

**CITY OF GRANDVIEW  
NOTICE OF DEVELOPMENT APPLICATION  
ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING**

The general public is hereby provided notice of the following development application, pursuant to Grandview Municipal Code (GMC) 14.07 and Washington Administrative Code (WAC) 197-11-355:

**Applicant(s):** Wyckoff Farms, Inc.  
**Property Owner(s):** Wyckoff Farms, Inc.  
**Proposed Project:** Comprehensive Plan Amendment and Rezone  
**Current Comprehensive Plan Designation:** Industrial  
**Current Zoning:** AG - Agricultural  
**Current Use:** Agricultural  
**Proposed Comprehensive Plan Designation:** Residential  
**Proposed Zoning:** R-1 – Low Density Residential  
**Location of Project:** Forsell Road/Puterbaugh Road/Forrest Road, Yakima County, WA  
**Parcel No.:** 230915-32001, 230915-31006, 230915-32002  
**Application Date:** October 19, 2023  
**Application Acceptance:** October 31, 2023  
**Decision-Making Authority:** City of Grandview

**Project Description:** Applicant requests a Comprehensive Plan Amendment from Industrial to Residential and rezone from AG – Agricultural to R-1 Low Density Residential.

**Requested Approvals & Actions:** Comprehensive Plan Amendment and Rezone approval.

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

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

**Environmental Determination**

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

are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **Wednesday, November 22, 2023**.

#### **Comment Period and Where to View Documents**

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at [www.grandview.wa.us](http://www.grandview.wa.us). All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: [anitap@grandview.wa.us](mailto:anitap@grandview.wa.us). Comments concerning the application should be submitted no later than **Wednesday, November 22, 2023**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **Wednesday, November 22, 2023** 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 **Wednesday, December 6, 2023 at 3:00 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 application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

#### **CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

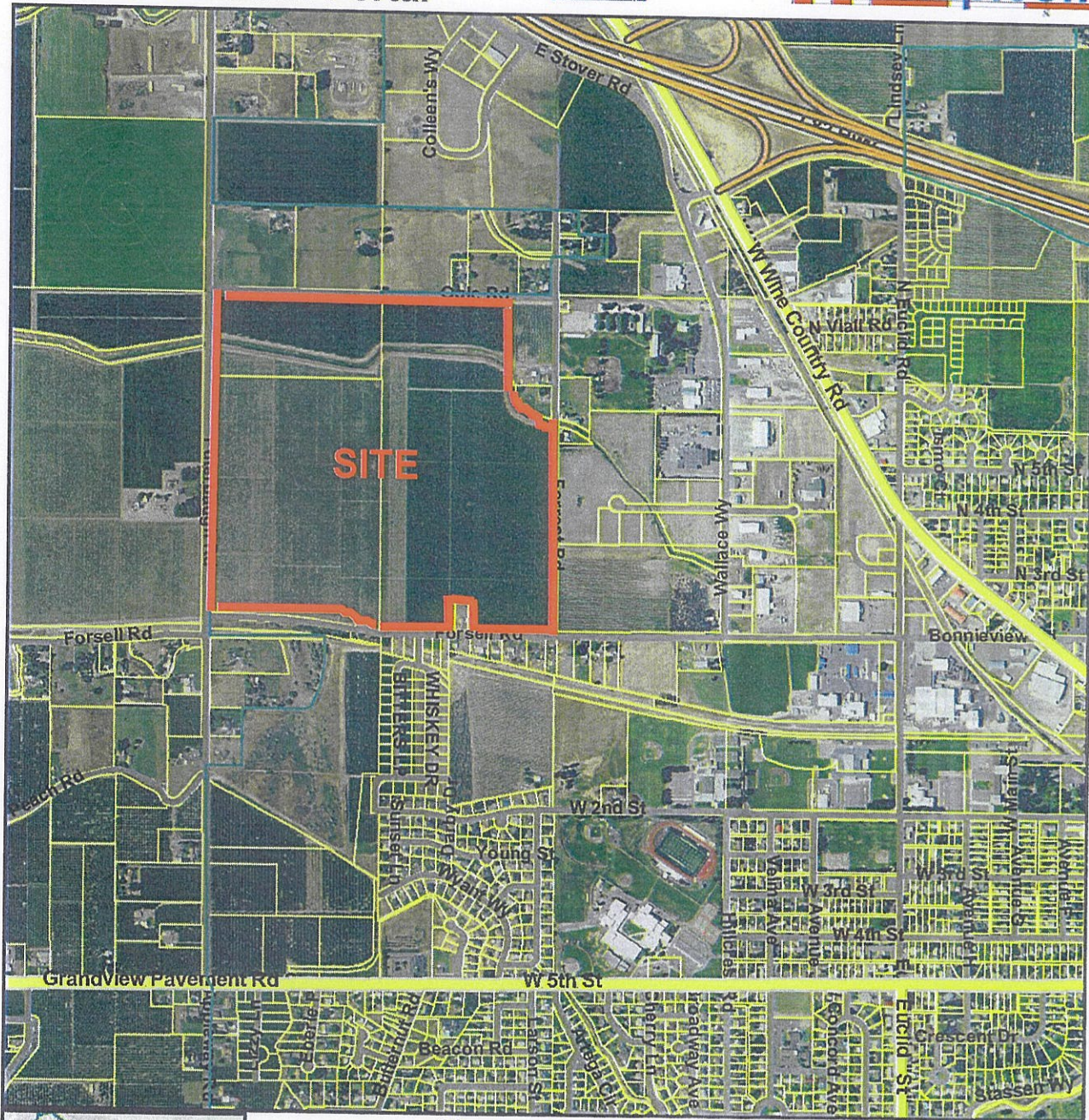
Publication: Grandview Herald – November 8, 2023

Property Posted: November 8, 2023

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): November 8, 2023

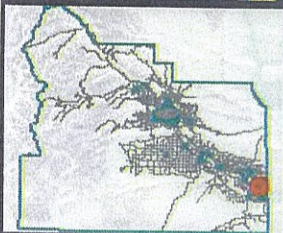


# Yakima County GIS - Washington Land Information Portal

[\[Print Map\]](#)  
[\[Close Map\]](#)
[Yakimap.com](http://Yakimap.com)


Map Center: Range:23 Township:9 Section:15

2017 Ortho Photography



City Limits  
Sections

[WWW.YAKIMAP.COM](http://WWW.YAKIMAP.COM)

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



One Inch = 1200 Feet

Feet 500 1000 1500 2000

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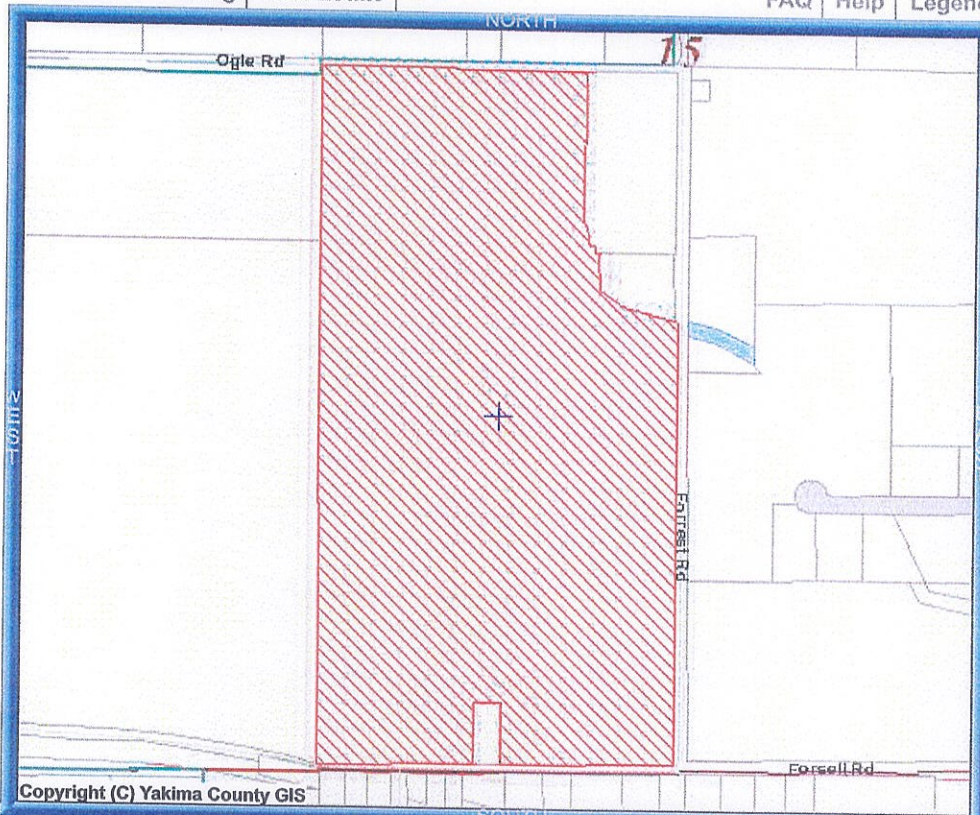
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Assessor Planning Real Estate

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 = 600 ft.

Overlays: Aerial Photography: ☐ FEMA ☐ Critical Areas ☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee



Title Insurance & Escrow Service

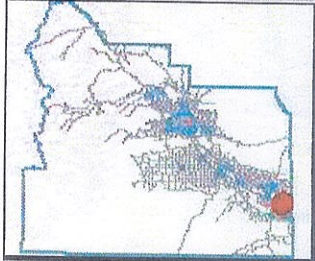
www.vtgco.com  
(509) 248-4442

Map Report

Copyright (C) Yakima County GIS  
Easting(ft) : Northing(ft)  
Longitude(W) : Latitude(N)

Click Map to: Get Information

One Inch = 600 Feet  
Feet 250 500 750 1000

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 10/22/2023 11:12:27 PM							PRINTING		
		Parcel Address:		UN-ASSIGNED, ,WA					Printer-Friendly Page		
		Parcel Owner(s):		WYCKOFF FARMS INC							
		Parcel Number:		23091531006	Parcel Size:		70.48 Acre(s)			Detailed Report	
		Property Use:		83 Current Use Agricultural							
		TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA):		440		Tax Year:		2024			Print Detailed MAP		
Improvement Value:		\$188300		Land Value:		\$422900					
Current Use Value:		\$227060		Current Use Improvement:		\$188300					
New Construction:		\$0		Total Assessed Value:		\$415360					
RESIDENTIAL INFORMATION									SECTION MAPS		
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport	Section Map 1in=400ft	
No Residence Information Found.											
SALE INFORMATION									Qtr SECTION MAPS		
Excise	Sale Date	Sale Price	Grantor						Portion	NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft	
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 Map	FIRM Panel Number:	53077C1925D
LOCATION INFORMATION			
+ Latitude:46° 15' 43.584"		+ Longitude:-119° 55' 43.651"	
		Range:23 Township:09 Section:15	
Narrative Description: Section 15 Township 19 Range 23 Quarter SW: E1/2 OF SE1/4 OF SW1/4 EX E 25 FT FOR CO RD, ALSO SE1/4 OF NE1/4 OF SW1/4 EX E 25 FT CO RD, AND EX BAAP ON E LN 355.1 FT N OF SE CTH N 89° 18' 00" W 305.8 FT, TH S 04° 00' 00" E 138.1 FT, TH S 51° 56' 00" E 107.4 FT, TH S 73° 32' 00" E 221.5 FT TO POB AND EX TH PTN LY E'LY OF CENLN OF SVID LAT 4 AND N'LB AAP ON E LN 355.1 FT N OF SE COR OF SD SUBD, TH N ALG E LN 263.2 FT, TH N 89° 18' 00" W 305.8 FT TH S 04° 00' 00" E 138.1 FT, TH S 51° 56' 00" E 107.4 FT, TH S 73° 32' 00" E 2SW1/4 OF NE1/4 OF SW1/4, ALSO W1/2 OF SE1/4 OF SW1/4 EX S 25 FT FOR CO RD, AND EX BEG AT SE COR THEREOF, TH W ALG S LN 102 FEET, TH N 256.7 FT, TH E			



# Yakima County GIS - Washington Land Information Portal

Yakima County Assessor  
Yakima County GIS  
Yakima County

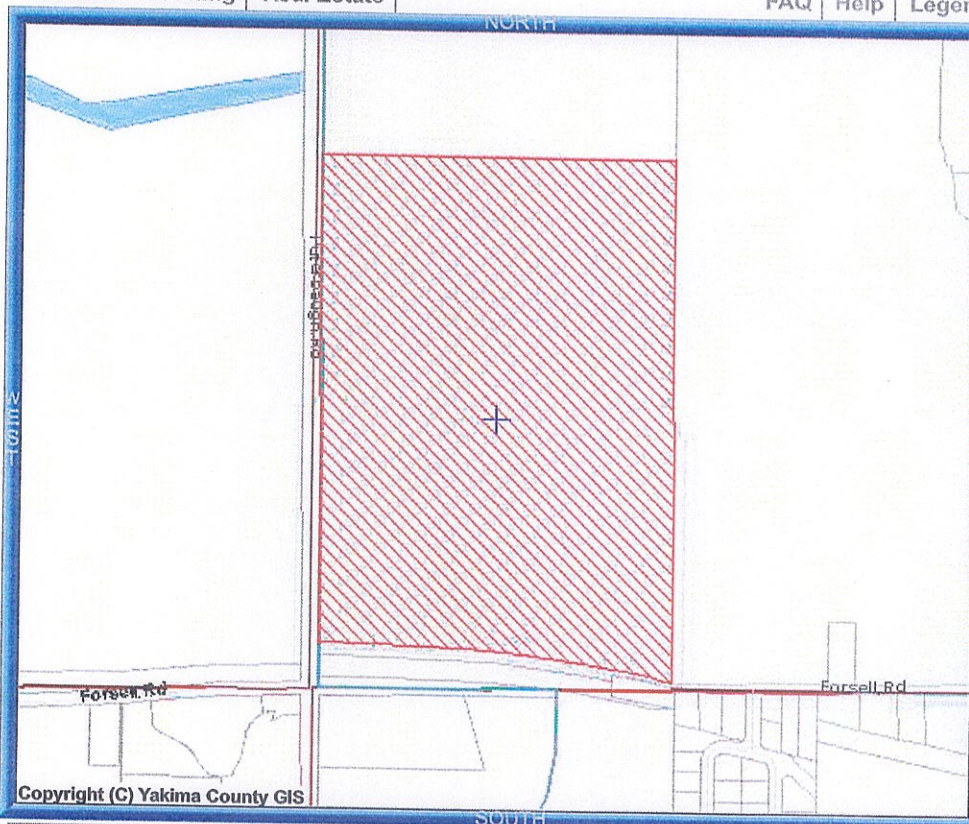


**VALLEY TITLE GUARANTEE**

WWW.VTGCO.COM  
(509) 248-4442

Assessor Planning Real Estate

FAQ Help Legend Search Tools Overview



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

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MapScale: 1 inch = 600 ft.



Overlays: Aerial Photography:

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee



Title Insurance &  
Escrow Service

www.vtgco.com

(509) 248-4442

Map Report

Easting(ft) | Northing(ft)

Longitude(E) | Latitude(N)

Click Map to: Get Information

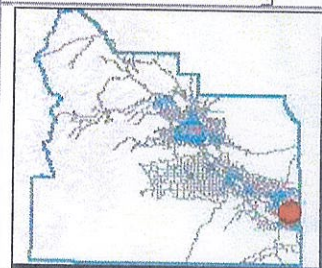
One Inch = 600 Feet

Feet 250 500 750 1000

PROPERTY PHOTOS: 1

PROPERTY INFORMATION AS OF 10/22/2023 11:12:27 PM

PRINTING



Parcel Address: PUTERBOUGH RD/FORSELL RD, GRANDVIEW ,WA 98930  
Parcel Owner(s): WYCKOFF FARMS INC  
Parcel Number: 23091532002 Parcel Size: 55.27 Acre(s)  
Property Use: 83 Current Use Agricultural

Printer-Friendly Page

Detailed Report

TAX AND ASSESSMENT INFORMATION  
Tax Code Area (TCA): 440 Tax Year: 2024  
Improvement Value: \$159800 Land Value: \$320600  
Current Use Value: \$139350 Current Use Improvement: \$159800  
New Construction: \$0 Total Assessed Value: \$299150

Print Detailed MAP

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.									

SECTION MAPS

Section Map 1in=400ft

SALE INFORMATION

Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

Qtr SECTION MAPS

NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
SW-Qtr 1"=200ft	SE-Qtr 1"=200ft

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Download Map

LOCATION INFORMATION

+ Latitude: 46° 15' 40.459" + Longitude: -119° 56' 02.323" Range: 23 Township: 09 Section: 15

Narrative Description: Section 15 Township 09 Range 23 Quarter SW: PTN SW1/4 SW1/4 LY N'LY OF R/W OF O.W.R.&N CO R/W LINE, EX CO RD R/W CONVEYED AF# 1338361: ALSO S1/2 NW1/4 SW1/4 EX W 25 FT CO RD

DISCLAIMER





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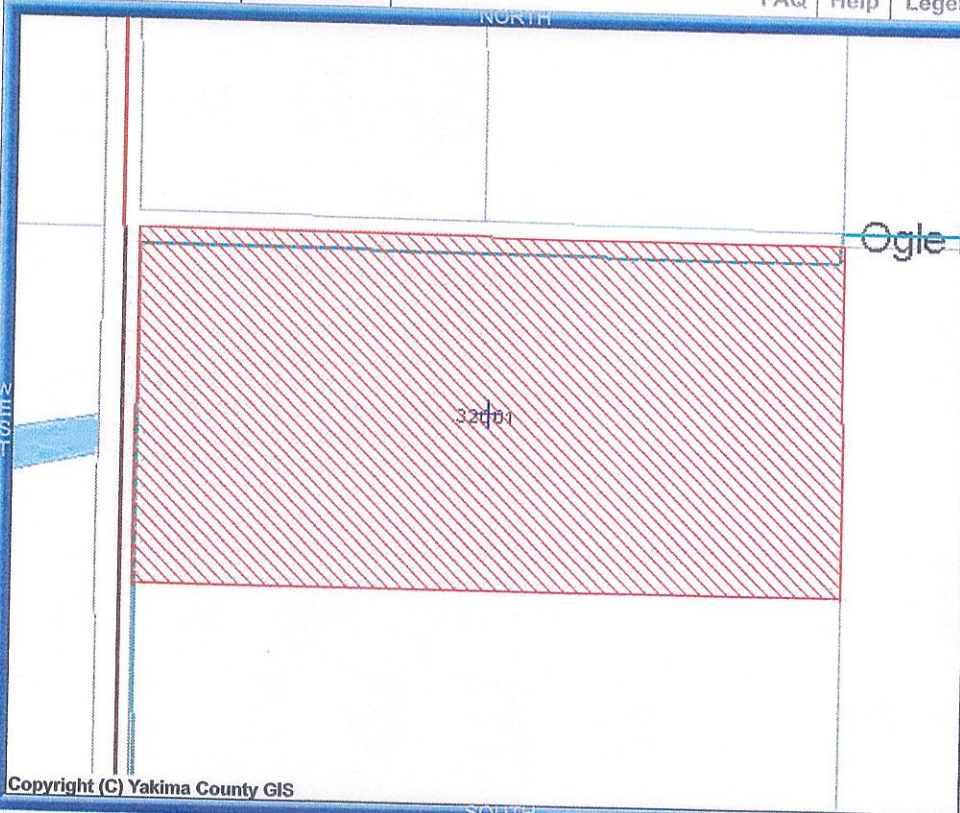


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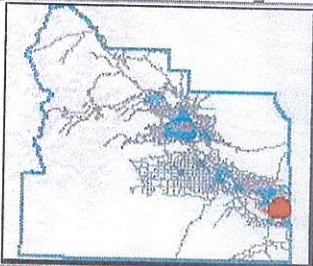
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Current Use Value:		\$0		Current Use Improvement:		\$0					
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402208	5/30/2008	\$3337720	SCHINMANN FARMS LLC			N			SW-Qtr 1"=200ft SE-Qtr 1"=200ft		
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