
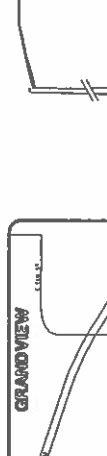


SE COR. SEC. 14,
 1-9 N. R-23 E 1/4
 SEE LOR 14-1271

SE 1/4 COR. SEC. 14,
 1-9 N. R-23 E 1/4
 SEE LOR 14-1271

LEGAL DESCRIPTION
 TRACT C OF THAT CERTAIN SHORT PLAT PLOD # 800-7, OF
 SHORT PLATS, PAGES 49 AND 50, UNDER AUTHOR'S FILE NO.
 245178E, RECORDS OF TAMAHA COUNTY, WASHINGTON.

NOTES
 1. SUBJECT PROPERTY IS ZONED R-2 RESIDENTIAL DISTRICT.
 2. ADJACENT TO ALL STREET BOUNDARY LINES THERE SHALL BE A
 10-FOOT WIDE PUBLIC UTILITY EASEMENT.
 3. THE TOTAL AREA OF THE PROPOSED PLAT 7.3 ACRES
 4. POWER, TV CABLES, TELEPHONE CABLES AND GAS MAINS ARE
 TO BE LOCATED FROM THE BACK OF CORNER TO THE BACK OF
 COMPANIES TO INTERFERE WITH EXISTING LOCAL UTILITY
 COMPANIES TO INTERFERE WITH EXISTING LOCAL UTILITY
 5. ALL STORM WATER GENERATED BY NEW IMPROVED SURFACES
 WILL BE RETAINED ON SITE.
 6. DOMESTIC WATER IS PROPOSED TO BE SUPPLIED BY CITY OF
 GRANOVUE.
 7. SANITARY SEWER IS PROPOSED TO BE PROVIDED BY THE CITY
 OF GRANOVUE.
 8. THERE ARE NO EXISTING BUILDINGS ON-SITE THAT WILL NEED
 TO BE REMOVED.
 9. TYPICAL SETBACKS - 20' FRONT SETBACK FROM THE
 PROPERTY LINE, 5' SIDE SETBACK FROM ADJACENT PROPERTY
 LINES & 10' REAR SETBACK FROM PROPERTY LINE.
 10. STREET IMPROVEMENTS SHALL CONFORM TO CITY OF GRANOVUE
 STREET STANDARDS.



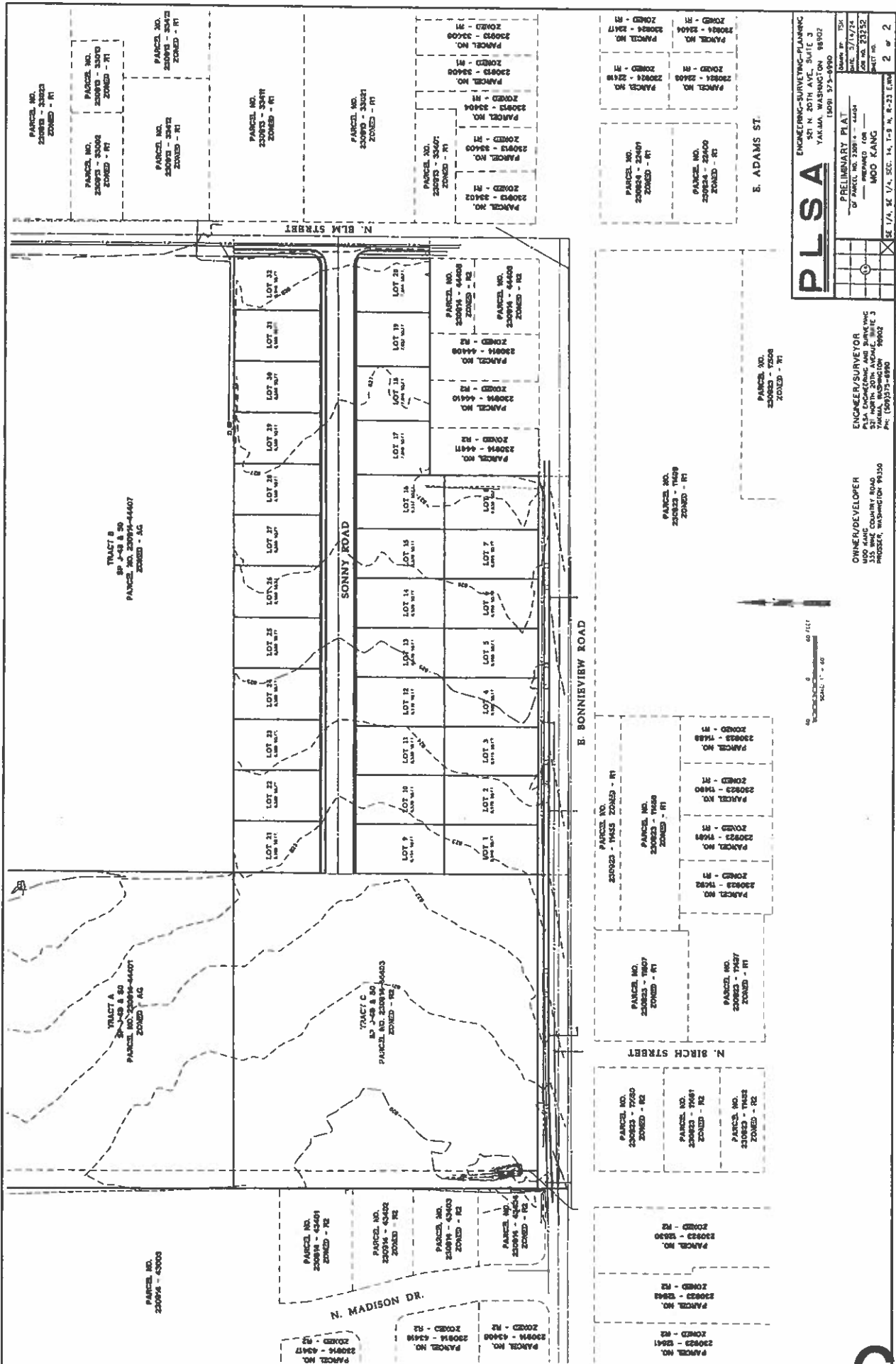
ENGINEER/SURVEYOR
 PLSA
 ENGINEERING AND SURVEYING
 511 N 20TH AVE, SUITE 3
 TAMAHA, WASHINGTON 98057
 PH: (509) 275-6990

OWNER/DEVELOPER
 MOO KANG
 1000 1/2 1ST AVE SW
 PROSETO, WASHINGTON 98148

PRELIMINARY PLAT
 OF PARCEL NO. 230914 - 44404
 PREPARED FOR
 MOO KANG
 SE 1/4, SE 1/4, SEC. 14, T-9 N. R-23 E 1/4

PLSA
 ENGINEERING-SURVEYING-PLANNING
 511 N 20TH AVE, SUITE 3
 TAMAHA, WASHINGTON 98057
 1508 375-6990

PLAT NO.
 230914-44404
 SHEET NO.
 1 OF 2



PLSA
 ENGINEERING-SURVEYING-PLANNING
 571 N. 20TH AVE. SUITE 3
 YAKIMA, WASHINGTON 98902
 PHONE: (509) 573-8990

DATE: 3/17/24
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 PREPARED FOR: [blank]
 PROJECT NO.: [blank]

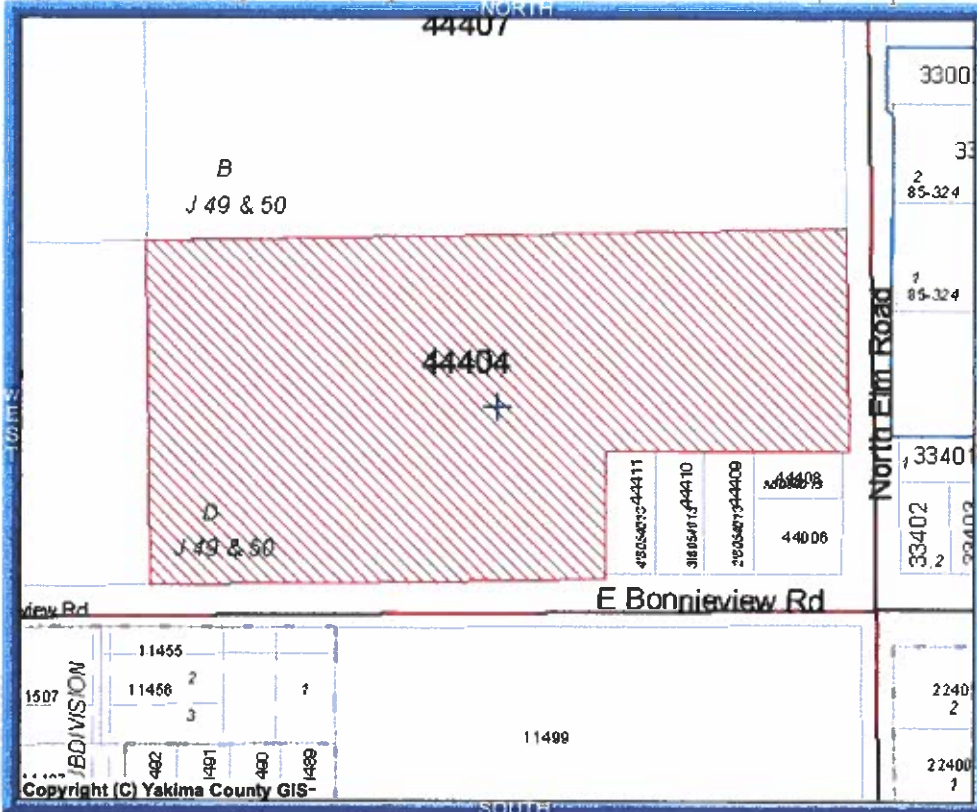
SCALE: 1" = 60'

OWNER/DEVELOPER
 MOD KANG
 135 W. COUNTY ROAD 3
 PULLMAN, WASHINGTON 99163
 PH: (509) 375-8990

ENGINEER/SURVEYOR
 PLSA ENGINEERING AND PLANNING
 571 N. 20TH AVE. SUITE 3
 YAKIMA, WASHINGTON 98902
 PH: (509) 573-8990



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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 = 200 ft.

Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

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www.vtgc.com
(509) 248-4442

Easting(R) : Northing(ft) Longitude(W) : Latitude(N)

Click Map to: **Get Information**

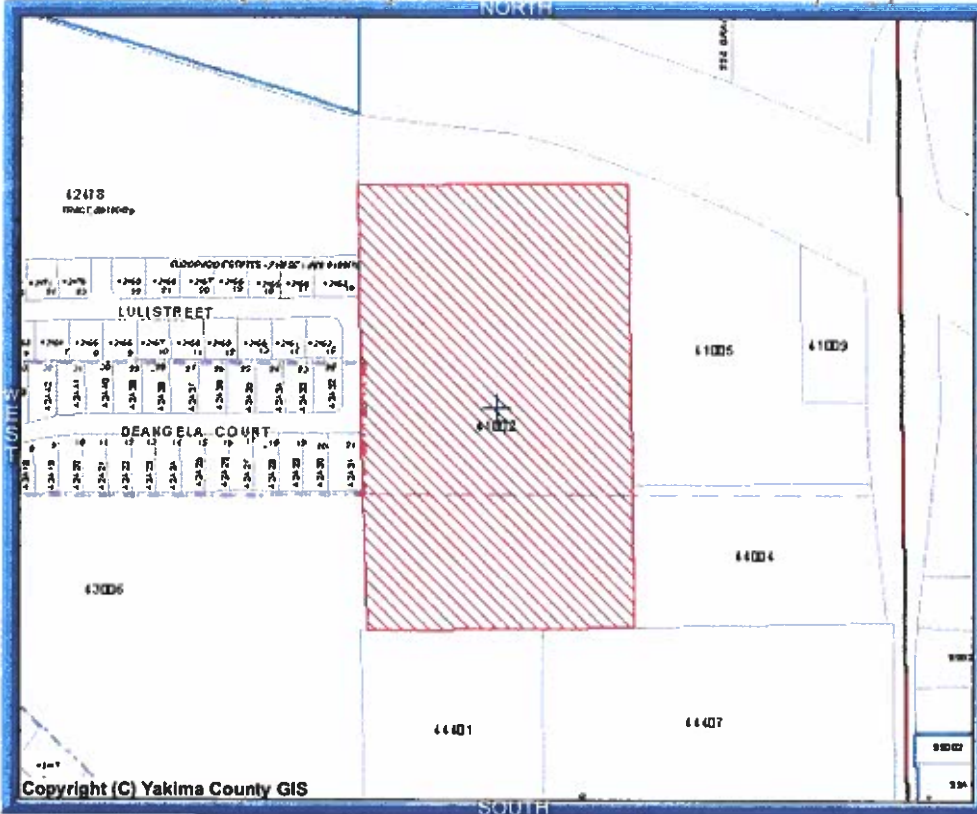
One Inch = 200 Feet
Feet 100 200 300

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 06/28/24 11:20:16 AM				PRINTING	
	Parcel Address:	BONNEVILLE RD & CEM, WA					
	Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG					
	Parcel Number:	23091444404	Parcel Size:	7.33 Acre(s)			
	Property Use:	99 Other Undeveloped Land					
TAX AND ASSESSMENT INFORMATION							
Tax Code Area (TCA):	440	Tax Year:	2024				
Improvement Value:	\$0	Land Value:	\$31900				
Current Use Value:	\$0	Current Use Improvement:	\$0				
New Construction:	\$0	Total Assessed Value:	\$31900				
RESIDENCE INFORMATION							
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms Garage Carport (full/3/4, 1/2) (bsm/att/bltn)
No Residence Information Found.							
SALE INFORMATION							
Excise	Sale Date	Sale Price	Grantor				Portion
No Sales Information Found.							
DISCLAIMER							
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us .							

OVERLAY INFORMATION			
Zoning:	Jurisdiction: Grandview		
Urban Growth Area:	Grandview	Future Landuse Designation: (Yakima County Plan 2015)	
FEMA 100 Year:		FIRM Panel Number: 53077C1925D	
LOCATION INFORMATION			
+ Latitude: 46° 15' 33.405"		+ Longitude: -119° 53' 46.925"	
Range: 23		Township: 09 Section: 14	
Narrative Description: PARCEL D BOOK J-0049 & J 50			
DISCLAIMER			
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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 = 400 ft.



Overlays: Aerial Photography

- FEMA
- Critical Areas
- Contours
- Utilities

MapSize: Small (800x600)

Maps brought to you by:

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www.vtqco.com
(509) 248-4442

Easting(R) : Northing(r)
Longitude(W) : Latitude(N)
Click Map to: [Get Information](#)
One Inch = 400 Feet
Feet 200 400 600

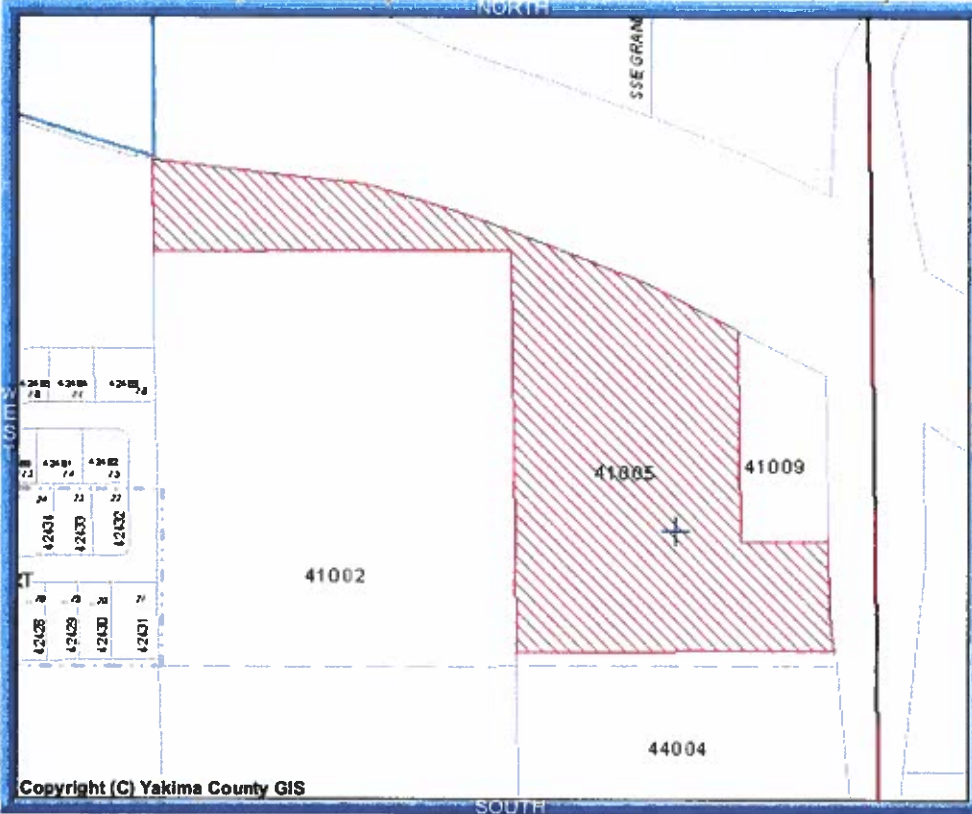
PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 5/4/2024 11:30:10 PM				PRINTING					
	Parcel Address:	UN-ASSIGNED, ,WA				Print Friends List					
	Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG									
	Parcel Number:	23091441002	Parcel Size:	16.51 Acre(s)							
	Property Use:	91 Undeveloped Land									
TAX AND ASSIGNMENT INFORMATION											
Tax Code Area (TCA):		440	Tax Year:		2024	Detailed Review					
Improvement Value:		\$0	Land Value:		\$111900						
Current Use Value:		\$0	Current Use Improvement:		\$0						
New Construction:		\$0	Total Assessed Value:		\$111900						
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport	Section Map 1st Floor	
No Residence Information Found.											
SALE INFORMATION								Other SECTION MAPS			
Excise	Sale Date	Sale Price	Grantor		Portion						
No Sales Information Found.											
DISCLAIMER								NW/4 1"=200'		SE/4 1"=200'	
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us .											

OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D Download Map
LOCATION INFORMATION			
+ Latitude: 46° 15' 45.767"		+ Longitude: -119° 53' 54.673"	
Range: 23		Township: 09	
Section: 14			
Narrative Description: S 760.4 FT OF W 662.7 FT OF NE1/4SE1/4 & N 338 FT OF SE1/4 SE1/4 EX E673 FT			
DISCLAIMER			
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Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 inch = 300 ft.

Overlays: Aerial Photography

- FEMA
- Critical Areas
- Contours
- Utilities

MapSize: Small (800x600)

Maps brought to you by:

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(509) 248-4442

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Eastings(R) | Northing(R) | Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

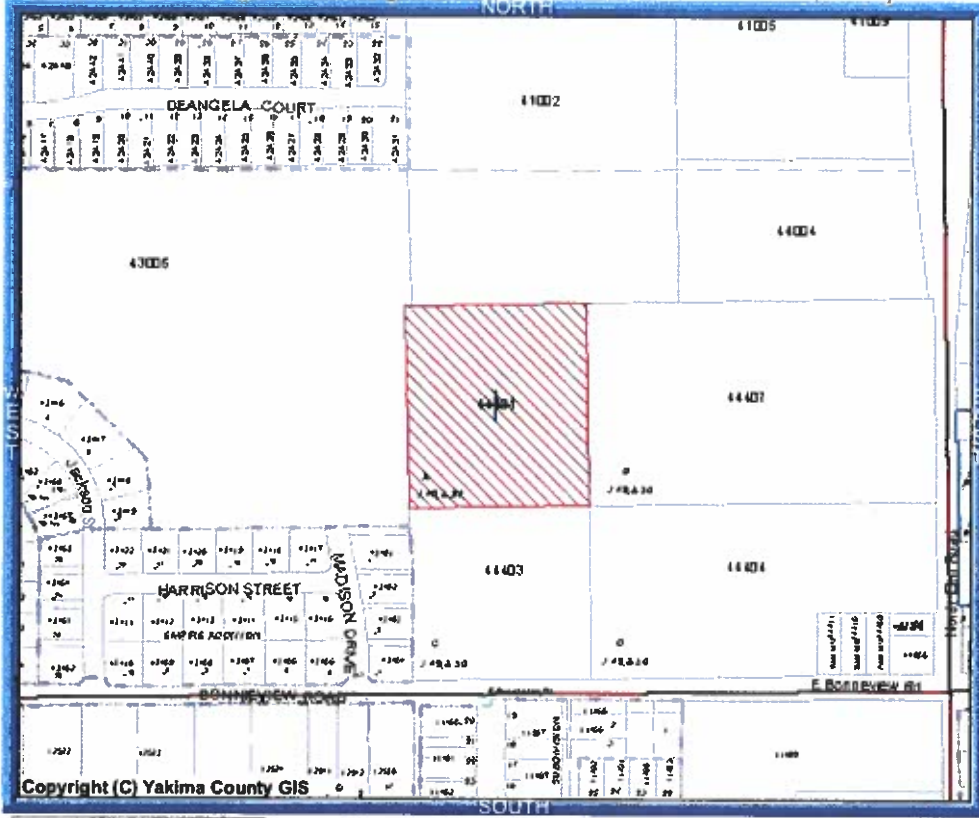
One Inch = 300 Feet
Feet 200 400

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 11/23/24 AT 10:16 PM				PRINTING				
	Parcel Address:	CEMETERY RD, WA								
	Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG								
	Parcel Number:	23091441005	Parcel Size: 9.22 Acre(s)							
	Property Use:	91 Undeveloped Land								
TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):		440	Tax Year: 2024							
Improvement Value:		\$0	Land Value: \$103300							
Current Use Value:		\$0	Current Use Improvement: \$0							
New Construction:		\$0	Total Assessed Value: \$103300							
RESIDENTIAL INFORMATION										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/bitin)	Carport	
No Residence Information Found.										
SALE INFORMATION										
Excise	Sale Date	Sale Price	Grantor		Portion					
No Sales Information Found.										
DISCLAIMER								 		
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OVERLAY INFORMATION			
Zoning:	Urban Growth Area:	Grandview	Jurisdiction: Grandview
FEMA 100 Year:			Future Landuse Designation: (Yakima County Plan 2015)
			FIRM Panel Number: 53077C1925D Download Map
LOCATION INFORMATION			
+ Latitude: 46° 15' 46.054"		+ Longitude: -119° 53' 45.749"	
Range: 23 Township 09 Section: 14			
Narrative Description: TH PT OF N 1643.4 FT OF E 1/2 SE 1/4 LYS'LY & W'LY OF SR-82 R/W EX S 1098.4 FT OF W 662.7 FT EX S 5 ACRES EX BEGS 27°30 E 806.21 FT & 90 FT W OF NE -> SE 1/4 & S SR-82 R/W, TH S 27°30 E 287.79 FT, TH S 87°47'09 W 157.31 FT, TH N 43°32'W 376.16 FT TO S LN OF SR-82 R/W, THE'LY AL SD R/W TO BEG			
DISCLAIMER			



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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 = 400 ft.

Overlays: Aerial Photography

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

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Title Insurance & Escrow Service
www.vtgc.com
(509) 248-4442

Eastings(R) : Northing(R)
Longitude(W) : Latitude(N)

Click Map to: **Get Information**

One Inch = 400 Feet
Feet 200 400 600

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 5/4/2024 11:38:16 AM				PRINTING				
	Parcel Address:	UN-ASSIGNED, WA								
	Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG								
	Parcel Number:	23091444401	Parcel Size:	5.09 Acre(s)						
	Property Use:	91 Undeveloped Land								
TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):		440	Tax Year:		2024					
Improvement Value:		\$0	Land Value:		\$94600					
Current Use Value:		\$0	Current Use Improvement:		\$0					
New Construction:		\$0	Total Assessed Value:		\$94600					
RESIDENTIAL INFORMATION										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carpport	
No Residence Information Found.										
SALE INFORMATION										
Excise	Sale Date	Sale Price	Grantor		Portion					
No Sales Information Found.										
DISCLAIMER										
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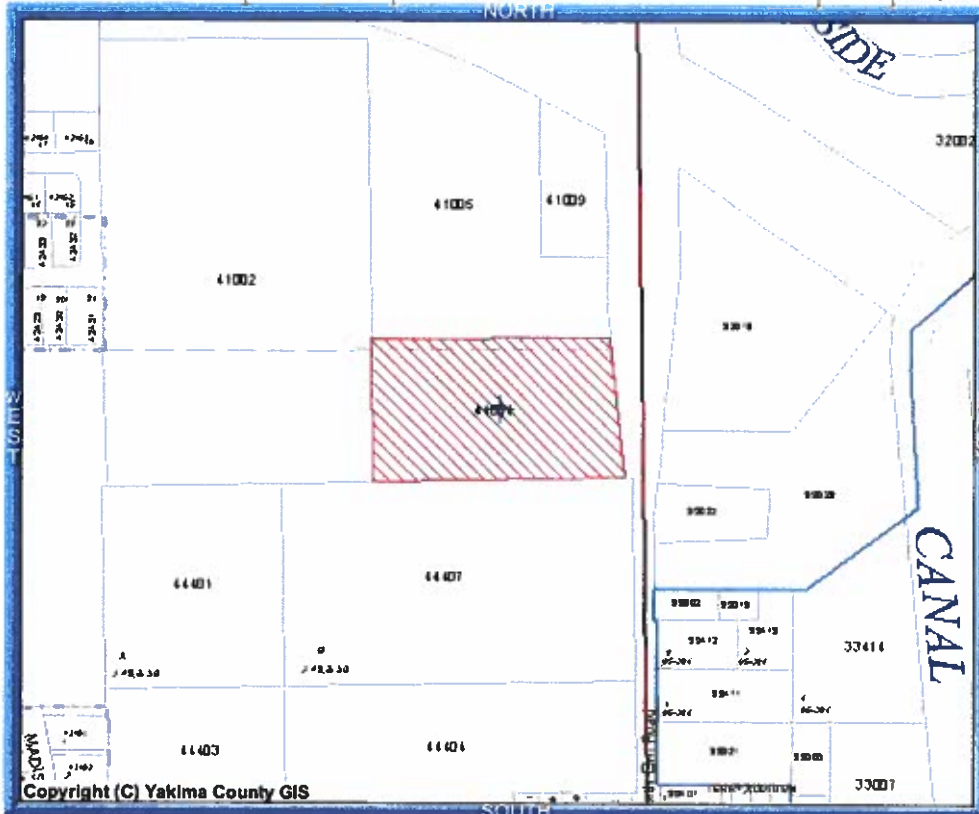
OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D
LOCATION INFORMATION			
+ Latitude 46° 15' 37.897"		+ Longitude -119° 53' 56.249"	
Range: 23		Township: 09	
Section: 14			
Narrative Description: Section 14 Township 09 Range 14 Quarter SE: SHORT PLAT J-49 AND J-50 Lot A			
DISCLAIMER			
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MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography:

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x600)

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Click Map to: **Get Information**

One Inch = 400 Feet
 Feet 200 400 600

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 5/4/2024 11:38:10 AM		PRINTING						
	Parcel Address:	UN-ASSIGNED, ,WA		Print						
	Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG		Print						
	Parcel Number:	23091444004	Parcel Size: 4.79 Acre(s)	Print						
	Property Use:	91 Undeveloped Land		Print						
TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA): 440		Tax Year: 2024		Print						
Improvement Value: \$0		Land Value: \$93700		Print						
Current Use Value: \$0		Current Use Improvement: \$0		Print						
New Construction: \$0		Total Assessed Value: \$93700		Print						
RESIDENTIAL INFORMATION										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/bltn)	Carpport	Section Map
No Residence Information Found.										
SALE INFORMATION										
Excise	Sale Date	Sale Price	Grantor	Portion		Qtr SECTION MAPS				
No Sales Information Found.										
DISCLAIMER										
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OVERLAY INFORMATION			
Zoning:	Grandview		Jurisdiction: Grandview
Urban Growth Area:	Grandview		Future Landuse Designation: (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number: 53077C1925D	Download Map
LOCATION INFORMATION			
+ Latitude: 46° 15' 42.134"		+ Longitude: -119° 53' 45.497"	
Range: 23		Township: 09	
Section: 14			
Narrative Description: S 5 AC OF FOL: E 673 FT OF N 1643.4FT EX E CO RD R/W OF SE1/4			
DISCLAIMER			
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**CITY OF GRANDVIEW
AFFIDAVIT OF MAILING & POSTING**

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 10th day of June, 2024, I posted at City Hall, Library, Police Department, City's website www.grandview.wa.us, and mailed the attached NOTICE OF DEVELOPMENT APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal:

Applicant(s): PLSA Engineering & Surveying

Property Owner(s): Moo Kang

Proposed Projects: (1) 32-lot subdivision, and (2) rezone from Agricultural to R-2 Medium Density Residential

Current Zoning: (1) R-2 Medium Density Residential District and (2) Agricultural District

Current Use: Vacant

Location of Project: Both projects are generally located in northeast Grandview. The subdivision is on the northwest corner of E. Bonnieview Road and N. Elm Street. The rezone is north of the proposed subdivision and is bounded by Interstate 82 to the north, N. Elm Street to the east, and vacant/residential lands to the west.

Parcel Nos.: (1) 230914-44404, and (2) 230914-41002, 230914-41005, 230914-44401, and 230914-44004.

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 APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF
ENVIRONMENTAL DETERMINATION, and 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) 197-11-340:

Applicant(s): PLSA Engineering & Surveying

Property Owner(s): Moo Kang

Proposed Projects: (1) 32-lot subdivision, and (2) rezone from Agricultural to R-2 Medium Density Residential

Current Zoning: (1) R-2 Medium Density Residential District and (2) Agricultural District

Current Use: Vacant

Location of Project: Both projects are generally located in northeast Grandview. The subdivision is on the northwest corner of E. Bonnieview Road and N. Elm Street. The rezone is north of the proposed subdivision and is bounded by Interstate 82 to the north, N. Elm Street to the east, and vacant/residential lands to the west.

Parcel Nos.: (1) 230914-44404, and (2) 230914-41002, 230914-41005, 230914-44401, and 230914-44004.

Application Date: April 16, 2024

Application Acceptance: May 31, 2024

Decision-Making Authority: City of Grandview

Project Description: The City of Grandview has received two applications from PLSA Engineering & Surveying, (1) a proposed 32-lot subdivision, and (2) a proposed rezone from Agriculture (AG) to R-2 Medium Density Residential District (R2). The subdivision will create 32 lots in 3 phases intended to be developed with a mixture of duplexes and single-family homes. A roadway will be built to the west off of N. Elm Street, with lots served by city water, sewer, and irrigation.

The proposed rezone is to change approximately 35.6 acres of land in the Agricultural District to R-2 Medium Density Residential District in order to facilitate future residential development.

Requested Approvals & Actions: (1) Approval of the Preliminary Plat, and (2) Approval of the rezone.

Existing Environmental Documents: Environmental Checklists have been prepared for each proposal and are available from the City upon request.

Environmental Determination

The City of Grandview is the lead agency for this application and has issued two Determination of Non-Significances, one for the subdivision and one for the rezone. The City is utilizing the threshold determination process set forth in WAC 197-11-340(2). The City will review all timely comments prior to making final threshold determinations. Any person has the right to comment on the application and receive notice of and participate in hearings on the applications. 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 **June 26, 2024**.

Comment Period and Where to View Documents

The applications and environmental checklists 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 applications, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decisions 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 **June 26, 2024**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **June 26, 2024** may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold two public hearings pursuant to GMC 14.03 on **July 18, 2024, beginning at 2 p.m.** The public hearings will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

The public hearings will consider the applications 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.

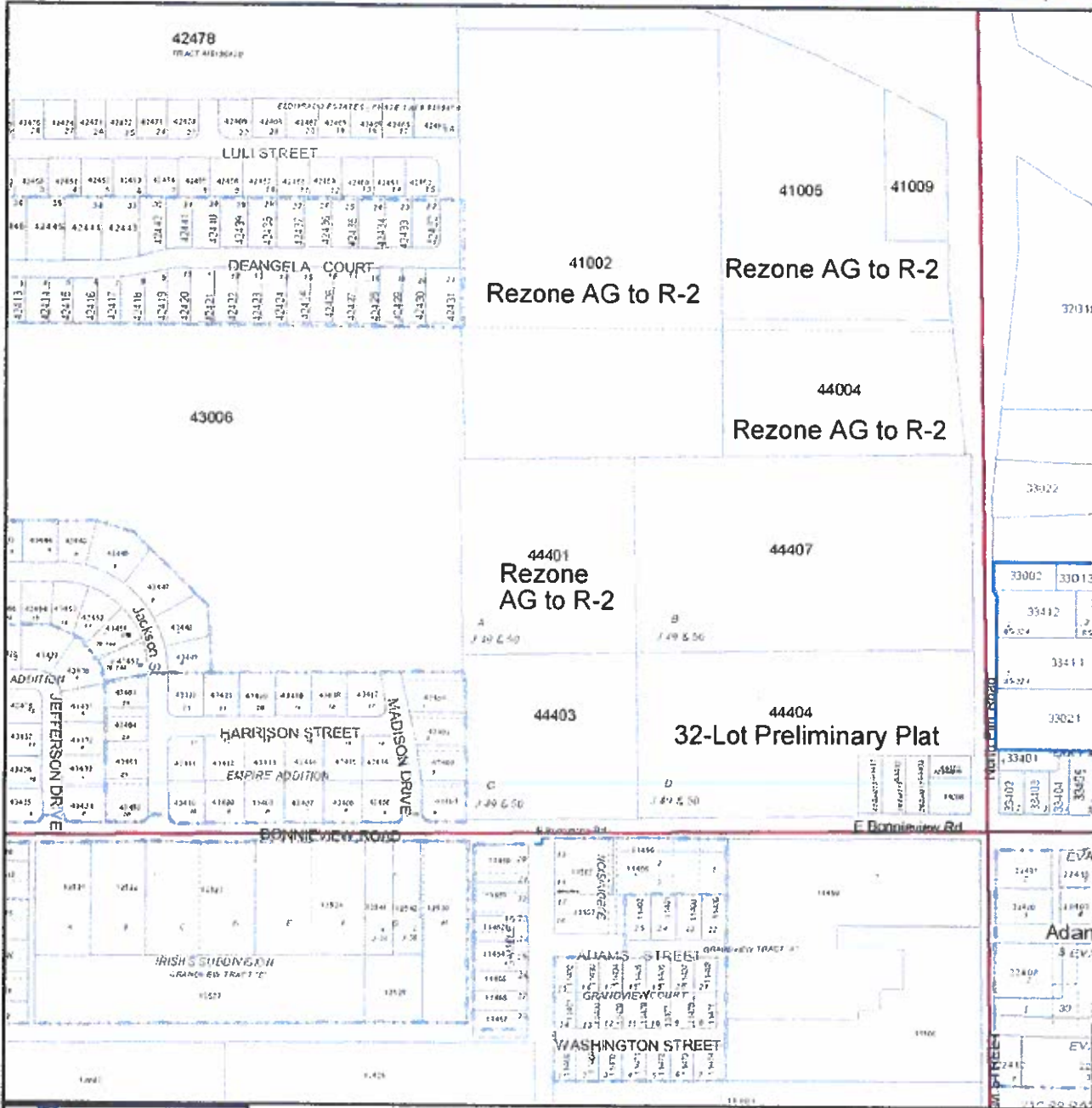
CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – June 12, 2024

Property Posted: June 12, 2024

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): June 10, 2024



Map Center: Range:23 Township:9 Section:14

City Limits
 Sections

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



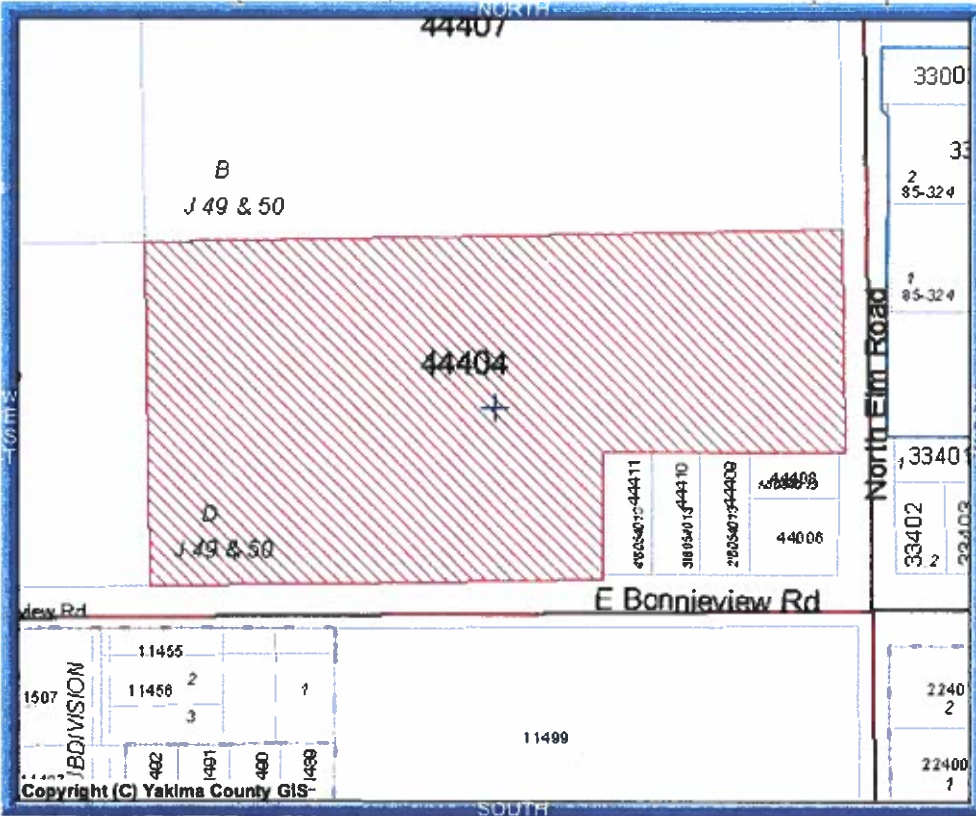
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 Feet 200 400 600

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Search

MapScale: 1 inch = 200 ft.

Overlays: Aerial Photography:

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x600)

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Eastings(R) : Northing(R)
 Longitude(W) : Latitude(N)

Click Map to: **Get Information**

One Inch = 200 Feet
 Feet 100 200 300

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 6/27/2024 11:36:10 PM						PRINTING	
	Parcel Address:	BONNEVILLE RD & CEM, WA							
	Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG							
	Parcel Number:	23091444404	Parcel Size:	7.33			Acre(s)		
	Property Use:	99 Other Undeveloped Land							
TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA):	440	Tax Year:	2024						
Improvement Value:	\$0		Land Value:	\$31900					
Current Use Value:	\$0		Current Use Improvement:	\$0					
New Construction:	\$0		Total Assessed Value:	\$31900					
RESIDENTIAL REQUIREMENTS									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/bltin)	Carport
No Residence Information Found.									
SALES INFORMATION									
Excise	Sale Date	Sale Price	Grantor	Portion					
No Sales Information Found.									
DISCLAIMER									
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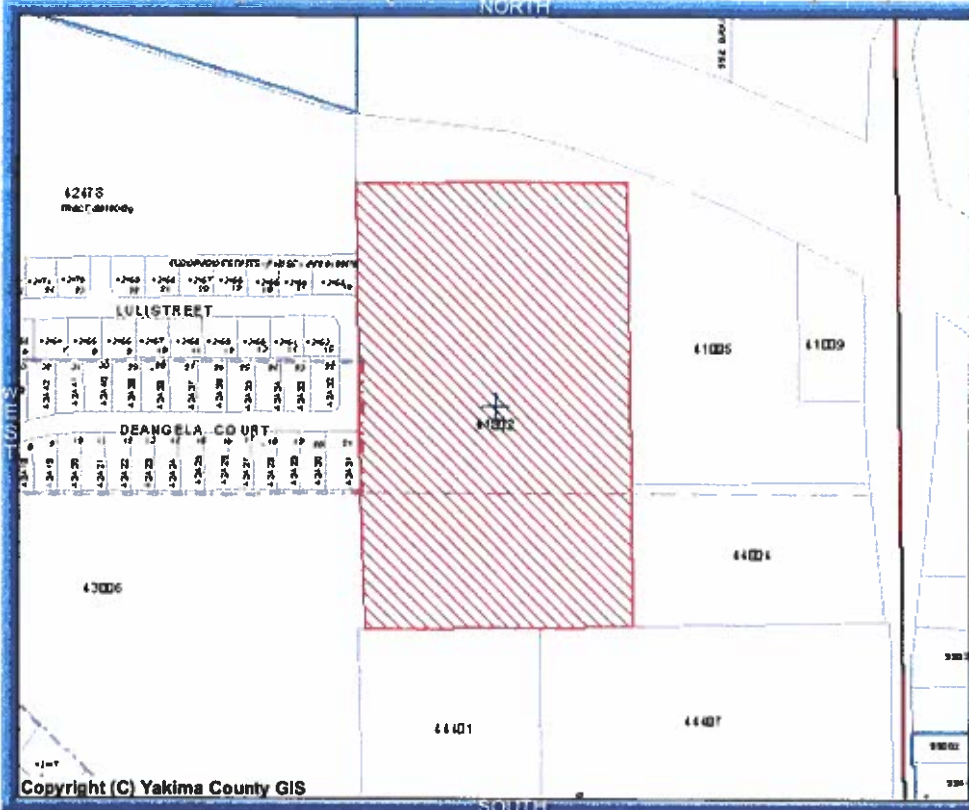
OVERLAY INFORMATION			
Zoning:			Jurisdiction: Grandview
Urban Growth Area:	Grandview		Future Landuse Designation: (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D
LOCATION INFORMATION			
+ Latitude: 46° 15' 33.405"		+ Longitude: -119° 53' 46.925"	
Range: 23		Township: 09 Section: 14	
Narrative Description: PARCEL D BOOK J-0049 & J 50			

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Search By: Parcel Number

Parcel #:

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Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

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Easting(E) : Northing(N)

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One Inch = 400 Feet
Feet 200 400 600

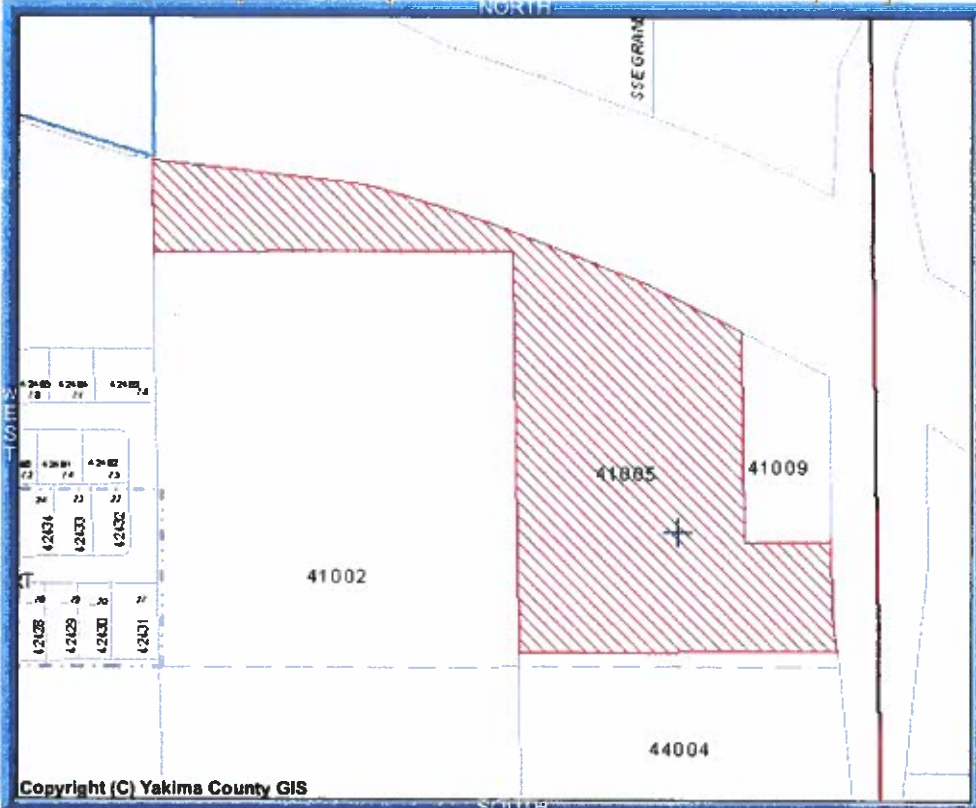
PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 04/2024 11:30:10 PM				PRINTING				
	Parcel Address:	UN-ASSIGNED, WA								
	Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG								
	Parcel Number:	23091441002	Parcel Size:	16.51 Acre(s)						
	Property Use:	91 Undeveloped Land								
TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):	440	Tax Year:	2024							
Improvement Value:	\$0	Land Value:	\$111900							
Current Use Value:	\$0	Current Use Improvement:	\$0							
New Construction:	\$0	Total Assessed Value:	\$111900							
RESIDENTIAL INFORMATION										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport	
No Residence Information Found.										
SALE INFORMATION										
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:		FIRM Panel Number:	53077C1925D
LOCATION INFORMATION			
+ Latitude: 46° 15' 45.767"		+ Longitude: -119° 53' 54.673"	
Range: 23		Township: 09 Section: 14	
Narrative Description: S 760.4 FT OF W 662.7 FT OF NE1/4SE1/4 & N 338 FT OF SE1/4 SE1/4 EX E673 FT			
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MapScale: 1 inch = 300 ft.

Overlays: Aerial Photography

- FEMA
- Critical Areas
- Contours
- Utilities

MapSize: Small (800x600)

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(509) 248-4442

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

Click Map to: [Get Information](#)

One Inch = 300 Feet
Feet 200 400

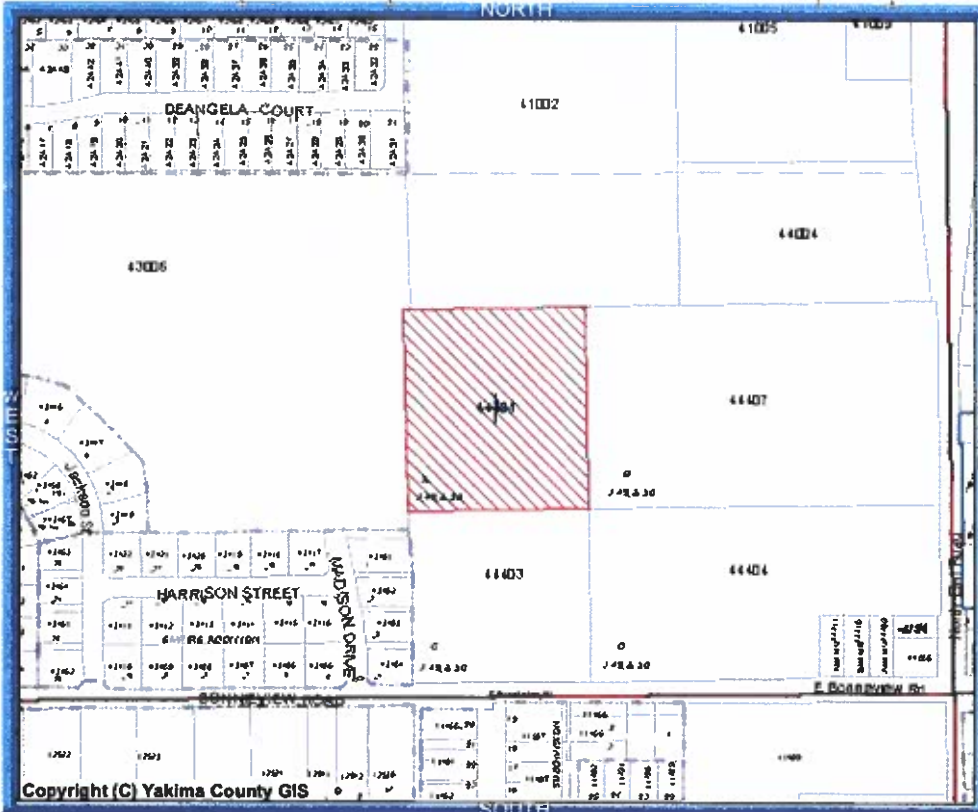
PROPERTY PHOTO		PROPERTY INFORMATION AS OF 06/20/24 11:28:19 AM		PRINTING						
		Parcel Address:	CEMETERY RD, WA							
		Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG							
		Parcel Number:	23091441005	Parcel Size:	9.22 Acre(s)					
		Property Use:	91 Undeveloped Land							
TAX AND ASSIGNMENT INFORMATION										
Tax Code Area (TCA):		440	Tax Year:		2024					
Improvement Value:		\$0	Land Value:		\$103300					
Current Use Value:		\$0	Current Use Improvement:		\$0					
New Construction:		\$0	Total Assessed Value:		\$103300					
RESIDENTIAL INFORMATION										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsm SqFt	Bedrooms	Bathrooms	Garage	Carpport	
No Residence Information Found.										
SALE INFORMATION										
Excise	Sale Date	Sale Price	Grantor	Portion						
No Sales Information Found.										
DISCLAIMER										
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us .										

OVERLAY INFORMATION			
Zoning:	Grandview	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' 46.054"		+ Longitude -119° 53' 45.749"	
Range: 23		Township: 09	
Section: 14			
Narrative Description: TH PT OF N 1643.4 FT OF E1/2 SE1/4 LYS'LY & W'LY OF SR-82 R/W EX S 1098.4 FT OF W 662.7 FT EX S 5 ACRES EX BEGS 27'30" E 806.21 FT & 90 FT W OF NE ->SE1/4 & S SR-82 R/W, TH S 27'30" E 287.79 FT, TH S 87°47'09" W 157.31 FT, TH N 43°32'W 376.16 FT TO S LN OF SR-82 R/W, THE'LY AL SD R/W TO BEG			
DISCLAIMER			



Assessor | Planning | Real Estate

FAQ | Help | Legend | Search | Tools | Overview



Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 Inch = 400 ft.

Overlays: Aerial Photography

- FEMA
- Critical Areas
- Contours
- Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee



Title Insurance & Escrow Service

www.vtgc.com
(509) 248-4442

Easting(E) : Northing(N)
Longitude(W) : Latitude(N)
Click Map to: **Get Information**
One Inch = 400 Feet
Feet 200 400 600

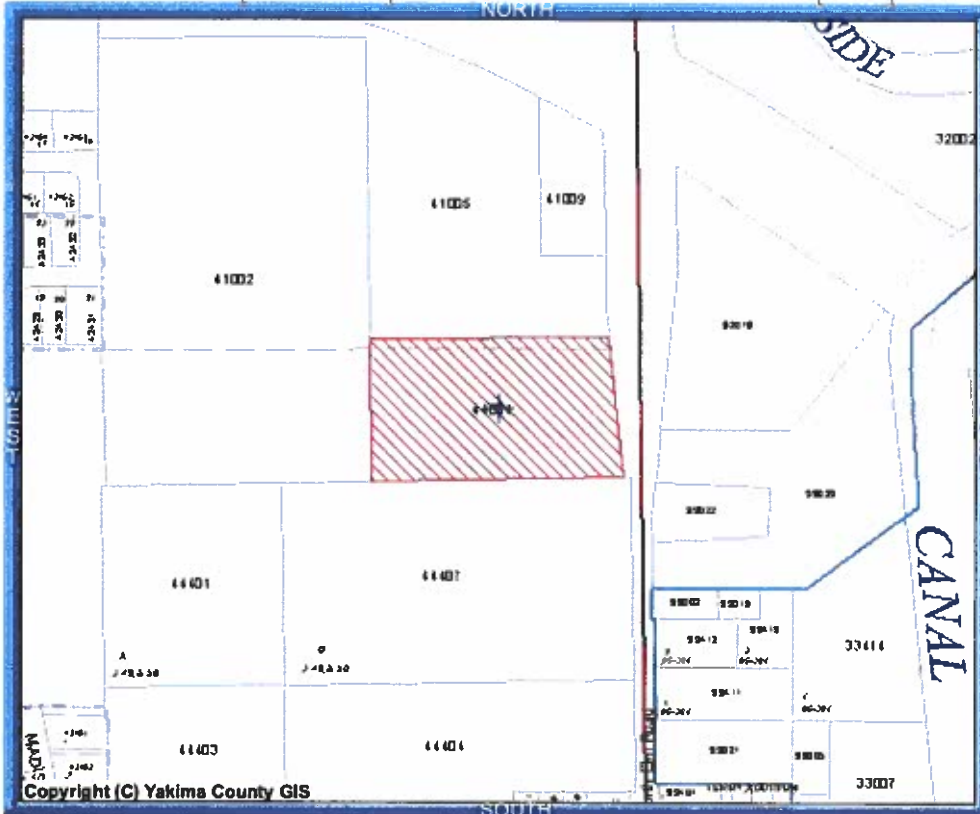
PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 6/12/2024 11:30:10 AM				PRINTING					
	Parcel Address:	UN-ASSIGNED, WA									
	Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG									
	Parcel Number:	23091444401	Parcel Size: 5.09 Acre(s)								
	Property Use:	91 Undeveloped Land									
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):		440	Tax Year: 2024								
Improvement Value:		\$0	Land Value: \$94600								
Current Use Value:		\$0	Current Use Improvement: \$0								
New Construction:		\$0	Total Assessed Value: \$94600								
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport		
No Residence Information Found.											
SALE INFORMATION											
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:		FIRM Panel Number:	53077C1925D
LOCATION INFORMATION			
+ Latitude: 46° 15' 37.897"		+ Longitude: -119° 53' 56.249"	
Range: 23		Township: 09	
Section: 14			
Narrative Description: Section 14 Township 09 Range 14 Quarter SE: SHORT PLAT J-49 AND J-50 Lot A			
DISCLAIMER			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			



Assessor | Planning | Real Estate

FAQ | Help | Legend | Search | Tools | Overview



Search By: Parcel Number

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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 = 400 ft.

Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee
 Title Insurance & Escrow Service
 www.vtgco.com
 (509) 248-4442

Eastings(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: **Get Information**

Scale: 0 200 400 600 Feet

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 6/30/24 11:30:10 PM				PRINTING				
	Parcel Address:	UN-ASSIGNED, ,WA				<input type="button" value="Print"/>	<input type="button" value="Print Map"/>			
	Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG								
	Parcel Number:	23091444004	Parcel Size:	4.79 Acre(s)						
	Property Use:	91 Undeveloped Land								
TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):		440	Tax Year:		2024		<input type="button" value="Section Maps"/>			
Improvement Value:		\$0	Land Value:		\$93700					
Current Use Value:		\$0	Current Use Improvement:		\$0					
New Construction:		\$0	Total Assessed Value:		\$93700					
RESIDENTIAL INFORMATION										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport	<input type="button" value="Section Maps"/>
No Residence Information Found.										
SALE INFORMATION								<input type="button" value="Section Maps"/>		
Excise	Sale Date	Sale Price	Grantor	Portion			No Sales Information Found.			
DISCLAIMER								<input type="button" value="Section Maps"/>		
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Zoning:	Jurisdiction: Grandview		
Urban Growth Area:	Grandview	Future Landuse Designation: (Yakima County Plan 2015)	
FEMA 100 Year:	<input type="button" value="FEMA Map"/>	FIRM Panel Number:	53077C1925D <input type="button" value="Download Map"/>
LOCATION INFORMATION			
+ Latitude: 46° 15' 42.134"		+ Longitude: -119° 53' 45.497"	
Range: 23		Township: 09 Section: 14	
Narrative Description: S 5 AC OF FOL: E 673 FT OF N 1643.4FT EX E CO RD R/W OF SE1/4			
DISCLAIMER			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			

230914-41002/41005/44004
44401/44404/44403
Moo Sung & Ran Young Kang
500 S Euclid Street
Grandview, WA 98930

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

230914-44407
Church of Nazarene
500 N Elm Street
Grandview, WA 98930

230913-33023
Brendon Mellor
521 N Elm Street
Grandview, WA 98930

230913-33002/33013
Margarito & Guillermina Briones
411 N Elm Street
Grandview, WA 98930

230913-33412/33413
Walt & Terry Schlosser
403 N Elm Street
Grandview, WA 98930

230913-33411
Latin Pentecostal Church
P.O. Box 253
Grandview, WA 98930

230913-33021
USA Reclamation Service
P.O. Box 1749
Yakima, WA 98907

230913-33401
Lupe Cortez
P.O. Box 191
Paterson WA, 99345

230913-33402
Augustin Gonzalez
301 N Elm Street
Grandview, WA 98930

230913-33403
Daniel & Margarita Sandoval
603 Bonnieview Road
Grandview, WA 98930

230913-33404
Enrique Ortiz
605 E Bonnieview Road
Grandview, WA 98930

230913-33405
Genaro Martinez
607 E Bonnieview Road
Grandview, WA 98930

230913-33406
Victoria Ruiz
609 E Bonnieview Road
Grandview, WA 98930

230924-22401
Francisco Lujan
811 W Fifth Street
Grandview, WA 98930

230924-22400
Gerardo Chavez
113 N Elm Street
Grandview, WA 98930

230914-44411
Ismael Aguilar
501 E Bonnieview Road
Grandview, WA 98930

230914-44410
Alexis Garcia
503 E Bonnieview Road
Grandview, WA 98930

230914-44409
Ignacio & Alejandra Gonzalez
505 E Bonnieview Road
Grandview, WA 98930

230914-44408
Alexis Zuniga
2004 Wyant Way
Grandview, WA 98930

230914-44406
Rafael & Norma Arreola
200 N Elm Street
Grandview, WA 98930

230923-11499/11506
Upper Col MSN 7 Day Adventist
P.O. Box 19039
Spokane, WA 99219

23014-43418
Leroy & Susan Bussert
111 Harrison Street
Grandview, WA 98930

230923-11455
Grandview City
207 W Second Street
Grandview, WA 98930

230923-11456/11492
Cecil & Barbara Wright
307 Adams Street
Grandview, WA 98930

230923-11489
Manuel & Tara Ibarra
7435 W Via Montoya Drive
Glendale, AZ 85310

230923-11490
Eladio & Elia Herrera
311 Adams Street
Grandview, WA 98930

230923-11491
Floriberto & Luz Guzman
309 Adams Street
Grandview, WA 98930

230923-11497
Martin & Zeida Garcia
247 Division Street
Grandview, WA 98930

230923-11507
David & Sharon Bull
125 N Birch Avenue
Grandview, WA 98930

230923-43417
Jerry Vreiling
113 Harrison Street
Grandview, WA 98930

230923-11460
Frankie Norwood
P.O. Box 1012
Grandview, WA 98930

230923-11461
Jose & Esperanza Meza
122 N Birch Avenue
Grandview, WA 98930

230923-11462
Rosa Torres
120 N Birch Avenue
Grandview, WA 98930

230923-12524
Albert Mehrer
3 Clarita Court
Novato CA 94947

230923-12541
Salvador Razo
112 E Bonnieview Road
Grandview, WA 98930

230923-12542
Evelia & Miguel Linares
114 E Bonnieview Road
Grandview, WA 98930

230923-12530
Guadalupe Gutierrez
500 E Edison Street
Sunnyside, WA 98944

230914-43406
Jose & Taylor Solorzano
111 E Bonnieview Road
Grandview, WA 98930

230914-43405
Jose & Anita Torres
113 E Bonnieview Road
Grandview, WA 98930

230914-43404
Isidro & Sulema Caballero
201 E Bonnieview Road
Grandview, WA 98930

230914-43403
Betty Jean Johnson
203 Madison Street
Grandview, WA 98930

230914-43402
Maria Montelongo
205 Madison Street
Grandview, WA 98930

230914-43401
Manuel Plata
207 Madison Street
Grandview, WA 98930

23091-43416
Gale & Janis Newell
114 Harrison Street
Grandview, WA 98930

230914-43415
Inez Valencia
112 Harrison Street
Grandview, WA 98930

230914-41009
Maurice & Gretchen Lange
670 N Elm Street
Grandview, WA 98930

230914-41007
Michael Lange
950 N Elm Street
Grandview, WA 98930

230914-41008
Laura A Perry
950 N Elm Street
Grandview, WA 98930

230914-42478
Custodio Olivera
11802 N Hinzlerling Road
Prosser, WA 99350

230913-32002
Sunnyside Valley Irrigation
P.O. Box 239
Sunnyside, WA 98944

230913-32016
Jose Isidra Uribe
621 N Elm Street
Grandview, WA 98930

230914-43416
Janice & Gale Newell
114 Harrison Street
Grandview, WA 98930

230914-42426
Maria Gonzalez
212 Deangela Court
Grandview, WA 98930

230914-42427
Rodolfo Martinez
214 Deangela Court
Grandview, WA 98930

230914-42428
Silvestre Fuentes & Jennifer Cantu
216 Deangela Court
Grandview, WA 98930

230914-42429
Ramon Araiza
218 Deangela Court
Grandview, WA 98930

230914-42430
Yadira & David Catalon
220 Deangela Court
Grandview, WA 98930

230914-42431
Maria L Santos & Jorge Valencia
222 Deangela Court
Grandview, WA 98930

230914-42436
Ermila Calderon
691 Willowcrest Road
Sunnyside, WA 98944

230914-42435
Jose Valencia
213 Deangela Court
Grandview, WA 98930

230914-42434
Peter Anderson & Christine Henry
1300 West Third Street
Grandview, WA 98930

230914-42433/42432
Renato Gil
P.O. Box 1191
Duarte, CA 91009

230914-42459-66/42478
Empire Bros. Construction
P.O. Box 5494
Kennewick, WA 99336

Anita Palacios

From: Anita Palacios
Sent: Wednesday, June 5, 2024 2:19 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: City of Grandview - Notice of Development Application, Environmental Determination & Notice of Public Hearing and SEPA - Moo Kang Preliminary Plat & Rezone
Attachments: Kang Plat and Rezone Notice of Application and Notice of Public Hearing and SEPA.pdf

Attached is a Notice of Development Application, Notice of Completeness, Notice of Environmental Determination & Notice of Public Hearing and SEPA Environmental Checklists for a 32-lot Preliminary Plat and Rezone submitted by Moo Kang located on E. Bonnieview Road and North Elm Street.

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: Monday, June 10, 2024 10:28 AM
To: Anita Palacios
Subject: SEPA record published

CAUTION: External Email

The SEPA admin reviewed and published [SEPA record number 202402495, "Kang 32-Lot Subdivision and Rezone"](#).

It will now be available to the public.

From: Melanie Kincheloe
Email: separegister@ecy.wa.gov
Phone number: (509) 703-0426



**CITY OF GRANDVIEW
CERTIFICATE OF POSTING PROPERTY**

I, Scott Smotherman 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 12th day of June, 2024, I posted the attached NOTICE OF DEVELOPMENT APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF ENVIRONMENTAL DETERMINATION AND NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal as designated on the attached map:

Applicant(s): PLSA Engineering & Surveying

Property Owner(s): Moo Kang

Proposed Projects: (1) 32-lot subdivision, and (2) rezone from Agricultural to R-2 Medium Density Residential

Current Zoning: (1) R-2 Medium Density Residential District and (2) Agricultural District

Current Use: Vacant

Location of Project: Both projects are generally located in northeast Grandview. The subdivision is on the northwest corner of E. Bonnieview Road and N. Elm Street. The rezone is north of the proposed subdivision and is bounded by Interstate 82 to the north, N. Elm Street to the east, and vacant/residential lands to the west.

Parcel Nos.: (1) 230914-44404, and (2) 230914-41002, 230914-41005, 230914-44401, and 230914-44004.

Dated this 12th day of June, 2024.

GRANDVIEW PUBLIC WORKS DEPARTMENT

BY:

Scott Smotherman
Signature

Scott Smotherman
Printed Name



**CITY OF GRANDVIEW
NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF
ENVIRONMENTAL DETERMINATION, and 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) 197-11-340:

Applicant(s): PLSA Engineering & Surveying

Property Owner(s): Moo Kang

Proposed Projects: (1) 32-lot subdivision, and (2) rezone from Agricultural to R-2 Medium Density Residential

Current Zoning: (1) R-2 Medium Density Residential District and (2) Agricultural District

Current Use: Vacant

Location of Project: Both projects are generally located in northeast Grandview. The subdivision is on the northwest corner of E. Bonnieview Road and N. Elm Street. The rezone is north of the proposed subdivision and is bounded by Interstate 82 to the north, N. Elm Street to the east, and vacant/residential lands to the west.

Parcel Nos.: (1) 230914-44404, and (2) 230914-41002, 230914-41005, 230914-44401, and 230914-44004.

Application Date: April 16, 2024

Application Acceptance: May 31, 2024

Decision-Making Authority: City of Grandview

Project Description: The City of Grandview has received two applications from PLSA Engineering & Surveying, (1) a proposed 32-lot subdivision, and (2) a proposed rezone from Agriculture (AG) to R-2 Medium Density Residential District (R2). The subdivision will create 32 lots in 3 phases intended to be developed with a mixture of duplexes and single-family homes. A roadway will be built to the west off of N. Elm Street, with lots served by city water, sewer, and irrigation.

The proposed rezone is to change approximately 35.6 acres of land in the Agricultural District to R-2 Medium Density Residential District in order to facilitate future residential development.

Requested Approvals & Actions: (1) Approval of the Preliminary Plat, and (2) Approval of the rezone.

Existing Environmental Documents: Environmental Checklists have been prepared for each proposal and are available from the City upon request.

Environmental Determination

The City of Grandview is the lead agency for this application and has issued two Determination of Non-Significances, one for the subdivision and one for the rezone. The City is utilizing the threshold determination process set forth in WAC 197-11-340(2). The City will review all timely comments prior to making final threshold determinations. Any person has the right to comment on the application and receive notice of and participate in hearings on the applications. 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 **June 26, 2024**.

Comment Period and Where to View Documents

The applications and environmental checklists 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 applications, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decisions 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 **June 26, 2024**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **June 26, 2024** may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold two public hearings pursuant to GMC 14.03 on **July 18, 2024, beginning at 2 p.m.** The public hearings will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

The public hearings will consider the applications 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.

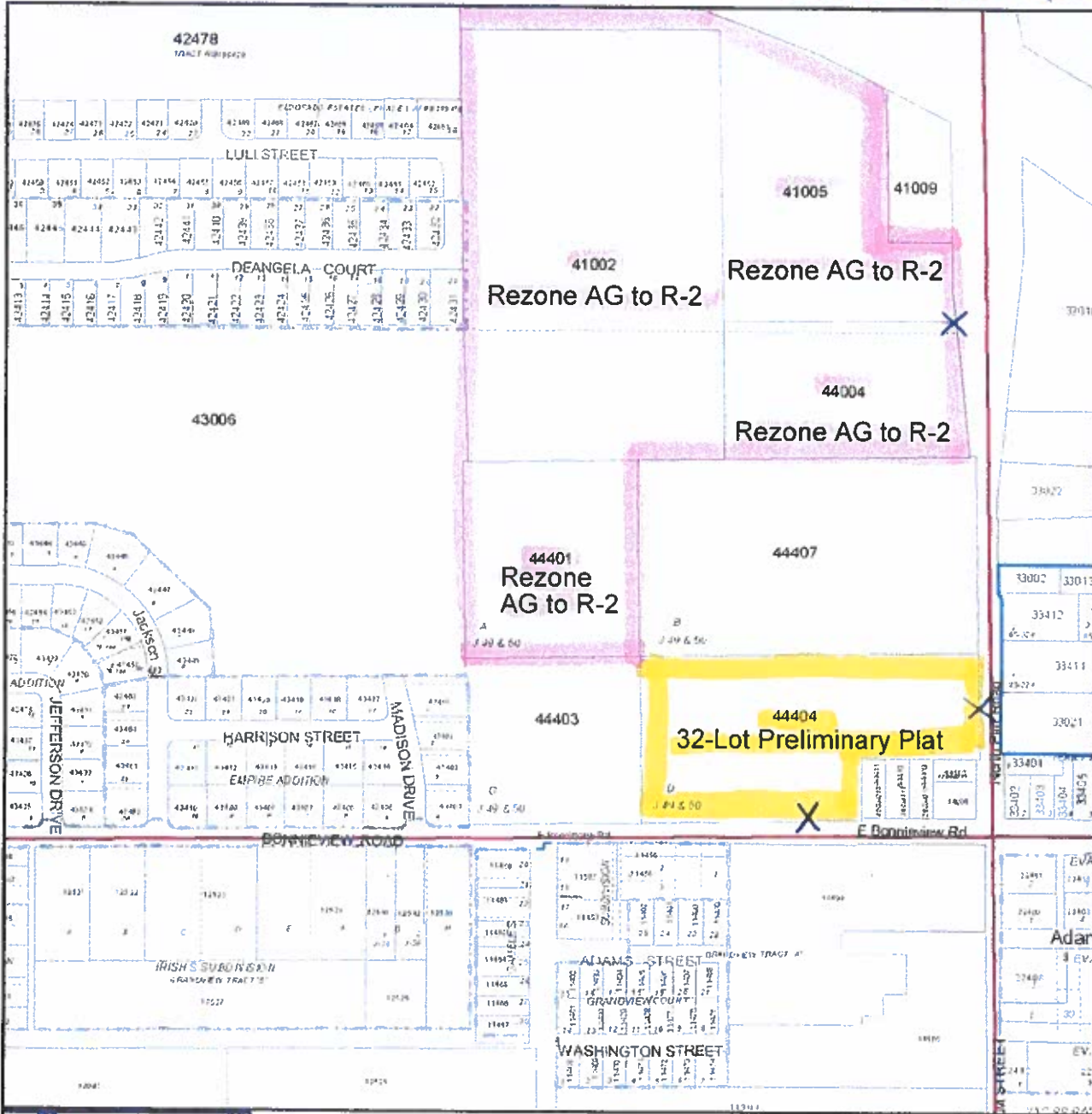
CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – June 12, 2024

Property Posted: June 12, 2024

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): June 10, 2024



Map Center: Range:23 Township:9 Section:14

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



One Inch = 400 Feet
Feet 200 400 600

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: 6/5/2022 11:18:13 AM

AFFIDAVIT OF PUBLICATION

State of Washington } ss.
County of Yakima }

The undersigned on oath states that

Mireya Edwards

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 Application,

Notice of Completeness, Notice of Environmental Determination and Notice of Public Hearing - City of Grandview

was published on June 19, 2024

The amount of the fee charged for the foregoing publication is the sum of \$ 149.56 which amount has been paid in full.

Mireya Edwards

Subscribed and sworn to before me on

June 19, 2024

Annette P Jones

Notary Public for the State of Washington

Notice

CITY OF GRANDVIEW
NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF ENVIRONMENTAL DETERMINATION, and NOTICE OF PUBLIC HEARING
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Applicants: PLSA Engineering & Surveying
Property Owner(s): Moo Kang
Proposed Projects: (1) 32-lot subdivision, and (2) rezone from Agricultural to R-2 Medium Density Residential
Current Zoning: (1) R-2 Medium Density Residential District and (2) Agricultural District
Current Use: Vacant

Location of Project: Both projects are generally located in northeast Grandview. The subdivision is on the northwest corner of E. Bonnieview Road and N. Elm Street. The rezone is north of the proposed subdivision and is bounded by Interstate 82 to the north, N. Elm Street to the east, and vacant/residential lands to the west.

Parcel Nos.: (1) 230914-44404, and (2) 230914-41002, 230914-41005, 230914-44401, and 230914-44004.

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Decision-Making Authority: City of Grandview

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CITY OF GRANDVIEW
Anita G. Palacios, MMC, City Clerk
Published: The Grandview Herald
Published: June 19, 2024

Moo Kang Preliminary Plat (Parcel No. 230914-44404)

The SEPA Checklist indicated how many residential lots are proposed within the 7.33-acre annexation area, and that approximately 32 mid-income dual family duplexes would be constructed. At the Grandview average of 3.7 people per household, the added population would be 237 people.

Number of proposed mid-income dual family duplexes = 32 units (64 dwellings)

Sewer: Sanitary sewer pipelines currently serve the parcel proposed for development, located in Bonnieview Road. The approximate depth of this sewer is 8.5 feet. The existing 8-inch sewer in Bonnieview Road has adequate capacity to accept wastewater from the proposed development. The flow from the project is equivalent to the modeled flow in the 2022 General Sewer Plan. Existing pipeline, lift station, and wastewater treatment plant capacity are available to serve the proposed subdivision.

Water: In Bonnieview Road the existing 8-inch water main ends approximately 200' east of the proposed development parcel line, ending short of Lots 5 through 8. An existing 10-inch water main is in Elm Street, spanning the parcel. The preliminary plat indicates a new water main will be installed in the proposed "Bonny Road" which will loop into the 8-inch main on Bonnieview Road and will provide a water main stub to the north for future development. Minimum fire flow can be met following the new water main installation in Bonny Road and with the extension of the 8-Inch water main in Bonnieview Road to loop into Elm. The proposed system looping will be required to provide adequate redundancy and proper looping. The completed subdivision will increase average day demand by 14,200 gallons per day, and maximum day demand by 17,500 gallons per day. The City will have water system capacity to serve the development, provided storage(in design) and source(in construction) improvements are made as recommended in the Water System Plan.

Moo Kang Rezone Application (Parcel Nos. 230914-41002, 44004, 41005, 44401)

The SEPA Checklist does not indicate how many residential lots would be proposed within the 35.61-acre rezone area for all four(4) parcels, where mid-income dual family duplexes would be constructed. To provide an analysis of the proposed rezone application, it was assumed that the rezoned areas will consist, at a conservative estimate, of 6 lots per acre (12 dwellings). At the Grandview average of 3.7 people per household, the added population would be 1,576 people.

Assumed number of proposed mid-income dual family duplexes (est. 6 lots/acre) = 213 units (426 dwellings)

Sewer: Sanitary sewer pipelines currently serve the parcel proposed for development, located in Bonnieview Road. The approximate depth of this sewer is 8.5 feet. The existing 8-inch sewer in Bonnieview Road has adequate capacity to accept wastewater from the proposed development. Flow from the development will be slightly increased when compared to the 2022 General Sewer Plan projections as these parcels were modeled as residential R-1 (0.0006 MGD/acre) but are proposed to be redesignated to residential R-2 (0.0012 MGD/Acre); for a 0.021 MGD increase. Existing pipeline, lift station, and wastewater treatment plant capacity are available to serve the proposed subdivision.

Water: An existing 10-inch and 16-inch water main is in Elm Street, 8-inch water main is in Deangela Court, and a 16-inch water main runs through the proposed rezoned parcels. The minimum fire flow can be met following the installation of new water main through the parcels and with proper looping which will also provide adequate redundancy. The completed subdivision will increase average day demand by 94,600 gallons per day, and maximum day demand by 116,700 gallons per day. The City will have water system capacity to serve the development, provided storage(in design) and source(in construction) improvements are made as recommended in the Water System Plan.

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

Anita Palacios

From: John Wilson <john.wilson@co.yakima.wa.us>
Sent: Thursday, June 6, 2024 1:58 PM
To: Anita Palacios
Subject: RE: City of Grandview - Notice of Development Application, Environmental Determination & Notice of Public Hearing and SEPA - Moo Kang Preliminary Plat & Rezone

CAUTION: External Email

Hi Anita,

City sewer and city water will serve this project. No comments are necessary from Yakima Health District.

Sincerely,



John Wilson R.S.
Environmental Health Specialist

Office: 509-249-6568
Mobile: 509-480-4862

1210 Ahtanum Ridge Drive
Union Gap, WA 98903



From: Anita Palacios <anitap@grandview.wa.us>
Sent: Wednesday, June 5, 2024 2:19 PM
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; Diane Weber <weberd@svid.org>; WADOC SEPA <Reviewteam@commerce.wa.gov>; WA STATE DEPT OF FISH & WILDLIFE <teamyakima@dfw.wa.gov>; WADNR SEPA <sepacenter@dnr.wa.gov>; Will Ward <wardww@dshs.wa.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; WSDOT Planning <SCPlanning@wsdot.wa.gov>; YAKAMA NATION <kate@yakama.com>; John Wilson <john.wilson@co.yakima.wa.us>; YAKIMA CO FIRE DISTRICT NO. 5 <payroll@ycfd5.org>; Thomas Carroll <thomas.carroll@co.yakima.wa.us>; YAKIMA CO REG TRANSPORTATION ORG <alan.adolf@co.yakima.wa.us>; Matt Pietrusiewicz <matt.pietrusiewicz@co.yakima.wa.us>; Jason Earles <jason.earles@co.yakima.wa.us>; YHD Help Desk <YHD.Help.Desk@co.yakima.wa.us>; Hasan Tahat <hasan@yrcaa.org>
Subject: City of Grandview - Notice of Development Application, Environmental Determination & Notice of Public Hearing and SEPA - Moo Kang Preliminary Plat & Rezone

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.



SERVING AGRICULTURE SINCE 1906

June 11, 2024

City of Grandview
207 West Second Street
Grandview, WA 98930

RECEIVED

JUN 17 2024

CITY OF GRANDVIEW

Subject: Kang Residential Subdivision – Preliminary Plat 32 Lots
Applicant: PLSA Engineering & Surveying
Property Owner: Moo Kang
Location of Project: Bonneview Rd & N Elm Rd
Parcel No.: 230914-44404, 230914-41002, 230914-41005, 230914-44401, and 230914-44004

To whom it may concern,

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

There are two (2) piped laterals and an SVID DR 9 drain line located within the subdivision. These lines are approximately shown on the enclosed Vicinity Map. Both, the pipe laterals and piped drain require an easement a minimum of 30' wide centered on the pipeline. The drain line may require a wider easement depending on the depth of the pipeline. Crossing or encroaching of any SVID pipelines will require a permit issued by SVID. Please contact the SVID Engineering office for more details.

Engineering contact info: (509) 837-6980; Rigo Diosdado diosdador@svid.org.

Thank you for the opportunity to comment.

Sincerely,

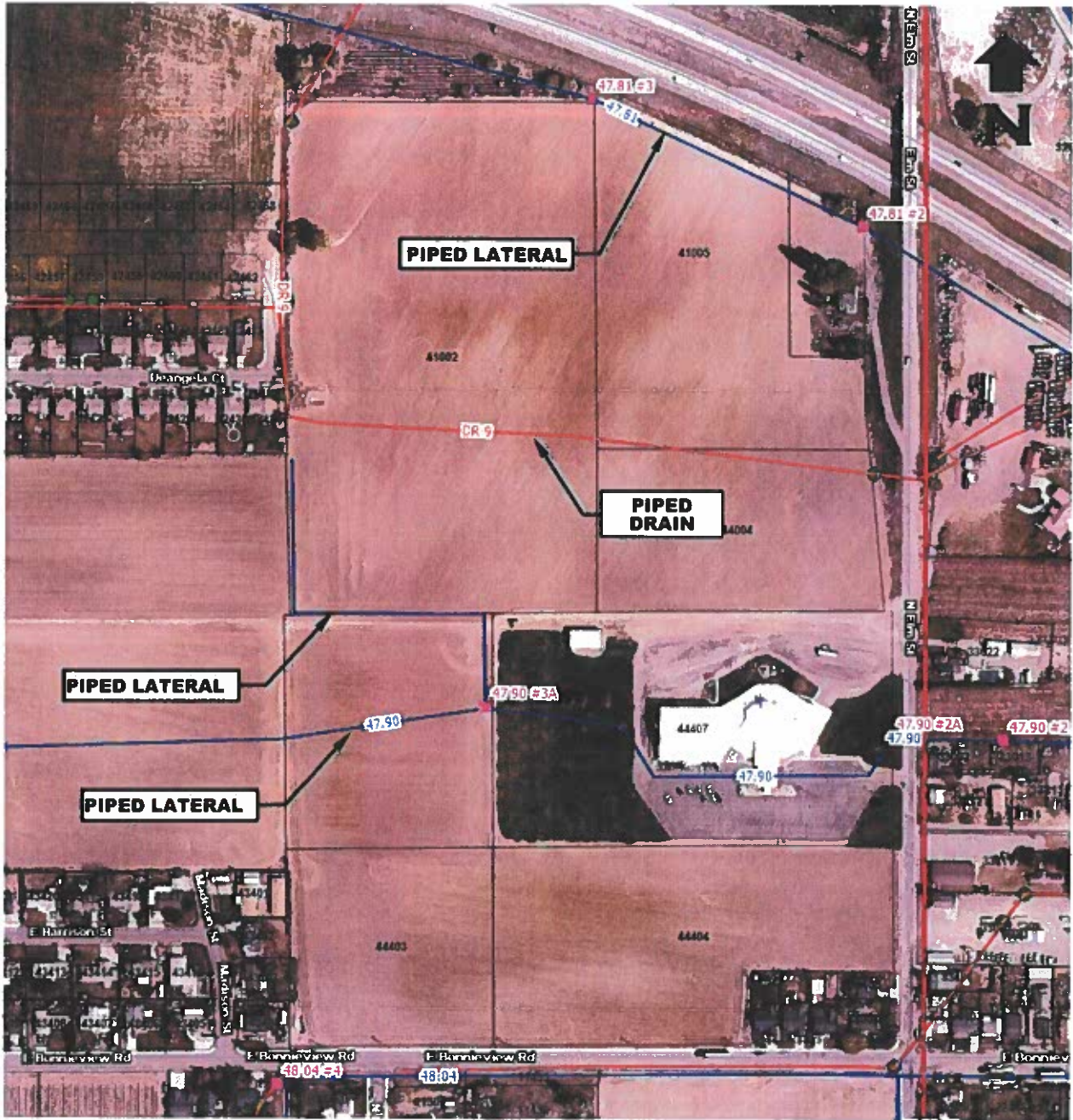
A handwritten signature in blue ink that reads 'Ron Cowin'.

Ron Cowin, P.E.

Assistant Manager – Engineering

Enclosure: Vicinity Map

VICINITY MAP



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



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

June 24, 2024

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

RE: 202402495

Dear Anita Palacios:

Thank you for the opportunity to comment on the Determination of Nonsignificance for the Kang 32-Lot Subdivision and Rezone. We have reviewed the documents and have the following comments.

Water Quality Program

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

Note: If your project will entail more than one acre of ground disturbance, but less than five acres of ground disturbance, you may be eligible for an Erosivity Waiver.

City of Grandview
June 24, 2024
Page 2 of 2

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Lloyd Stevens Jr.** at the Dept. of Ecology, (509) 571-3866, with questions about this permit.

Sincerely,



Amber Johnson
SEPA Coordinator
Central Regional Office
509-723-5677
crosepacoordinator@ecy.wa.gov

CITY OF GRANDVIEW HEARING EXAMINER
KANG PRELIMINARY PLAT RECOMMENDATION

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

PERMIT INFORMATION:

Project Name: SPD Properties/Kang Plat – 32-lot Preliminary Plat
Zoning Designation: R-2 Medium Density Residential District
Future Land Use Designation: Residential
Subject Parcel Number(s): 230914-44403 and 230914-44404
Property Location: The northwest corner of E. Bonnieview Road and N. Elm Street.

Property Owner: Moo Kang
Mailing Address: 335 Wine Country Road
Prosser, WA 99350
Applicant: PLSA Engineering & Surveying
Mailing Address: 521 N. 20th Ave.
Suite 3
Yakima, WA 98902

Recommendation: Approved with Conditions

FINDINGS AND ANALYSIS:

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

1. **Project Description:** The applicant is proposing to divide a 7.34-acre parcel (230914-44404) into 32 lots in 3 phases, as shown on the submitted preliminary plat. Typical lot sizes range from 7,810 to 9,830 square feet. The internal roadways will be fully built to city standards, with the west side of North Elm Street being improved to current city standards. The proposed internal road end in a temporary turnaround on Parcel 230914-44403, which will eventually be developed into a permanent street once development occurs on that parcel. Water, sewer, and irrigation will be provided by the City of Grandview. The applicant is also pursuing a rezone that is adjacent to the proposed plat but is being processed under a separate permit.
2. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use Designation of the property is Residential. Applicable Goals and Policies of the Comprehensive Plan that address this proposal are:

Housing Element Goal 1: Provide safe and sanitary housing for all persons within the community.

Policy 1.1: Support the development of a housing stock that meets the varied needs of the present community while attracting higher income residents.

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).

Objective 5: Encourage infilling in residential areas.

Objective 6: Encourage more medium and high-value residential construction.

Policy 1.3: Support housing availability to meet the needs of all income groups.

Objective 3: Ensure that all new housing developments pay for the cost of providing utilities, streets, parks and public safety requirements.

Housing Element Goal 2: Residential areas that are safe, sanitary and attractive places to live will be established and maintained in Grandview.

Policy 2.2: The initial cost of providing municipal services to serve new residential developments will be borne by the developer.

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

3. **Zoning and Land Use:** The subject property is located within the R-2 Medium Density Residential Zoning District. According to GMC Title 17.34.010, the R-2 Zoning District is established to provide a medium-density residential environment. Lands within this district generally should contain multiple unit residential structures of a scale compatible with structures in lower density districts with useful yard spaces. The R-2 district is intended to allow for a gradual increase in density from low density residential districts and, where compatible, can provide a transition between different use areas.

The subject property is currently vacant, with surrounding land uses being vacant lands or residential, with a church to the north.

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

GMC 16.12.100 requires that Grandview City Council review the Hearings Examiner's recommendation and may adopt or reject those recommendations for the proposed preliminary

plat if they find that adequate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways (storm water retention and detention), streets, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school, and the public use and interest will be served by the platting of such subdivision and dedication.

5. **Environmental Review**: The proposal is subject to an environmental review under the Washington State Environmental Policy Act (SEPA). The process authorized under WAC 197-11-340(2) was used, with a Determination of Non-Significance issued on July 19, 2024.
6. **Notice of Application**: After the application was submitted, a combined Notice of Application, Environmental Review, and Public Hearing was mailed to property owners within 300 feet of the property and to agencies having jurisdiction or interest in the proposal on June 10, 2024. The comment period ended on June 26, 2024. Four agencies commented:
 - A. HLA Engineering and Land Surveying, Inc. provided a statement on the capacity of Grandview's Water and Sewer Systems to provide service to the proposed subdivision. They note that there is sufficient capacity in both water and sewer systems with the understanding that improvements that have been identified in the Grandview Capital Facilities Plan be developed.

Staff Response: The letter also contains details on the location and depth of the water and/or sewer lines that the development will need to connect to. As part of the design process for the plat, if approved, the applicant will be responsible for connecting to and extending these utilities.

- B. The Sunnyside Valley Irrigation District (SVID) provided comments relating to their facilities located within the area of the proposed subdivision. Their facilities require a minimum of a 30-foot easement, depending on the depth of the facility. Crossing or encroachment of the facilities will require a SVID permit.

Staff Response: Based on the map included in the SVID comment letter, it appears as though their facilities are located within the area of the adjacent rezone, and not within the boundaries of the proposed plat. This decision requires the applicant to confirm the location of the SVID facilities prior to the start of any grading or earthwork associated with the proposed development.

- C. The Yakima Health District (YHD) submitted a comment that they do not have a review associated with the proposal, since the proposed plat is served by municipal water and sewer.

Staff Response: The applicant is directed to contact YHD with any questions they may have.

- D. The Washington State Department of Ecology (DOE) submitted comments from their Water Quality Program. The comment states that if there is potential for stormwater to discharge off site, an NPDES Construction Stormwater General Permit is recommended.

The permit requires a Stormwater Pollution Prevention Plan be prepared and implemented prior to any construction activities taking place. They note that if ground disturbance is between one and five acres, the development may qualify for an Erosivity Waiver.

Staff Response: This recommendation includes a condition that the applicant obtain an NPDES Construction Stormwater General Permit, unless it is determined that it is not necessary.

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

Application Submitted: April 16, 2024

Notice of Incompleteness: April 30, 2024

Application Resubmitted: May 21, 2024

Application Determined Complete: May 31, 2024

Notice of Application, Environmental Review, and Public Hearing: June 12, 2024

Property Posted: June 12, 2024

Legal Notice in Grandview Herald: June 12, 2024

Issuance of Final SEPA Threshold Determination: July 19, 2024

Open Record Public Hearing: July 18, 2024

8. **Development Standards of the R-2 Low Density Zoning District (GMC 17.34.050):**

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

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

B. Minimum area of lot: 7,500 square feet for single-family structures; 8,000 square feet for two-family structures.

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

C. Maximum lot coverage: 40 percent.

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

D. Minimum yard setbacks:

1. Front: 20 feet.

2. Side: five feet.

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

4. Rear:

i. Principal building: 10 feet.

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

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

E. Maximum building height:

1. Principal building: 30 feet.
2. Accessory buildings: 15 feet.

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

F. Fences and hedges: see Chapter 17.75 GMC.

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

G. Parking: see Chapter 17.78 GMC.

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

H. Landscaping: see Chapter 17.75 GMC; and

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

I. Residential design standards: see GMC 17.70.100.

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

9. **Residential Design Standards (GMC 17.70.100):**

- A. The main entry doors of all dwellings must face the street on which the dwelling is addressed;
- B. A minimum of 30 square feet of window surface must be on the portion of the dwelling facing the street. Dwellings with less than 32 square feet of window surface must contain covered porches with a minimum of a four-foot overhang;
- C. All entry porches/landing areas must be constructed as an integral part of the dwelling architecture;
- D. The main roof of all dwellings shall have a minimum 5:12 pitch; except dwellings with less than a 5:12 pitch legally established as of the effective date of the ordinance codified in this title shall be permitted to be rebuilt, altered, enlarged or remodeled without the roof being changed to a 5:12 pitch;
- E. All eave overhangs shall be a minimum of 12 inches;
- F. Dwellings with 4:12 pitch roofs may be permitted provided the main roof includes one or more secondary roofs intersecting the main roof at right angles. The secondary roof must have a pitch of 5:12 or greater;
- G. No false or artificial dormers are permitted;
- H. All foundation walls must be poured concrete or masonry block;

- I. All dwellings must be permanently connected to foundations, and must meet seismic and wind loading standards for Yakima County, Washington;
- J. No more than 12 inches of foundation wall can be exposed on the walls facing a street;
- K. All siding must be durable materials, such as brick, masonry, stucco, vinyl, exterior-grade wood, or exterior-grade composites, each with a lifespan of at least 20 years under normal conditions;
- L. All siding must extend below the top of the foundation one and one-half to two inches. A bottom trim board does not qualify as siding and cannot be used to cover the top of the foundation;
- M. All trim materials around windows, doors, corners, and other areas of the dwelling must be cedar or other city-approved materials that are not subject to deterioration;
- N. All electric meters must be securely attached to an exterior side wall of the dwelling. Meters are not permitted to face the street upon which the dwelling is addressed;
- O. All additions and/or other architectural features must be designed and permanently connected to the dwelling so as to be an integral part of the dwelling; and
- P. Primary driveways shall terminate into an architecturally integrated garage or carport. No parking pad is permitted in front of a dwelling unless such pad leads to a garage or carport.

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

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

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

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

- B. Clearance distances. (GMC 17.75.050(C)(2))
 - a. Fire hydrants within a landscape area shall have a clearance of three feet.
 - b. No tree, as measured from its center, shall be located within 10 feet of a street light standard, or within five feet of a driveway or a fire hydrant.

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

- C. One-Family and Two-Family Dwellings in Residential Districts. (GMC 17.75.050(C)(4))
 - a. Front Yard Landscaping. At least 50 percent of the front yard area for residential one-family and two-family dwellings, including right-of-way but excluding driveways, shall be treated with live vegetation and/or decorative rock.
 - b. All areas of a lot or parcel not landscaped or covered with improvements shall be maintained in such a manner as to control erosion and dust. Gardens within established landscapes are excluded from this provision in residential districts.

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

11. Subdivision Design Standards (GMC 16.24):

(1) Lots (GMC 16.24.020)

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

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

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

Staff Findings: The proposed development does not show any proposed curves in the roadway.

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

Staff Findings: None of the lots are designed to have double frontage on two streets, with the exception of corner lots. Those lots, shown as lots 20 and 32, will be required to access from the interior roadway and not N. Elm Street.

(2) Blocks (GMC 16.24.030)

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

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

Staff Findings: The proposed subdivision is not creating any blocks, per se. Future development will likely result in blocks, which will be reviewed to ensure these concerns are addressed.

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

Staff Findings: No blocks are proposed.

(3) Streets (GMC 16.24.040)

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

- a. Arterial streets: 70 feet minimum;

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

Staff Findings: The interior street has a dedicated ROW of 50 feet, meeting the standard for local streets. No additional Right-of-Way dedication is required.

B. Construction Guidelines.

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

Staff Findings: This decision conditions that the developer construct all roads to meet city standards. The city encourages construction of sidewalks on both sides of the street to facilitate pedestrian safety and mobility along city streets. Design of the roadway shall be coordinated with the Public Works Director.

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

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

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

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

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

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

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

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

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

Staff Findings: No permanent Cul-de-Sacs are proposed. The proposed interior roadway is intended to be extended and connect to a future public roadway. Until the time the roadway is extended, a temporary "hammerhead" turnaround is proposed.

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

Staff Findings: No offset intersections are proposed.

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

Staff Findings: There are no curves along the proposed street.

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

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

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

Staff Findings: There is a temporary dead-end proposed at the west end of "Sonny Road" that would connect to a future subdivision west of this subdivision. This decision conditions that signage indicating a dead end is installed that meets the requirements of the Public Works Director. This decision conditions that the hammerhead turnaround be built to standards identified by the Public Works Director.

(4) Street trees (GMC 16.24.045)

Regulations for street trees are outlined in GMC 12.14.

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

(5) Utility easements (GMC 16.24.050)

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

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

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

Staff Findings: The applicant proposes a 10-foot utility easement across the front of the lots created, meeting this standard.

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

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

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

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

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

Staff Findings: There are no unusual facilities that have been identified within the proposed subdivision.

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

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

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

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

12. Subdivision Improvements (GMC 16.28):

(1) Streets (GMC 16.28.010)

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

Staff Findings: The applicant is proposing to improve N. Elm Street by constructing sidewalks along the western side for the length of street frontage along the proposed plat and to improve all interior roadways to meet city standards. This decision conditions that the developer construct all infrastructure, including roads, streetlights, sidewalks, and stormwater facilities to meet or exceed city standards.

(2) Utilities (GMC 16.28.020)

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

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

(3) Water (GMC 16.28.030)

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

determined necessary by the fire chief. Water mains shall be extended to the far edge of subdivisions for future extension by others.

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

Staff Findings: Water lines throughout the remainder of the development are required to be 8-inch lines. Fire hydrants are required to be installed in accordance with city standards. The water line in North Elm Street is planned to be improved to a 12-inch line in the future. This recommendation conditions the applicant to agree to contribute a proportional share of the improvement costs at the time of engineering and construction of that water line project.

(4) Sanitary Sewer (GMC 16.28.040)

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

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

(5) Storm Drainage (GMC 16.28.050)

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

- A. It is the intent of this section to adequately provide for suitable drainage provision in all short or long subdivisions. All subdivisions shall provide for drainage such that their development does not conflict with present drainage patterns or create a drainage problem within itself or for its neighbors.

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

basin covers shall be called out. This includes the invert elevations of the existing or other proposed storm drainage systems that the subject drainage plan proposes to tie into.

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

(6) Sidewalks (GMC 16.28.060)

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

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

Staff Findings: Local streets are required to install sidewalks on one side. However, developers are encouraged to install sidewalks along both sides of a street. Sidewalks that are proposed to be built along N. Elm Street are required to meet the standards outlined in 16.28.060. Design and installation of sidewalks shall be coordinated with the Public Works Director.

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

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

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

(8) Street Lighting (GMC 16.28.080)

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

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

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

(9) Irrigation facilities (GMC 16.28.090)

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

Staff Findings: This decision conditions the applicant install irrigation facilities as required under GMC 16.28.090.

13. Development Contract (GMC 16.12.030):

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

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

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

DECISION:

Based upon the above findings, the City of Grandview Administrative Official hereby recommends **APPROVAL WITH CONDITIONS** of the requested subdivision application, subject to the

conditions listed below. In accordance with GMC 16.12.130, the preliminary subdivision approval shall be considered the basis upon which the applicant may proceed with development of the subdivision and preparation of the final plat subject to all conditions of approval.

CONDITIONS (NEXT STEPS):

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

1. A development contract shall be signed and recorded prior to approval of the preliminary plat.
2. Construction of the proposed subdivision shall conform to all requirements of the GMC, including, but not limited to, Title 12 (Streets, Sidewalks, and Public Places), Title 15 (Buildings and Construction), Title 16 (Subdivisions), and Title 17 (Zoning).
3. Driveway access to North Elm Street is not allowed, all driveways are required to access off East Bonnieview Road or Sonny Road.
4. Sidewalks shall be built along the western side of North Elm Street to the northern and southern terminuses of the plat.
5. All internal roadways shall be built to meet city standards.
6. The temporary turnaround shown on the western end of Sonny Road shall be built to standards identified by the Public Works Director.
7. Signage indicating a dead end, meeting the standards of the Public Works Director, shall be installed at the western terminus of "Sonny Road."
8. The location of any nearby Sunnyside Valley Irrigation District (SVID) facilities shall be identified prior to the start of any grading or earthwork, with any SVID permits necessary being obtained.
9. All utilities serving the subdivision shall be installed underground, with the exception of items listed in GMC 16.28.020(B).
10. The applicant shall be agree to participate in cost sharing of the improvement project to replace the water line in North Elm Street with a 12-inch line.
11. Water lines within the development shall be 8-inches in size.
12. All lots must be served with public water. All applicable fees must be paid, easements provided, and lines installed to each of the lots prior to final plat approval.

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

- D. Certificate or a separate written instrument containing the dedication of all lands to be conveyed to the public, and shall be signed and acknowledged before a notary public by all parties having any ownership interest in the lands subdivided and shall be recorded as part of the final plat;
- E. Certification that the applicant is the landowner;
- F. The signature and a statement of approval of the Public Works Director;
- G. The signature of the Mayor, witnessed by the City Clerk, which shall evidence the approval of the final plat by the city council;
- H. Certification by a land surveyor certifying the accuracy of the survey and plat;
- I. Signature of the City Treasurer indicating payment of all taxes and assessments;
- J. Surveyor's certificate and location and description of monuments.

NOTICE OF APPEAL:

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

CITY OF GRANDVIEW HEARING EXAMINER

**STAFF RECOMMENDATION FOR THE
KANG/SPD PROPERTIES REZONE**

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

APPLICATION INFORMATION:

<u>Project Name:</u>	Kang Rezone
<u>Zoning Designation:</u>	Agricultural
<u>Future Land Use Designation:</u>	Residential
<u>Subject Parcel Number(s):</u>	230914-41002, 230914-41005, 230914-44004, and 230914-44401
<u>Property Location:</u>	The northwest corner of E. Bonnieview Road and N. Elm Street, bounded by Interstate 82 to the north, N. Elm Street to the east, and vacant/residential lands to the west.

<u>Property Owner:</u>	Moo Kang 335 Wine Country Road Prosser, WA 99350
<u>Representative:</u>	PLSA Engineering & Surveying 521 N. 20 th Ave., Suite 3 Yakima, WA 98902

<u>Recommendation:</u>	Approved
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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:**

Moo Kang is proposing to change the subject properties zoning district from AG Agricultural to R2 Medium Density Residential. The parcels are currently vacant/used for agriculture (row crops).

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

The existing 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 R2 Medium Density Residential District. According to GMC Title 17.34.010, the R-2 Zoning District is established to provide a medium-density residential environment. Lands within this district generally should contain multiple unit residential structures of a scale compatible with structures in lower density districts with useful yard spaces. The R-2 district is intended to allow for a gradual increase in density from low density residential districts and, where compatible, can provide a transition between different use areas.

4. **Land Use:**

The site is currently vacant but has been used to grow row crops (corn) recently. Low density residential, a church, and agriculture activities are the nearby and adjacent uses.

Location	Future Land Use	Zoning	Land Use
North	Residential	Right-of-Way	I-82
South	Residential	R2 Medium Density Residential	Residential/Vacant/Future duplex development
East	Residential	R1 Low Density Residential	Residential/Agriculture/Church/Truck Repair
West	Residential	R1 Low Density Residential/R2 Medium Density Residential	Residential/Vacant (owned by Grandview School District)

5. **Jurisdiction and Process:**

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 7 below.

6. **Processing Timeframe:**

The application has been processed as follows:

Application Submitted: April 16, 2024

Notice of Incompleteness: April 30, 2024

Application Resubmitted: May 21, 2024

Application Determined Complete: May 31, 2024

Notice of Application, Environmental Review, and Public Hearing: June 12, 2024

Property Posted: June 12, 2024

Legal Notice in Grandview Herald: June 12, 2024

Issuance of Final SEPA Threshold Determination: July 19, 2024

Open Record Public Hearing: July 18, 2024

After the application was submitted, a combined Notice of Application, Environmental Review, and Public Hearing was mailed to property owners within 300 feet of the property and to agencies having jurisdiction or interest in the proposal on June 10, 2024. The comment period ended on June 26, 2024. Four agencies commented:

- A. HLA Engineering and Land Surveying, Inc. provided a statement on the capacity of Grandview’s Water and Sewer Systems to provide service to the area proposed to be rezoned. HLA identifies a projected number of residences possible within the area based on average housing densities and people per housing unit. The water/sewer volumes predicted fall within the capacity in both water and sewer systems, with the understanding that improvements that have been identified in the Grandview Capital Facilities Plan will continue to be developed.

Staff Response: The letter also contains details on the location and depth of the water and/or sewer lines that future development will need to connect to. It is recommended that the applicant coordinate with the city prior to any future design/development.

- B. The Sunnyside Valley Irrigation District (SVID) provided comments relating to their facilities located within the area of the proposed subdivision. Their facilities require a minimum of a 30-foot easement, depending on the depth of the facility. Crossing or encroachment of the facilities will require a SVID permit.

Staff Response: Based on the map included in the SVID comment letter, it appears as though SVID has several facilities within the area of the rezone. A separate application will be made for the future development of the area proposed to be rezoned. SVID will be provided notice at that time. It is in the interest of the applicant to communicate with SVID regarding the location of their facilities prior design of any future development to ensure there are no conflicts.

- C. The Yakima Health District (YHD) submitted a comment that they do not have a review associated with the proposal, since the proposed plat is served by municipal water and sewer.

Staff Response: While this comment is a response to the adjacent proposed plat, it is important to note that similar comments would likely result from the future development of the area of the rezone. The applicant is directed to contact YHD with any questions they may have.

- D. The Washington State Department of Ecology (DOE) submitted comments from their Water Quality Program. The comment states that if there is potential for stormwater to discharge off site, an NPDES Construction Stormwater General Permit is recommended. The permit requires a Stormwater Pollution Prevention Plan be prepared and implemented prior to any construction activities taking place. They note that if ground disturbance is between one and five acres, the development may qualify for an Erosivity Waiver.

Staff Response: There are no ground disturbing activities proposed for the area of the rezone at this time.

7. **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 vacant/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: While no significant adverse impacts have been identified, there are two parcels, 230914-44407 and 230914-41009, that are under separate ownership and have not been included in this application. The parcels are developed with a church and a single-family residence, respectively. In order to prevent spot zoning and potential future conflicts, it is recommended that those parcel also be rezoned to R2 Medium Residential.

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 July 19, 2024.
4. Surrounding land uses are compatible with the proposed R-2 Medium 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.

RECOMMENDATION:

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 Rezone from AG Agriculture to R-2 Medium Density Residential to Grandview City Council. It is recommended that Parcel No. 230914-44407 (Church of the Nazarene) and Parcel No. 230914-41009 (Maurice & Gretchen Lange) also be rezoned to R2 Medium Density Residential to prevent spot zoning.

NOTICE OF APPEAL:

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

Church of the Nazarene
500 North Elm Street
Grandview, Washington 98930

RECEIVED

JUL 15 2024

CITY OF GRANDVIEW

Anita Palacios, City Clerk
207 West Second Street
Grandview, Washington 98930

Regarding: Sud-Division of Parcels # 230914-44404 and 230913-41002, 230914-41005, 230914-44401 and 23014-44004

The following information is being submitted by Mr. Don Gill, Church of the Nazarene Maintenance Chairperson. Our Church is located at 500 North Elm just east and north of this new sub-division. We support new quality housing additions, and we offer the following recommendation for Council's consideration:

- We recommend the addition of fencing from the new sub-division and the church property. This will help the church reduce and/or eliminate potential liability issues from unsupervised users.
- We recommend that a green space be considered and used as a playground (park) for the new housing residents.
- The new sub-division will add traffic to North Elm and the developer will be required to improve sections of North Elm. We ask that the Council support and request the developer to improve the entire west half of road and sidewalk distance from Bonnieview to the north property line. This request will eliminate a bottle neck at mid-block in front of the church and will enhance the safety of all pedestrians and traffic patterns.
- If the road is improved, we suggest that Council consider replacing the 70-plus year old water main located on North Elm. This will help preserve the construction of the new asphalt on North Elm.

Sincerely,



Don Gill, Church maintenance Chairperson

C: Cliff Percell, Lead Pastor

FINAL
DETERMINATION OF NON-SIGNIFICANCE
(Notice of Action)

Description of Proposal: The City of Grandview has received a request to subdivide Parcel No. 230914-44404 into 32 lots in 3 phases intended to be developed with a mixture of duplexes and single-family homes. A roadway will be built to the west off of N. Elm Street, with lots served by city water, sewer, and irrigation. Parcel No. 230914-44403 will have the temporary "hammerhead" turnaround for the proposed new roadway.

File: Kang 32-lot Subdivision

Proponent: PLSA Engineering & Surveying
Attn: Wade Kabrich
521 N 20th Ave, Suite 3
Yakima, WA 98902

Owner: Moo Kang
335 Wine Country Road
Prosser, WA 99350

Location: The northwest corner of E. Bonnieview Road and N. Elm Street.

Parcel Nos.: 230914-44403 and 230914-44404

Lead Agency: City of Grandview

Determination: The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a careful review of the completed environmental checklist, and other information on file with the lead agency. This information (including all environmental documentation) is available to the public on request and can be examined in our offices during regular business hours. Environmental documents include the SEPA checklist, this threshold determination, and submittal materials.

Comment and Appeal Information: This Final DNS is issued under WAC 197-11-340(2). There is no further comment on it. You may appeal this SEPA threshold determination to Yakima County Superior Court within 21 days from the decision made by Grandview City Council on the Preliminary Plat. For information on the comment or appeal processes, or on other issues relating to this proposal, contact Anita Palacios at (509) 882-9200.

SEPA Responsible Official:



Hector Mejia, Public Works Director

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

Date: July 19, 2024