

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

COMPREHENSIVE PLAN AMENDMENT APPLICATION

APPLICATION MUST INCLUDE:

1. A completed, signed application form.
2. A completed, signed environmental checklist.
3. A vicinity map showing the location, the zoning, and the uses of all property within 300 feet of the site; and
4. All applicable fees.

Applicant(s): Wyckoff Farms, Inc., a Washington corporation

Mailing Address: Attn: David Pierce, P.O. Box 249, Grandview, WA 98930 / DavidP@wyckoff-farms.com

Telephone: (Home) _____ (Business) 509.882.3934 / Cell: 509.203.5665

Owner (If other than applicant): _____

Mailing Address: _____

Telephone: (Home) _____ (Business) _____

Amendment(s) Requested: Change in designations on future land use map from Industrial to Residential

Land Effected: Yakima County Tax Parcel Nos.: 230915-32001; 230915-31006; 230915-32002

Property Generally Located at: 145.36 acres located North of Forsell Road, in between Forrest Rd. and
Puterbough Road, City of Grandview

Current Zoning: Agricultural

Proposed Zoning: R-1 / Low Density Residential

Current Use of the Site: Agricultural-trellised hop fields.

Proposed Use of the Site: Future residential development.

Use of Adjacent Sites:

East: vacant, industrial property, home

West: vacant - agriculture

South: residential

North: agriculture - residential

Why is the proposed amendment(s) in the public interest: Additional residentially-designated and zoned property is needed to meet the housing needs of the City and community. Residential development already is happening immediately south of the site. See Attached Narrative

How is the site designated in Grandview Comprehensive Plan? Industrial

RELEASE/HOLD HARMLESS AGREEMENT

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

APPLICANT CERTIFICATE OF TRUTH

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

PRESENCE AT PUBLIC HEARINGS

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

Signature of Applicant:  Date 10/19/23

Signature of Owner:
(If other than Applicant): _____ Date _____

Date Received: 10/19/23 By: AR

Receipt No.: 164189 Amount of Fee \$ 500.00

Additional Applications: SEPA

Additional Fees: \$ 500.00

DATE APPLICATION ACCEPTED AS COMPLETE 10/31/23 BY AR

NARRATIVE

In Support of Wyckoff Farms Comprehensive Plan Amendment

An additional supply of residentially-designated and zoned property is needed to meet the housing needs for the Grandview community consistent with the housing element of its comprehensive plan. Residential development already is occurring immediately adjacent to and south of the site. Agriculturally zoned property normally is not appropriate within the boundaries of city limits. Under the State's Growth Management Act (RCW 36.70A et. seq.), continued agricultural use and zoning has the potential to cause compatibility conflicts with nearby residential use and urban development. The City still will have an adequate inventory of industrially designated/zoned property after Wyckoff's CPA is approved. Based on the City's future land use maps, there is significant amounts of industrial designated land immediately north and east of the site to meet City needs for future industrial development.

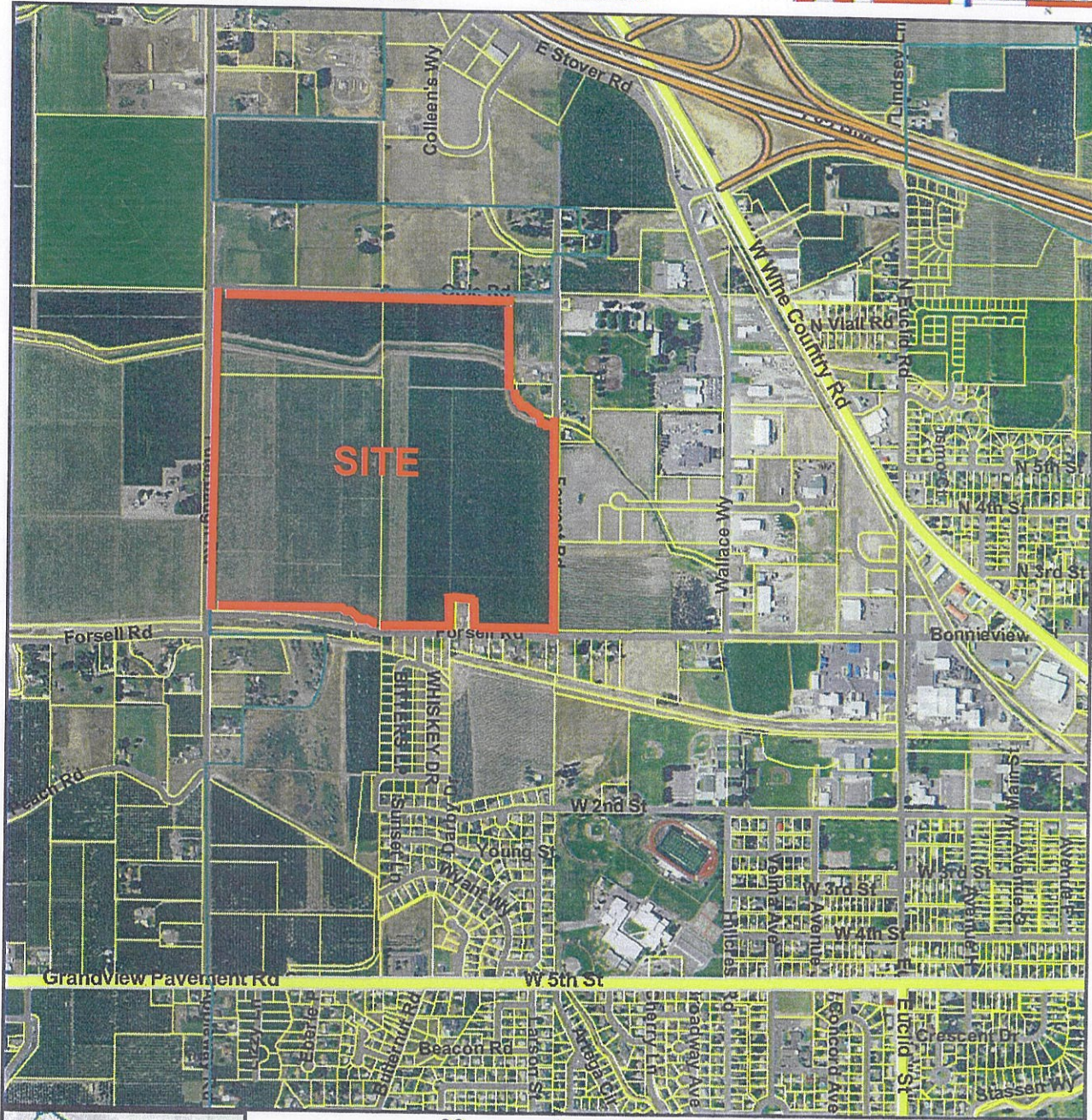
Urban level services are, or will be, available to the site in the reasonably foreseeable future. Based on City estimates from other recent residential development, the City municipal water and sewer system has or will have adequate capacity to provide sewer and water to the site. The property already is near existing residential development and is close to schools located south of the site. With frontage improvements completed at the project stage, existing roads (including Forsell, Puterbaugh and Forrest Roads) will be adequate to handle traffic for reasonably anticipated residential units to be created when the property is platted.

In broad summary, the proposed amendment is consistent with the State's GMA goals and policies, is consistent with the goals and policies of Grandview's land use and housing elements in its current Comprehensive Plan, and based on changed circumstances which include more intense residential development adjacent to and immediately south of the site by Hayden Homes, along with the lack of demand for additional industrial development, the redesignation of the property from industrial to residential is appropriate.

Yakima County GIS - Washington Land Information Portal

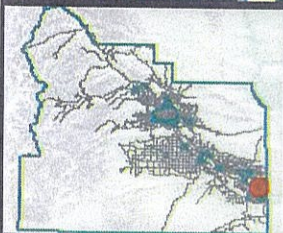
[\[Print Map\]](#)
[\[Close Map\]](#)

Yakimap.com



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

2017 Ortho Photography



City Limits
Sections

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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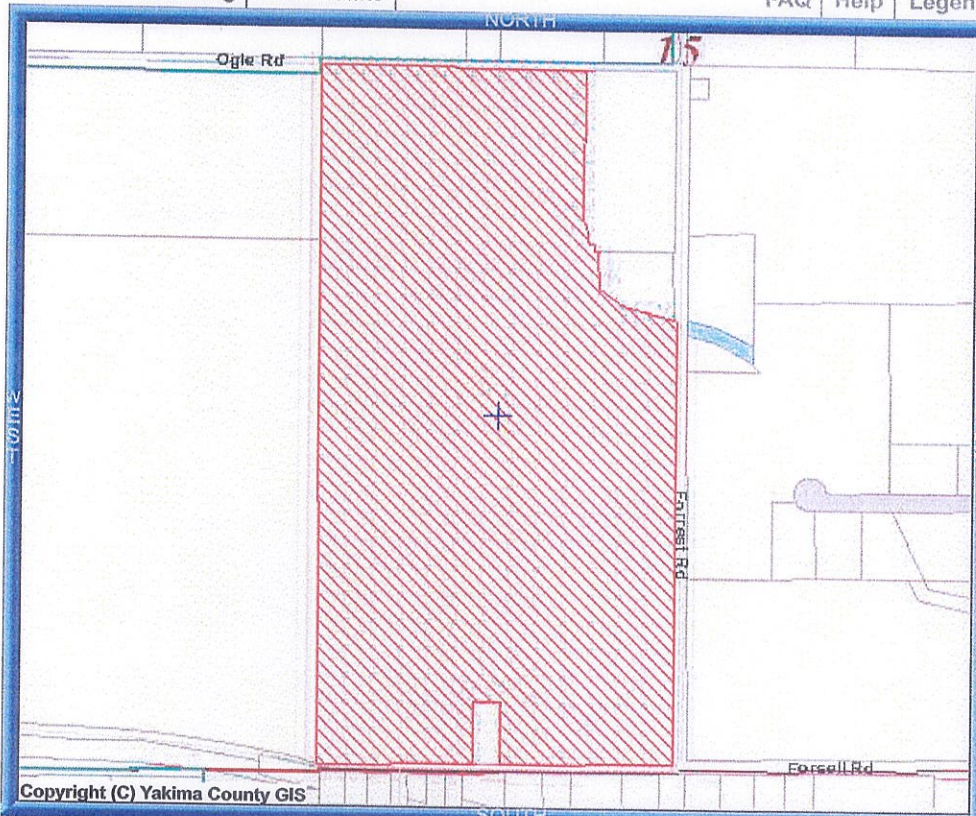
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Assessor Planning Real Estate

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

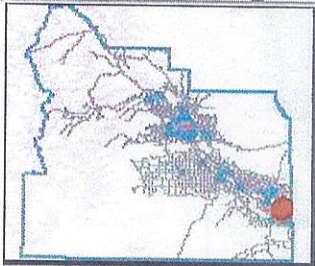
Title Insurance & Escrow Service

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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					
CurrentUse Value:		\$227060		CurrentUse 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											
Excise	Sale Date	Sale Price	Grantor	Portion					Qtr SECTION MAPS		
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
			Download Map
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'LBAAPO 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

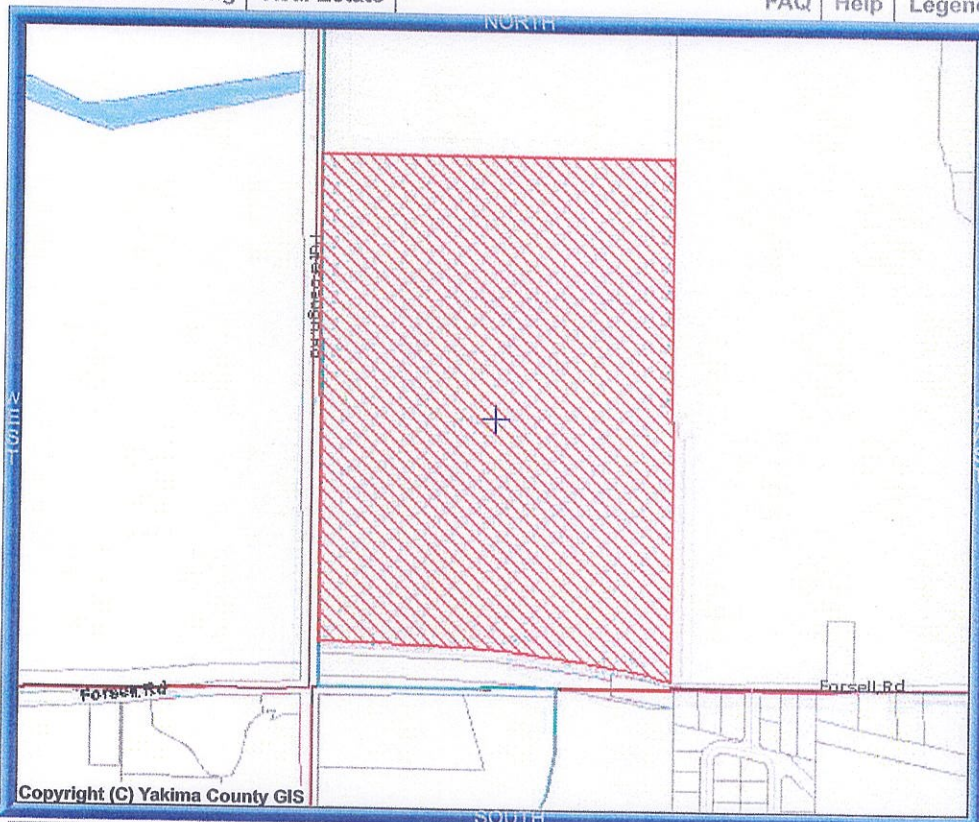


VALLEY TITLE GUARANTEE

WWW.VTGCO.COM
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☐ Contours ☐ Utilities

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Title Insurance &
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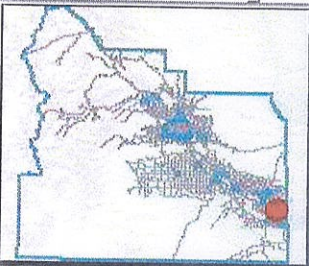
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Map Report

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

Click Map to: Get Information

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Feet 250 500 750 1000

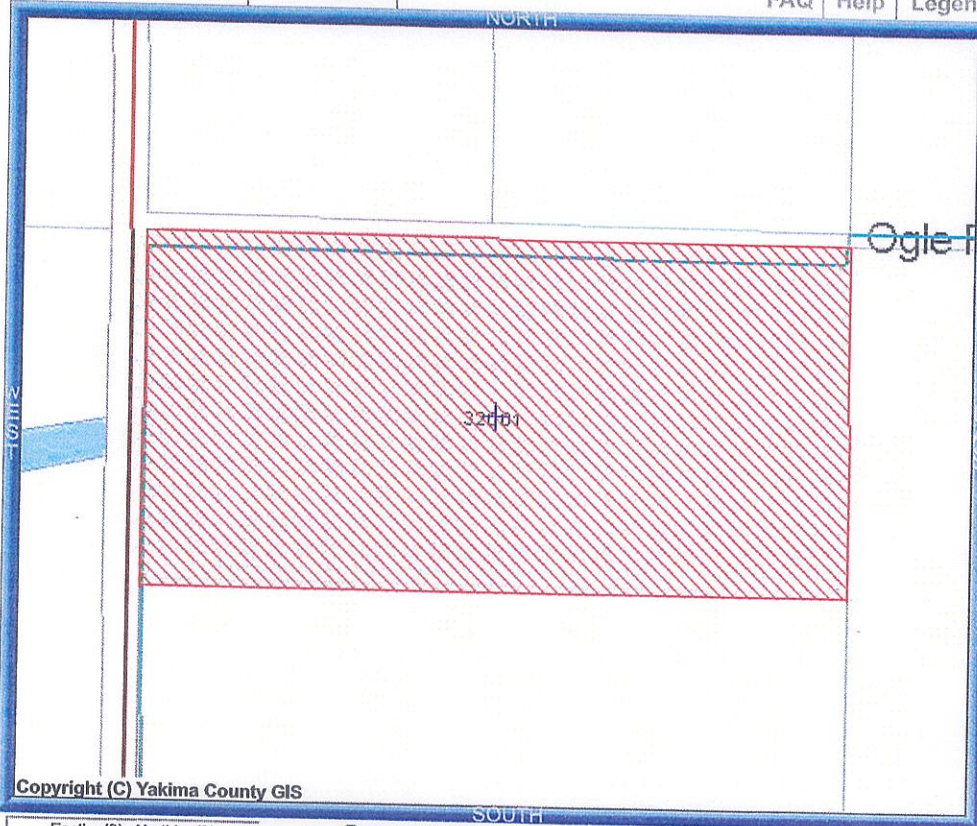
PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 10/22/2023 11:12:27 PM							PRINTING		
		Parcel Address:		PUTERBOUGH RD/FORSELL RD, GRANDVIEW ,WA 98930					Printer-Friendly Page		
		Parcel Owner(s):		WYCKOFF FARMS INC							
		Parcel Number:		23091532002	Parcel Size:		55.27 Acre(s)			Detailed Report	
		Property Use:		83 Current Use Agricultural							
TAX AND ASSESSMENT INFORMATION									Print Detailed MAP		
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					
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	
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SALE INFORMATION									Qtr SECTION MAPS		
Excise	Sale Date	Sale Price		Grantor			Portion				
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FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
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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FAQ Help Legend Search Tools Overview



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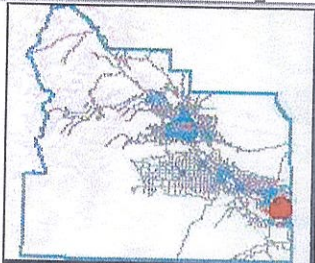
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			Parcel Number:		23091532001			Parcel Size:		19.61 Acre(s)		Detailed Report	
			Property Use:		91 Undeveloped Land								
			TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):			440			Tax Year:		2024			Print Detailed MAP		
Improvement Value:			\$41500			Land Value:		\$114500					
CurrentUse Value:			\$0			CurrentUse Improvement:		\$0					
New Construction:			\$0			Total Assessed Value:		\$156000					
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			
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SALE INFORMATION												Qtr SECTION MAPS	
Excise	Sale Date	Sale Price	Grantor			Portion			NW-Qtr 1"=200ft NE-Qtr 1"=200ft				
402208	5/30/2008	\$3337720	SCHINMANN FARMS LLC			N			SW-Qtr 1"=200ft SE-Qtr 1"=200ft				
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+ Latitude: 46° 15' 53.263"	+ Longitude: -119° 56' 02.238"	Range: 23	Township: 09 Section: 15
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