



**GRANDVIEW HEARING EXAMINER
PUBLIC HEARING PACKET
OCTOBER 9, 2024
2:00 P.M.**

Applicant(s): PLSA Engineering & Surveying, First Church of the Nazarene, and Gretchen Lange

Property Owner(s): Moo Sung & Ran Young Kang, Grandview First Church of the Nazarene, and Maurice A. & Gretchen Lange

Proposed Projects: Rezone from Agricultural to R-2 Medium Density Residential

Current Zoning: Agricultural District

Current Use: Vacant/Church/Residence

Location of Project: The parcels are generally located in northeast Grandview, bounded by Interstate 82 to the north, vacant/residential lands to the south, N. Elm Street to the east, and vacant/residential lands to the west.

Parcel Nos.: 230914-41002, 230914-41005, 230914-44401, 230914-44004, 230914-44407 (500 N. Elm Street), and 230914-41009 (670 N. Elm Street)

- Public Hearing Procedure (Pages 1-2)
- Rezone Application – Moo Kang (Pages 3-8)
- Rezone Application – First Church of the Nazarene (Pages 9-11)
- Rezone Application – Gretchen Lange (Pages 12-14)
- SEPA Environmental Checklist (Pages 15-32)
- Notice of Development Application, Environmental Determination & Notice of Public Hearing (Pages 33-35)
- Determination of Non-Significance (Pages 36)
- Final Determination of Non-Significance (Page 37)
- Affidavit of Mailing & Posting (Pages 38-45)
- Certificate of Posting Property (Pages 46-49)
- Affidavit of Publication – Public Hearing Notice (Page 50)
- Public Comments (Pages 51-55)
- Staff Report (Pages 56-60)

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, First Church of the Nazarene, and Gretchen Lange

Property Owner(s): Moo Sung & Ran Young Kang, Grandview First Church of the Nazarene, and Maurice A. & Gretchen Lange

Proposed Projects: Rezone from Agricultural to R-2 Medium Density Residential

Current Zoning: Agricultural District

Current Use: Vacant/Church/Residence

Location of Project: The parcels are generally located in northeast Grandview, bounded by Interstate 82 to the north, vacant/residential lands to the south, N. Elm Street to the east, and vacant/residential lands to the west.

Parcel Nos.: 230914-41002, 230914-41005, 230914-44401, 230914-44004, 230914-44407 (500 N. Elm Street), and 230914-41009 (670 N. Elm Street)

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

**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): 

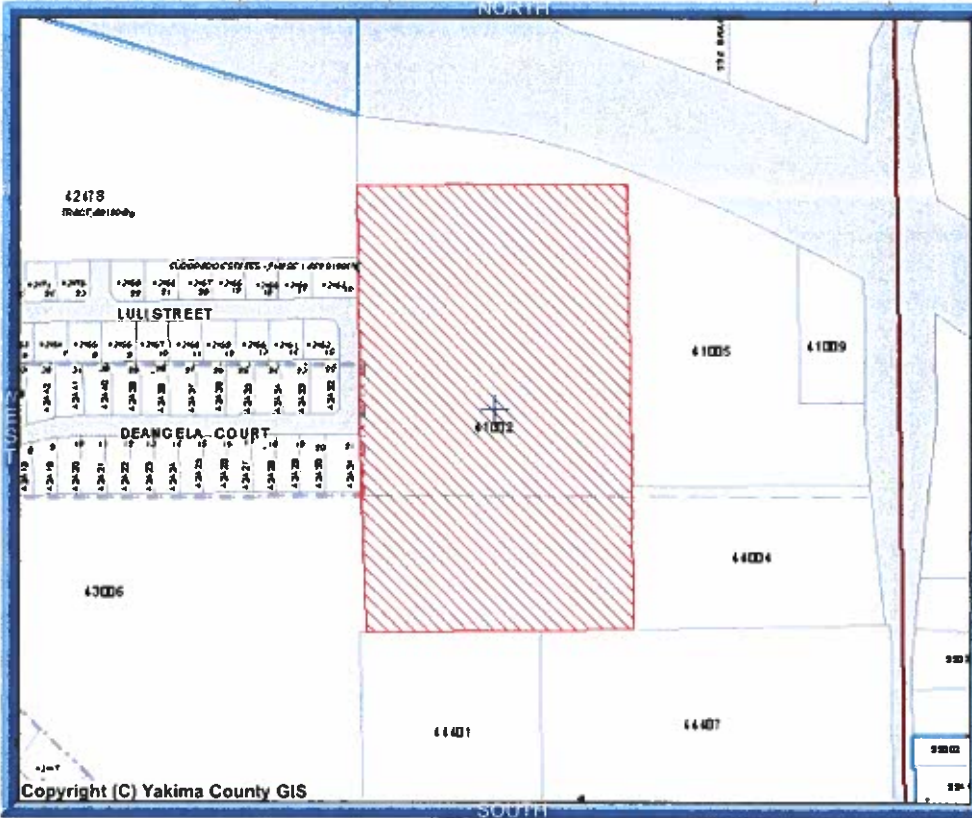
Date Received: 4/15/24 Receipt No. 172705 By: MP

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

APPLICATION ACCEPTED AS COMPLETE: _____



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:

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

Map | Report

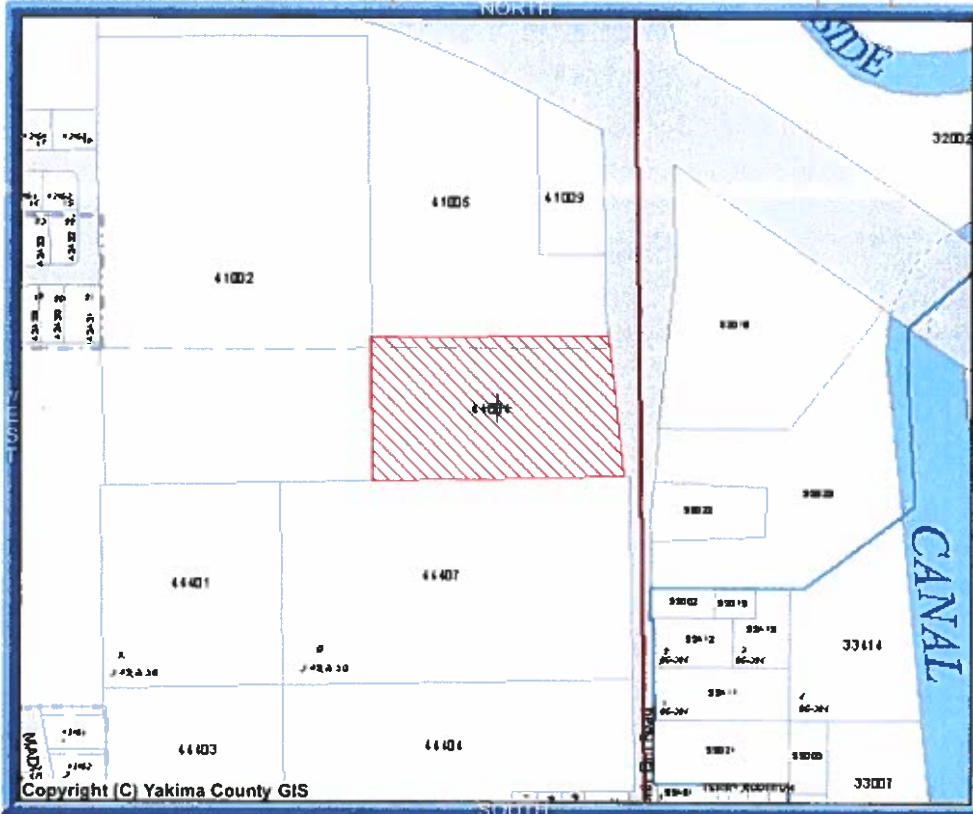
Easting(ft) Northing(ft) Longitude(W) Latitude(N) **Click Map to: Get Information** One Inch = 400 Feet Feet 200 400 600

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 4/19/2024 11:02:55 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 (full/3/4, 1/2) (bsm/at/bltin) Carport
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:	FEMA 100	FIRM Panel Number:	53077C1925D
LOCATION INFORMATION			
+ Latitude: 46° 15' 45.767"		+ Longitude -119° 53' 54.673"	
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		Range 23 Township 09 Section 14	
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

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.

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

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 (509) 248-4442

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

Click Map to: **Get Information**

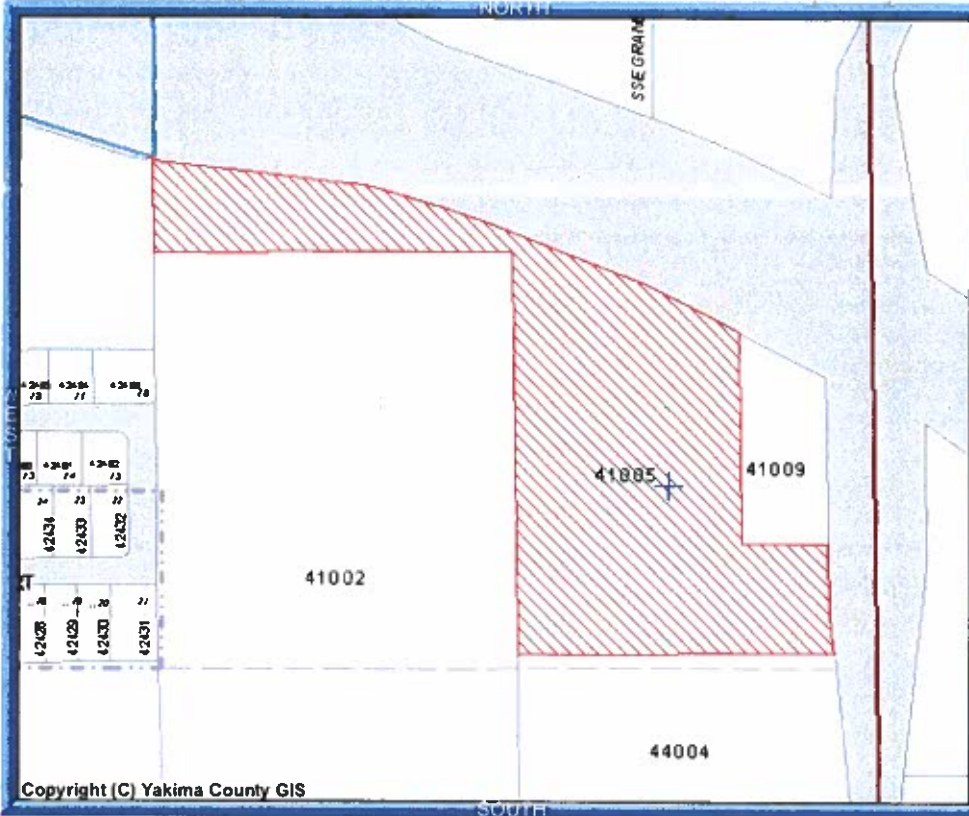
One Inch = 400 Feet
 Feet 200 400 600

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 4/10/2024 11:06:33 PM				PRINTING		
	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			
CurrentUse Value:		\$0	CurrentUse Improvement:		\$0			
New Construction:		\$0	Total Assessed Value:		\$93700			
RESIDENTIAL INFORMATION								
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmr SqFt	Bedrooms	Bathrooms Garage (full/3/4 1/2) (bsm/at/bl/n)	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:	Grandview		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 RW 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			



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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

Map Report

Copyright (C) Yakima County GIS

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

Click Map to: **Get Information**

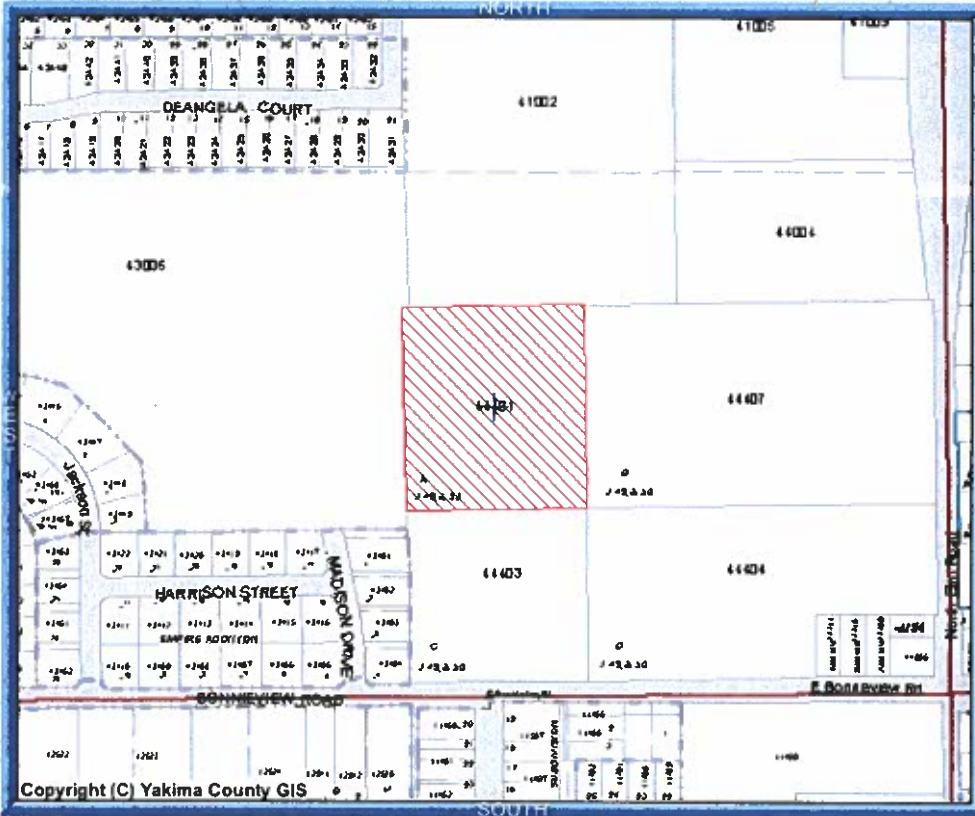
One Inch = 300 Feet
 Feet 200 400

PROPERTY PHOTOS		PROPERTY INFORMATION: AS OF 1/30/2024 11:55:55 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 Garage (full/3/4, 1/2) (bsmt/att/blk)	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 1098.4FT 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.vlgco.com
 (509) 248-4442

Map Report

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 4/10/2024 11:03:55 AM				PRINTING			
	Parcel Address	UN-ASSIGNED, ,WA				Print			
	Parcel Owner(s)	MOO SUNG & RAN YOUNG KANG				Print			
	Parcel Number:	23091444401	Parcel Size:	5.09 Acre(s)		Print			
	Property Use:	91 Undeveloped Land				Print			
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						
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				Section Maps	
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			

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

REZONE APPLICATION
Grandview Municipal Code Chapter 17.88 Amendments and Rezoning

Applicant(s): First Church of the Nazarene

Mailing Address: 500 N. Elm St, Grandview, WA 98930

Telephone: (Home) 509-882-1660 (Business) 509-882-1660

Owner (If other than applicant): _____

Mailing Address: _____

Telephone: (Home) _____ (Business) _____

Property Address/General Location: 500 N. Elm St, Grandview, WA 98930

Parcel No(s): 230 914 - 44407

Legal Description (or attach copy): Attached under property details

Current Zoning: Ag Proposed Zoning: R-2

Current use of the property: Church

Proposed use of the property: same

Comprehensive Plan Designation: Residential

Use of adjacent properties: Being rezoned to R-2 by Moo Kang

Property Dimensions: 9.89 acres 860 x 500 feet, approximately

Why is the proposed rezone in the public interest? To avoid a spot zone

in the center of the Moo Kang rezone.

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 rezoning granted based on this application may be revoked if any such statement is false.

Application prepared by: Donald Gill, Facilities Director Dated: 7/25/24

on behalf of First Church of the Nazarene, Grandview, WA Applicant

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

Signature of Applicant(s): *Donald Gill for Grandview Church of the Nazarene*

Signature of Property Owner(s): _____

=====

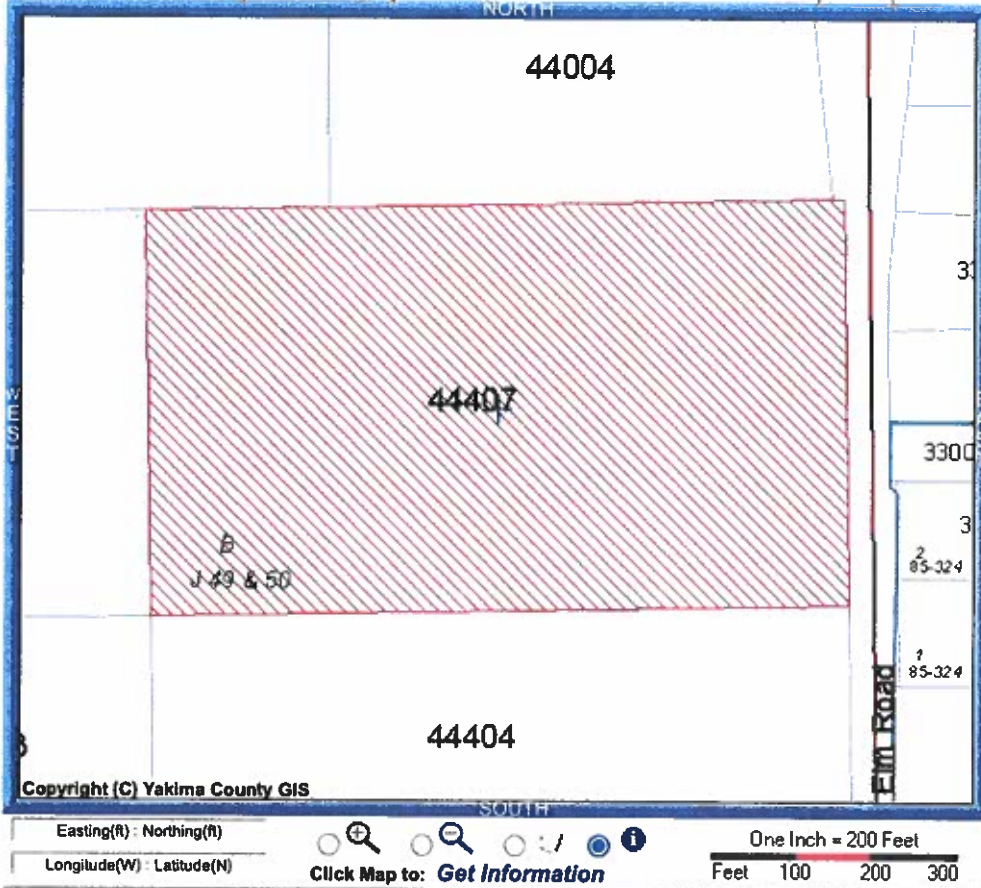
Date Received: _____ Receipt No. _____ By: _____

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

APPLICATION ACCEPTED AS COMPLETE: _____



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

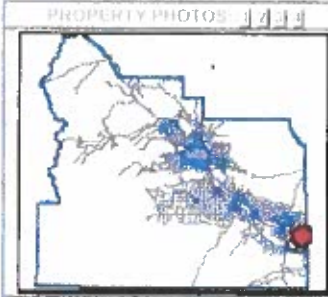
MapScale: 1 Inch = 200 ft.

Overlays: Aerial Photography FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

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



PROPERTY INFORMATION AS OF 11/18/2024 11:27:29 PM	
Parcel Address:	500 N ELM ST, GRANDVIEW, WA 98930
Parcel Owner(s):	GRANDVIEW 1ST CH NAZARENE
Parcel Number:	2309144407 Parcel Size: 9.89 Acre(s)
Property Use:	69 Service - Miscellaneous
TAX AND ASSESSMENT INFORMATION	
Tax Code Area (TCA):	440 Tax Year: 2024
Improvement Value:	\$3505000 Land Value: \$55250
Current Use Value:	\$0 Current Use Improvement: \$0
New Construction:	\$10000 Total Assessed Value: \$3560250

RESIDENTIAL INFORMATION									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	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:	FEMA Map	FIRM Panel Number:	53077C1925D
LOCATION INFORMATION			
+ Latitude:	46° 15' 37.966"	+ Longitude:	-119° 53' 46.959"
Narrative Description:		Section 14 Township 09 Range 23 Quarter SE: SHORT PLAT J-49 AND J-50 Lot B	
DISCLAIMER			
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**CITY OF GRANDVIEW
207 WEST SECOND STREET
GRANDVIEW, WA 98930
PH: 509-882-9200**

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

Applicant(s): Gretchen Lange

Mailing Address: 670 N. Elm Street, Grandview, WA 98930

Telephone: (Home) (509) 830-4655 (Business) _____

Owner (If other than applicant): _____

Mailing Address: _____

Telephone: (Home) _____ (Business) _____

Property Address/General Location: 670 N. Elm Street, Grandview, WA 98930

Parcel No(s): 230914-41009

Legal Description (or attach copy): See attached

Current Zoning: AG - Agriculture Proposed Zoning: R-2 Medium Density Residential

Current use of the property: Residential

Proposed use of the property: Residential

Comprehensive Plan Designation: Residential

Use of adjacent properties: Residential/Agriculture/Church

Property Dimensions: 1.28 acres

Why is the proposed rezone in the public interest? To avoid spot zone.

APPLICATION MUST INCLUDE:

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

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

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

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

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

Application prepared by: _____ Dated: _____

on behalf of _____ Applicant

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

Signature of Applicant(s): _____

Signature of Property Owner(s): Gretchen D. Reng 5/15/24

=====
Date Received: _____ Receipt No. _____ By: _____

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

APPLICATION ACCEPTED AS COMPLETE: _____

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

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 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. [\[help\]](#)
Not Applicable .
- 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: [\[help\]](#)

Not applicable

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, church and a single-family residence. 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 in the past row crops and is now vacant. This site has never been forest .

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. [\[help\]](#)

This site contains a church and a single family residence

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? [\[help\]](#)

Residential

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? [\[help\]](#)

N/A

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. [\[help\]](#)

Not Applicable.

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? [\[help\]](#)

Not applicable

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.

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

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

Not Applicable

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? [\[help\]](#)
Not Applicable
- 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). [\[help\]](#)
Not Applicable
- 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? [\[help\]](#)
Not Applicable
- 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. [\[help\]](#)

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: 09/03/2024

D. supplemental sheet for nonproject actions [\[help\]](#)

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

2Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

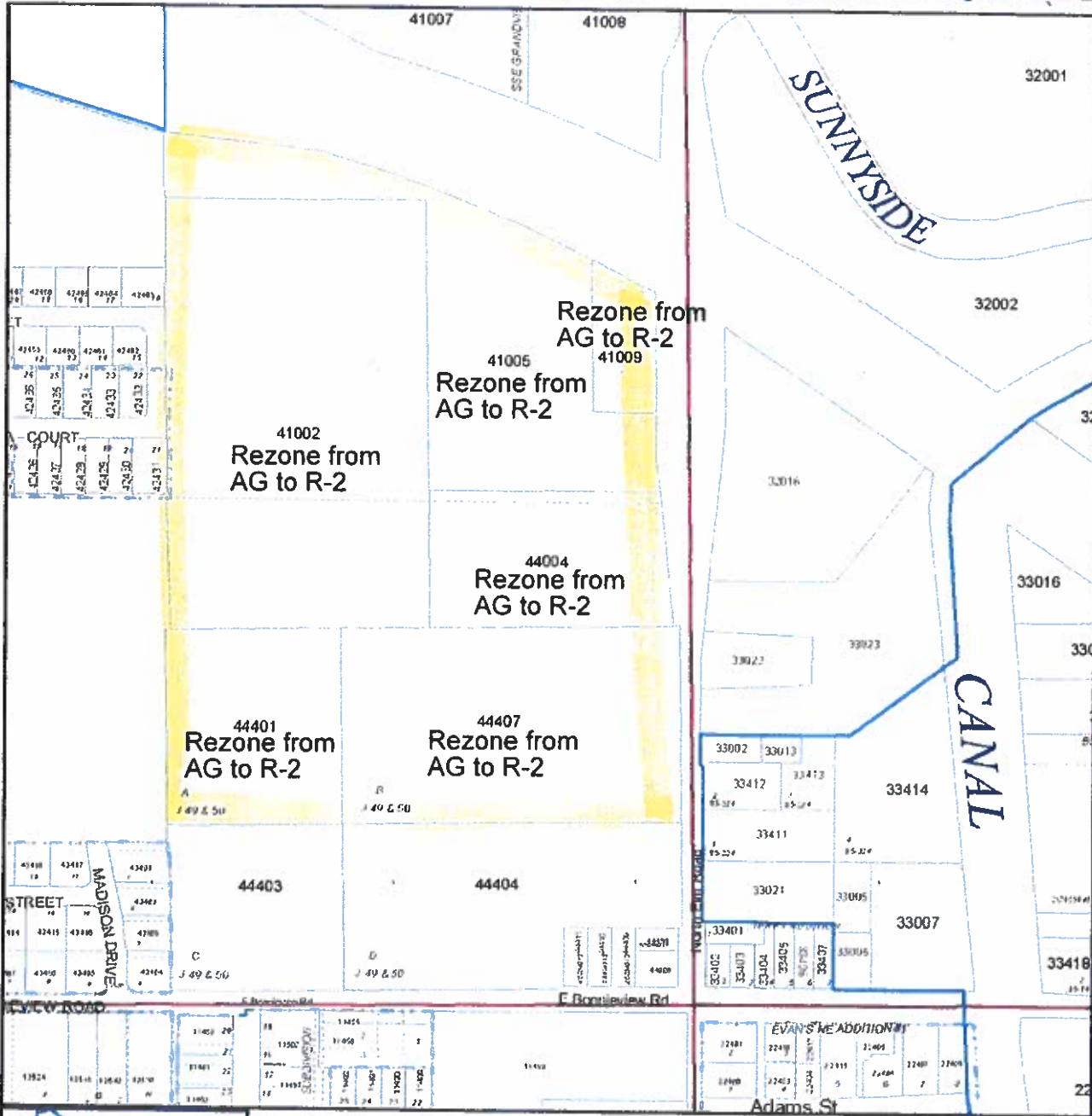
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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



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

City Limits
 Sections

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 (509)574-2992



One Inch = 400 Feet

Feet 200 400 600

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**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, First Church of the Nazarene, and Gretchen Lange

Property Owner(s): Moo Sung & Ran Young Kang, Grandview First Church of the Nazarene, and Maurice A. & Gretchen Lange

Proposed Projects: Rezone from Agricultural to R-2 Medium Density Residential

Current Zoning: Agricultural District

Current Use: Vacant/Church/Residence

Location of Project: The parcels are generally located in northeast Grandview, bounded by Interstate 82 to the north, vacant/residential lands to the south, N. Elm Street to the east, and vacant/residential lands to the west.

Parcel Nos.: 230914-41002, 230914-41005, 230914-44401, 230914-44004, 230914-44407 (500 N. Elm Street), and 230914-41009 (670 N. Elm Street)

Application Date: August 5, 2024 and revised September 3, 2024

Application Acceptance: September 4, 2024

Decision-Making Authority: City of Grandview

Project Description: The City of Grandview has received three applications from PLSA Engineering & Surveying, First Church of the Nazarene, and Gretchen Lange for a proposed rezone from Agriculture (AG) to R-2 Medium Density Residential District (R2). The proposed rezone is to change approximately 46.78 acres of land in the Agricultural District to R-2 Medium Density Residential District in order to facilitate future residential development.

Requested Approvals & Actions: Approval of the rezone.

Existing Environmental Documents: An Environmental Checklist has been prepared for the rezone and is 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 **September 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 applications should be submitted no later than **September 26, 2024**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **September 26, 2024** may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **October 9, 2024, beginning at 2 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

The public hearing will consider the 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.

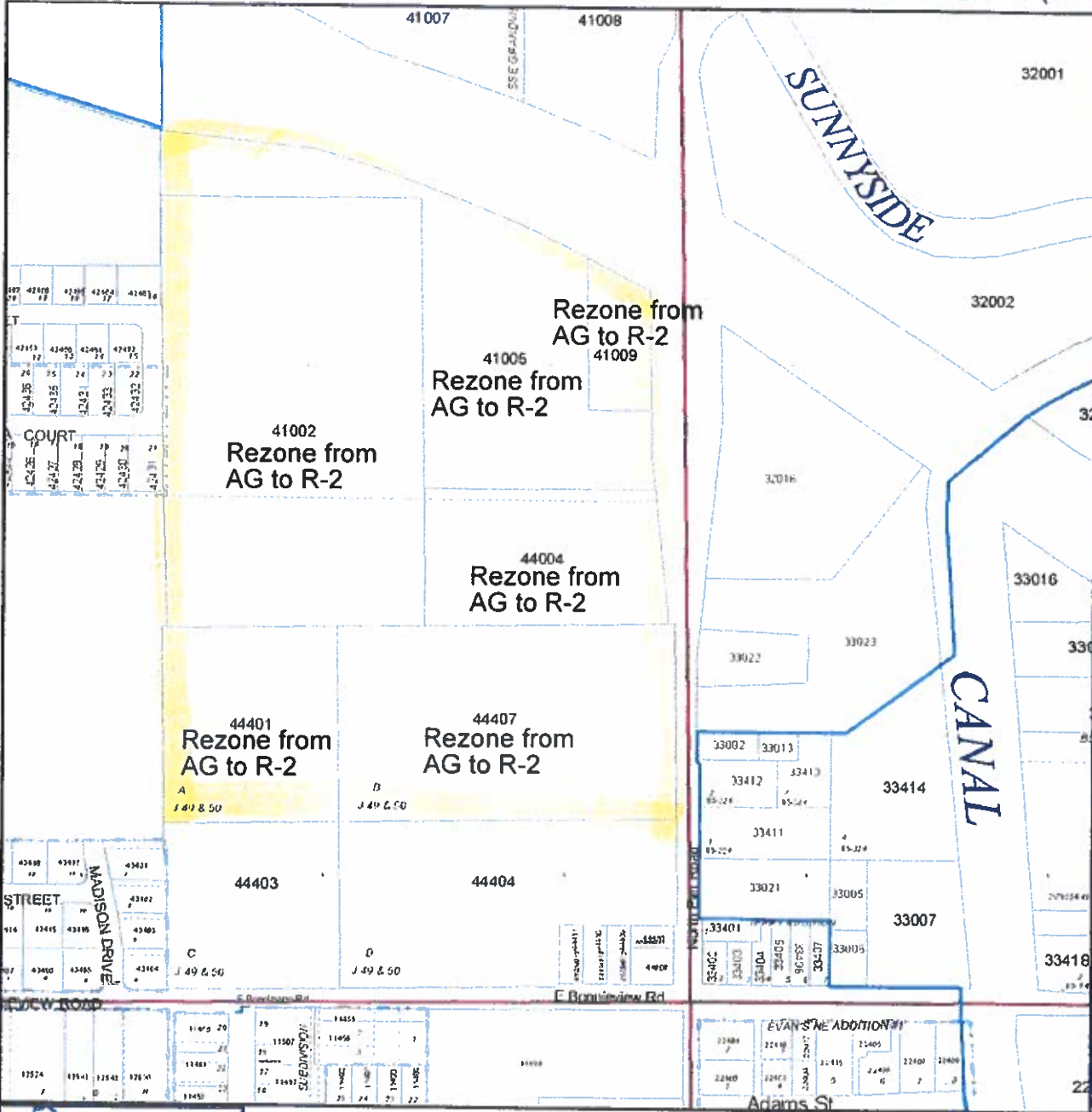
CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – September 11, 2024

Property Posted: September 11, 2024

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): September 6, 2024



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



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 Sections

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**CITY OF GRANDVIEW
DETERMINATION OF NON-SIGNIFICANCE
WASHINGTON STATE ENVIRONMENTAL POLICY ACT**

The City of Grandview, as the lead agency, issued a Determination of Non-significance (DNS) under the State Environmental Policy Act (SEPA) on the following:

Applicant(s): PLSA Engineering & Surveying, First Church of the Nazarene and Gretchen Lange

Property Owner(s): Moo Sung & Ran Young Kang, Grandview First Church of the Nazarene, and Maurice A. & Gretchen Lange

Proposed Projects: Rezone from Agricultural to R-2 Medium Density Residential

Current Zoning: Agricultural District

Current Use: Vacant/Church/Residence

Location of Project: The parcels are generally located in northeast Grandview, bounded by Interstate 82 to the north, vacant/residential lands to the south, N. Elm Street to the east, and vacant/residential lands to the west.

Parcel Nos.: 230914-41002, 230914-41005, 230914-44401, 230914-44004, 230914-44407 (500 N. Elm Street), and 230914-41009 (670 N. Elm Street)

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.

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 **September 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.

Responsible official: Hector Mejia

Position/title: Public Works Director

Phone: (509) 882-9200

Address: 207 West Second Street, Grandview, WA 98930

Email: anitap@grandview.wa.us

Date: September 11, 2024

Signature: _____



**CITY OF GRANDVIEW
FINAL DETERMINATION OF NON-SIGNIFICANCE
WASHINGTON STATE ENVIRONMENTAL POLICY ACT**

The City of Grandview, as the lead agency, issued a Final Determination of Non-significance (DNS) under the State Environmental Policy Act (SEPA) on the following:

Applicant(s): PLSA Engineering & Surveying, First Church of the Nazarene and Gretchen Lange

Property Owner(s): Moo Sung & Ran Young Kang, Grandview First Church of the Nazarene, and Maurice A. & Gretchen Lange

Proposed Projects: Rezone from Agricultural to R-2 Medium Density Residential

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Location of Project: The parcels are generally located in northeast Grandview, bounded by Interstate 82 to the north, vacant/residential lands to the south, N. Elm Street to the east, and vacant/residential lands to the west.

Parcel Nos.: 230914-41002, 230914-41005, 230914-44401, 230914-44004, 230914-44407 (500 N. Elm Street), and 230914-41009 (670 N. Elm Street)

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 the City of Grandview at (509) 882-9200 or anitap@grandview.wa.us.

Responsible official: Hector Mejia

Position/title: Public Works Director

Phone: (509) 882-9200

Address: 207 West Second Street, Grandview, WA 98930

Email: anitap@grandview.wa.us

Date: September 27, 2024

Signature: _____



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

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 6th day of September, 2024, I posted at City Hall, Library, Police Department, City's website www.grandview.wa.us, and mailed the attached NOTICE OF 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, First Church of the Nazarene and Gretchen Lange

Property Owner(s): Moo Sung & Ran Young Kang, Grandview First Church of the Nazarene, and Maurice A. & Gretchen Lange

Proposed Projects: Rezone from Agricultural to R-2 Medium Density Residential

Current Zoning: Agricultural District

Current Use: Vacant/Church/Residence

Location of Project: The parcels are generally located in northeast Grandview, bounded by Interstate 82 to the north, vacant/residential lands to the south, N. Elm Street to the east, and vacant/residential lands to the west.

Parcel Nos.: 230914-41002, 230914-41005, 230914-44401, 230914-44004, 230914-44407 (500 N. Elm Street), and 230914-41009 (670 N. Elm Street)

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, First Church of the Nazarene, and Gretchen Lange

Property Owner(s): Moo Sung & Ran Young Kang, Grandview First Church of the Nazarene, and Maurice A. & Gretchen Lange

Proposed Projects: Rezone from Agricultural to R-2 Medium Density Residential

Current Zoning: Agricultural District

Current Use: Vacant/Church/Residence

Location of Project: The parcels are generally located in northeast Grandview, bounded by Interstate 82 to the north, vacant/residential lands to the south, N. Elm Street to the east, and vacant/residential lands to the west.

Parcel Nos.: 230914-41002, 230914-41005, 230914-44401, 230914-44004, 230914-44407 (500 N. Elm Street), and 230914-41009 (670 N. Elm Street)

Application Date: August 5, 2024 and revised September 3, 2024

Application Acceptance: September 4, 2024

Decision-Making Authority: City of Grandview

Project Description: The City of Grandview has received three applications from PLSA Engineering & Surveying, First Church of the Nazarene, and Gretchen Lange for a proposed rezone from Agriculture (AG) to R-2 Medium Density Residential District (R2). The proposed rezone is to change approximately 46.78 acres of land in the Agricultural District to R-2 Medium Density Residential District in order to facilitate future residential development.

Requested Approvals & Actions: Approval of the rezone.

Existing Environmental Documents: An Environmental Checklist has been prepared for the rezone and is 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 **September 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 applications should be submitted no later than **September 26, 2024**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **September 26, 2024** may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **October 9, 2024, beginning at 2 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

The public hearing will consider the 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.

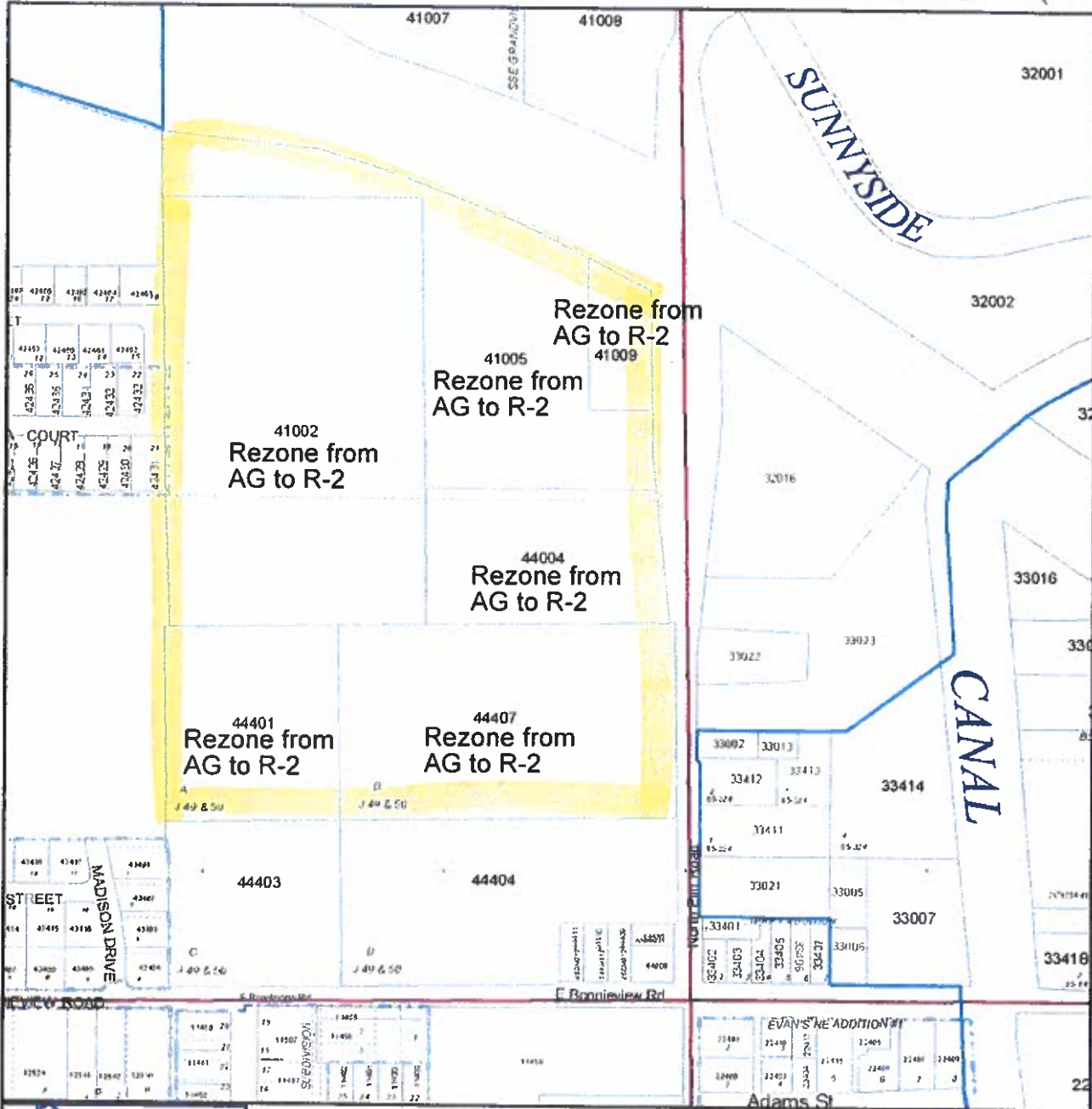
CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – September 11, 2024

Property Posted: September 11, 2024

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): September 6, 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



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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 Printed On: 9/4/2022 1:48:49 PM

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

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

230914-44407
Church of Nazarene
500 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

230913-33022/33023
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
405 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

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

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

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

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

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

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

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

230914-43417
Jerry Vreiling
113 Harrison Street
Grandview, WA 98930

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

230914-43006
Grandview School District
913 W Second 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 Catalan
220 Deangela Court
Grandview, WA 98930

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

230914-42436
Ermita 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: Thursday, September 5, 2024 9:41 AM
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 Application, Completeness, Environmental Determination & Public Hearing and SEPA - Kang-Nazarene Church-Lange Rezone
Attachments: Kang-Nazarene Church-Lange Rezone Notice of Application, Completeness, Environmental Determination & Public Hearing.pdf

Attached is a Notice of Application, Notice of Completeness, Notice of Environmental Determination & Notice of Public Hearing and SEPA Environmental Checklist for a rezone submitted by Moo Kang, First Church of the Nazarene and Gretchen Lange located on North Elm Street, Grandview, WA.

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: Thursday, September 5, 2024 4:14 PM
To: Anita Palacios
Subject: SEPA record published

CAUTION: External Email

The SEPA admin reviewed and published [SEPA record number 202403895, "Kang/Nazarene Church/Lange Rezone"](#).
It will now be available to the public.

From: Marjorie Jordan-Sabo
Email: separegister@ecy.wa.gov
Phone number: (564) 669-3418



**CITY OF GRANDVIEW
CERTIFICATE OF POSTING PROPERTY**

I, Abel Del Toro 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 11th day of September, 2024, I posted the attached NOTICE OF 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, First Church of the Nazarene and Gretchen Lange

Property Owner(s): Moo Sung & Ran Young Kang, Grandview First Church of the Nazarene, and Maurice A. & Gretchen Lange

Proposed Projects: Rezone from Agricultural to R-2 Medium Density Residential

Current Zoning: Agricultural District


Current Use: Vacant/Church/Residence

Location of Project: The parcels are generally located in northeast Grandview, bounded by Interstate 82 to the north, vacant/residential lands to the south, N. Elm Street to the east, and vacant/residential lands to the west.

Parcel Nos.: 230914-41002, 230914-41005, 230914-44401, 230914-44004, 230914-44407 (500 N. Elm Street), and 230914-41009 (670 N. Elm Street)

Dated this 11th day of September, 2024.

GRANDVIEW PUBLIC WORKS DEPARTMENT

BY: 
Signature

Abel Del Toro
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, First Church of the Nazarene, and Gretchen Lange

Property Owner(s): Moo Sung & Ran Young Kang, Grandview First Church of the Nazarene, and Maurice A. & Gretchen Lange

Proposed Projects: Rezone from Agricultural to R-2 Medium Density Residential

Current Zoning: Agricultural District

Current Use: Vacant/Church/Residence

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Parcel Nos.: 230914-41002, 230914-41005, 230914-44401, 230914-44004, 230914-44407 (500 N. Elm Street), and 230914-41009 (670 N. Elm Street)

Application Date: August 5, 2024 and revised September 3, 2024

Application Acceptance: September 4, 2024

Decision-Making Authority: City of Grandview

Project Description: The City of Grandview has received three applications from PLSA Engineering & Surveying, First Church of the Nazarene, and Gretchen Lange for a proposed rezone from Agriculture (AG) to R-2 Medium Density Residential District (R2). The proposed rezone is to change approximately 46.78 acres of land in the Agricultural District to R-2 Medium Density Residential District in order to facilitate future residential development.

Requested Approvals & Actions: Approval of the rezone.

Existing Environmental Documents: An Environmental Checklist has been prepared for the rezone and is 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 **September 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 applications should be submitted no later than **September 26, 2024**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **September 26, 2024** may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **October 9, 2024, beginning at 2 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

The public hearing will consider the 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.

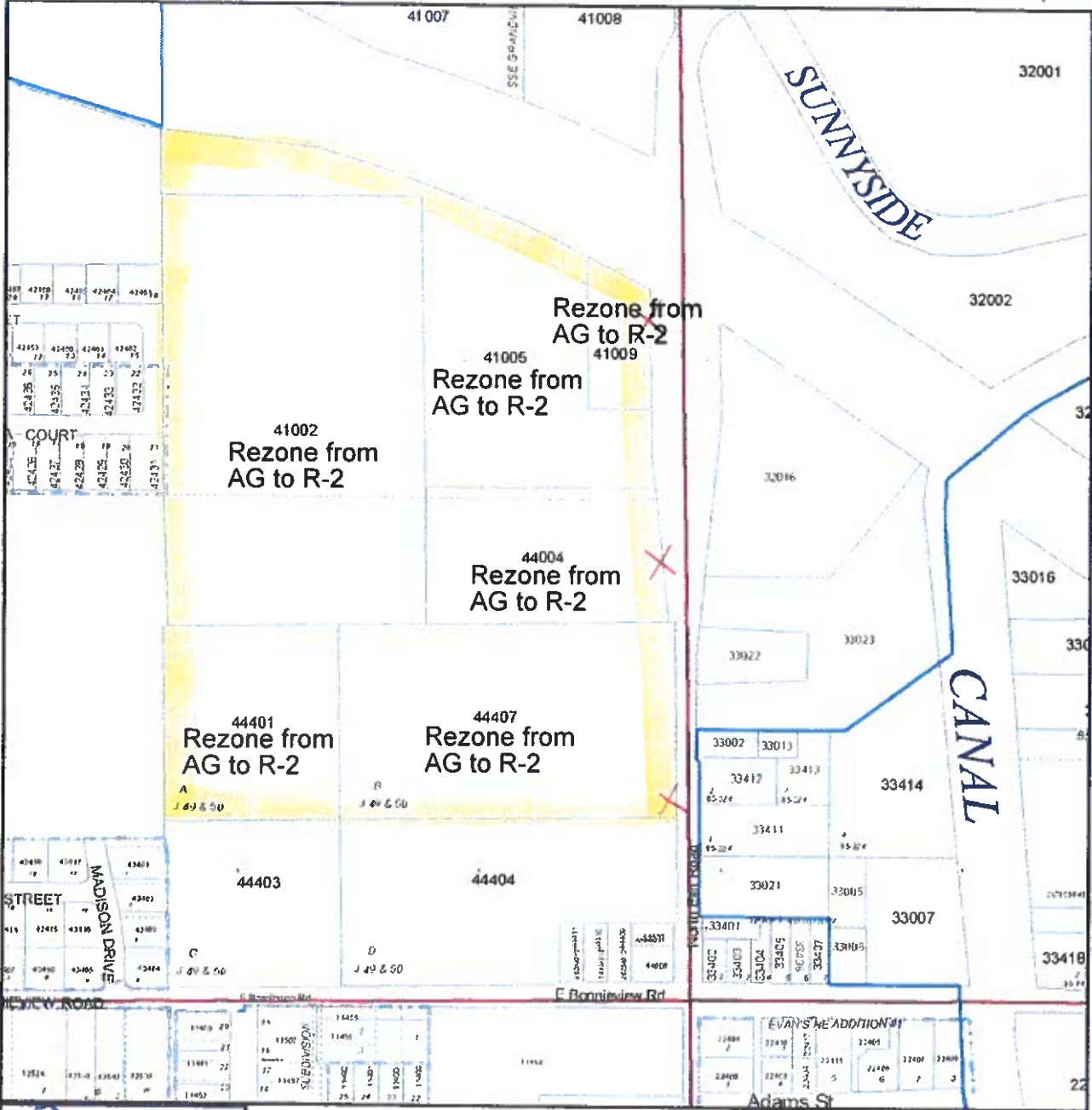
CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – September 11, 2024

Property Posted: September 11, 2024

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): September 6, 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



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: 9/4/2022 1:48:49 PM

AFFIDAVIT OF PUBLICATION

Notice

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 - Rezone - City of Grandview

was published on September 11, 2024

The amount of the fee charged for the foregoing publication is the sum of \$ 143.22 which amount has been paid in full.

Mireya Edwards

Subscribed and sworn to before me on

September 11, 2024

Annette @ Jesus

Notary Public for the State of Washington

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:

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Property Owner(s): Moo Sung & Ran Young Kang, Grandview First Church of the Nazarene, and Maurice A. & Gretchen Lange
Proposed Projects: Rezone from Agricultural to R-2 Medium Density Residential
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Current Use: Vacant/Church/Residence
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Parcel Nos.: 230914-41002, 230914-41005, 230914-44401, 230914-44404, 230914-44407 (500 N. Elm Street), and 230914-41009 (670 N. Elm Street)

Application Date: August 5, 2024 and revised September 3, 2024

Application Acceptance: September 4, 2024

Decision-Making Authority: City of Grandview

Project Description: The City of Grandview has received three applications from PLSA Engineering & Surveying, First Church of the Nazarene, and Gretchen Lange for a proposed rezone from Agriculture (AG) to R-2 Medium Density Residential District (R2). The proposed rezone is to change approximately 46.78 acres of land in the Agricultural District to R-2 Medium Density Residential District in order to facilitate future residential development.

Requested Approvals & Actions: Approval of the rezone.

Existing Environmental Documents: An Environmental Checklist has been prepared for the rezone and is 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 **September 26, 2024.**

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Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **October 9, 2024, beginning at 2 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA. The public hearing will consider the 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

Published: The Grandview Herald

Published: September 11, 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 8 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, September 5, 2024 10:53 AM
To: Anita Palacios
Subject: RE: City of Grandview - Notice of Application, Completeness, Environmental Determination & Public Hearing and SEPA - Kang-Nazarene Church-Lange Rezone

CAUTION: External Email

Hi Anita,

Yakima Health District has no concerns with this proposed project.

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: Thursday, September 5, 2024 9:41 AM
To: GRANDVIEW SCHOOL DISTRICT <bshreeve@gsd200.org>; ODW.Mail@doh.wa.gov; PORT OF GRANDVIEW <wineman@televar.com>; ROZA IRRIGATION DISTRICT <wsonnichsen@roza.org>; sepa@dahp.wa.gov; 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 Application, Completeness, Environmental Determination & Public Hearing and SEPA - Kang-Nazarene Church-Lange Rezone

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

Attached is a Notice of Application, Notice of Completeness, Notice of Environmental Determination & Notice of Public Hearing and SEPA Environmental Checklist for a rezone submitted by Moo Kang, First Church of the Nazarene and Gretchen Lange located on North Elm Street, Grandview, WA.



SERVING AGRICULTURE SINCE 1906

September 5, 2024

City of Grandview
207 West Second Street
Grandview, WA 98930

RECEIVED

SEP - 9 2024

CITY OF GRANDVIEW

Subject: Rezone from Agricultural to R-2 Medium Density Residential

Applicant: PLSA Engineering & Surveying, First Church of the Nazarene, & Gretchen Lange

Property Owner: Moo Sung & Ran Young Kang, Grandview First Church of the Nazarene, and Maurice A. & Gretchen Lange

Parcel No.: 230914-41002, 230914-41005, 230914-44401, 230914-44004, 230914-44407 (500 N. Elm Street), and 230914-41009 (670 N. Elm Street)

To whom it may concern,

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

There are SVID facilities within the project parcels, as approximately shown on the attached Vicinity Map. All SVID facilities are owned by the Federal Government and maintained & operated by SVID under contract with the Federal Government. All SVID facilities are located within easement and/or right of way. The following restrictions apply to all SVID easements and/or rights of way.

- Buildings/structures are not allowed.
- Septic systems, drain fields, stormwater ponds, dairy waste facilities, etc. are not allowed.
- Trees are not allowed.
- To maintain adequate cover over SVID facilities, regrading or removal of soil is only allowed with prior SVID approval.
- All other uses must be permitted, including utility crossings, and will only be allowed with prior approval through SVID's permitting process.

If any future development is to take place, please contact Rigo Diosdado at the SVID Engineering office at (509) 837-6980 or diosdador@svid.org.

Thank you for the opportunity to comment.

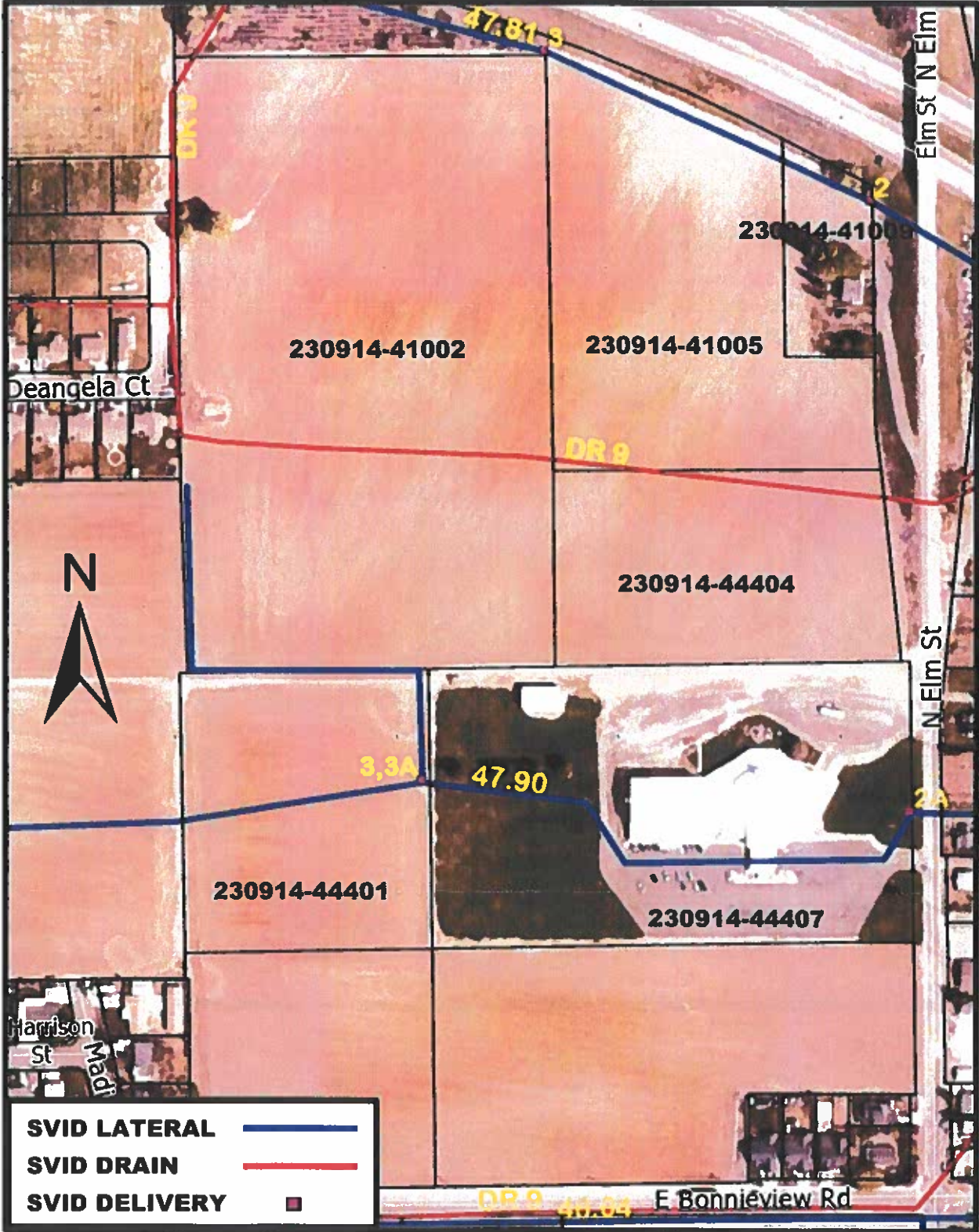
Sincerely,

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

Ron Cowin, P.E.

Assistant Manager – Engineering

VICINITY MAP



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

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, 230914-41009, 230914-44004, 230914-44401, and 230914-44407
<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 Owners:</u>	Moo Kang (230914-41002, -41005, -44004, and -44401) 335 Wine Country Road Prosser, WA 99350
	First Church of the Nazarene (230914-44407) 500 N Elm St Grandview, WA 98930
	Gretchen Lange (230914-41009) 670 N Elm St Grandview, WA 98930
<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 six (6) subject properties zoning district from AG Agricultural to R2 Medium Density Residential. The total acreage of lands proposed to be rezoned is 46.78 acres. The parcels are currently vacant/used for agriculture (row crops), an existing single-family residence, and an existing church.

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 R-2 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 majority of the site is currently vacant but has been used to grow row crops (corn) recently. One of the subject parcels is developed with a single-family residence, and another is developed with a church. Low density residential development 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/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 *postponed to include additional property owners

Revised Application Submitted: August 20, 2024

Notice of Application, Environmental Review, and Public Hearing: September 6, 2024

Property Posted: September 11, 2024

Legal Notice in Grandview Herald: September 11, 2024

Issuance of Revised Final SEPA Threshold Determination: September 27, 2024

Open Record Public Hearing: October 9, 2024

Closed Record Public Hearing: TBD

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, with the comment period ending on June 26, 2024. An additional notice was sent on September 6, 2024, with the comment period ending on September 26, 2024 to include the additional properties within the proposal. Four agencies commented in total, with SVID and YHD submitting similar letters for the comment periods.

- 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. There are also limitations on development and uses within easements, including buildings/structures and trees.

Staff Response: Based on the map included in the SVID comment letters, 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 to design of any future development to ensure there are no conflicts.

- C. The Yakima Health District (YHD) submitted comments 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: 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: No significant adverse impacts have been identified.

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

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

CONCLUSIONS:

1. The public notice requirements of the Grandview Municipal Code have been satisfied.
2. The City of Grandview has sufficient water, sewer, and street capacity.
3. SEPA Environmental review, as required by RCW 43.21C, has been completed, resulting in the issuance of a Determination of Non-Significance (DNS) on September 27, 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.

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.