

**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): 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)** _____

Property Address/General Location: 145.36 acres located North of Forsell Road, in between Forrest Rd.
and Puterbough Road, City of Grandview

Parcel No(s): 230915-32001; 230915-31006; 230915-32002

Legal Description (or attach copy): _____

Current Zoning: Agricultural (AG) **Proposed Zoning:** Low Density Residential (R-1)

Current use of the property: Trellised hop fields

Proposed use of the property: Future residential development

Comprehensive Plan Designation: Industrial

Use of adjacent properties: East: vacant, home, industrial; West: vacant-agriculture; South: residential
North: agriculture-low density residential

Property Dimensions: 145.36 acres, see attached map

Why is the proposed rezone in the public interest? See attached Narrative

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): _____

=====

Date Received: 10/19/23 Receipt No. 164189 By: MP

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

APPLICATION ACCEPTED AS COMPLETE: 10/31/23

NARRATIVE

In Support of Wyckoff Farms Rezone

The owner's proposed rezone is in the public interest because additional residentially-designated and zoned property is needed to meet the housing needs of the Grandview community based on current development patterns. The owner/applicant is seeking a Comprehensive Plan Amendment contemporaneously with its rezone to redesignate the property from its current industrial designation to low density residential. The City already has an adequate inventory of industrial designated property. The property in question already is located within the City limits, which shows the City already has identified the property for urban level growth. With the owner's contemporaneous Comprehensive Plan Amendment, a rezone of the property from agriculture to low density residential would be required in order to ensure that the City's zoning regulations are consistent with its Comprehensive Plan. For purposes of this Rezone Application, the owner Wyckoff Farms refers to and incorporates the terms of its Comprehensive Plan Amendment filed contemporaneously with its Rezone.

Wyckoff Farms' Rezone Petition Meets The Criteria For Approval In The City Zoning Code Including Those Set Forth In GMC 17.88.030.

- A. Existing Zoning. The property's existing agriculture zoning simply carried forward a use prior to the adoption of the City's Comprehensive Plan. Agricultural zoning is inconsistent with and incompatible with the property's current industrial designation.
- B. Change Conditions. The City's need for additional residentially-designated and zoned property has increased as shown by the significant residential development moving northward and adjacent to this property on the south. Demand for more single family housing has increased in the City limits and in its urban growth area. A transition from agricultural zoning and use to a residential one is consistent with the development patterns occurring within the City.
- C. Public Health Safety and General Welfare. The City has and will continue to have an adequate inventory of industrially-zoned property within its city limits and urban growth area. While the property is industrially-designated, there are no immediately adjacent industrial uses. A residential designation and low density residential (R-1) zone will minimize compatibility conflicts with residential zoning and use immediately south of the site, and will provide additional residential lots where City infrastructure is immediately available and close to existing schools.
- D. Effect on Adjacent Property. The proposed Comp Plan Amendment and Rezone will not have any adverse effects on adjacent property. It will increase and improve the value of residentially designated and used property south and east of the site without having any impacts on industrial use in the area. The rezone will improve the City's inventory of residentially zoned property where residential development already is occurring.

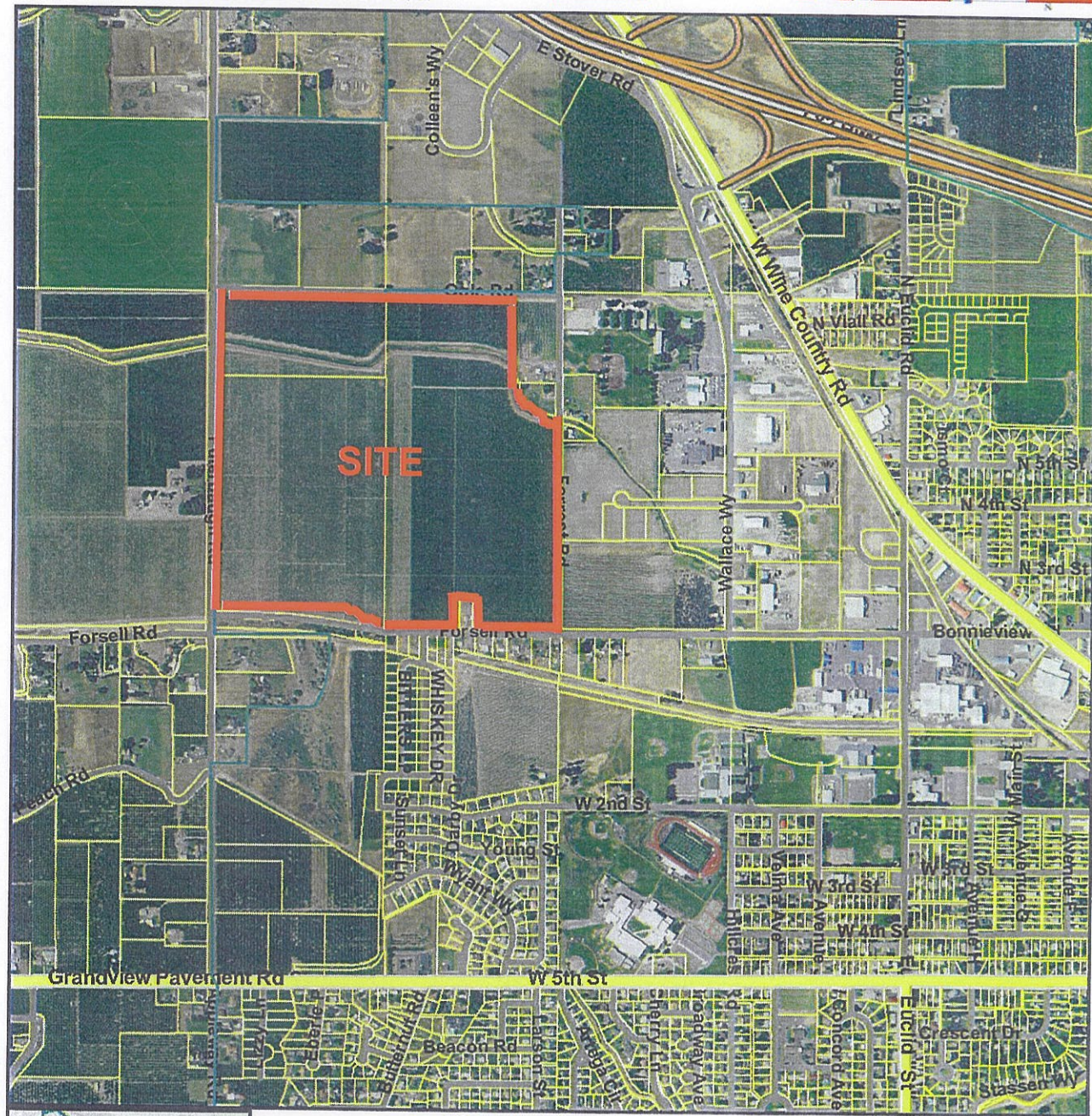
E. Effect on the Owner. A denial of the Comp Plan Amendment and Rezone has the potential to cause economic damage to the current owner. Compatibility conflicts with the owner's current agriculture use are increasing as a result of residential development immediately adjacent to the site. Noise, dust and odors from agricultural operations can cause conflicts with nearby residential use. Based on the City's current development patterns, small scale agricultural operations will become more and more difficult.

F. Comprehensive Plan Designations. The property currently is designated for industrial use for which a current demand is lacking. None of the adjacent industrial designated properties around the site have been developed for industrial use. The highest and best use of the property based on current development patterns is low density residential use with public infrastructure being improved and expanded at the project stage of any development.

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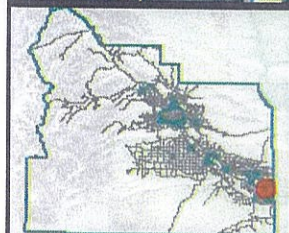
[\[Print Map\]](#)
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Yakimap.com



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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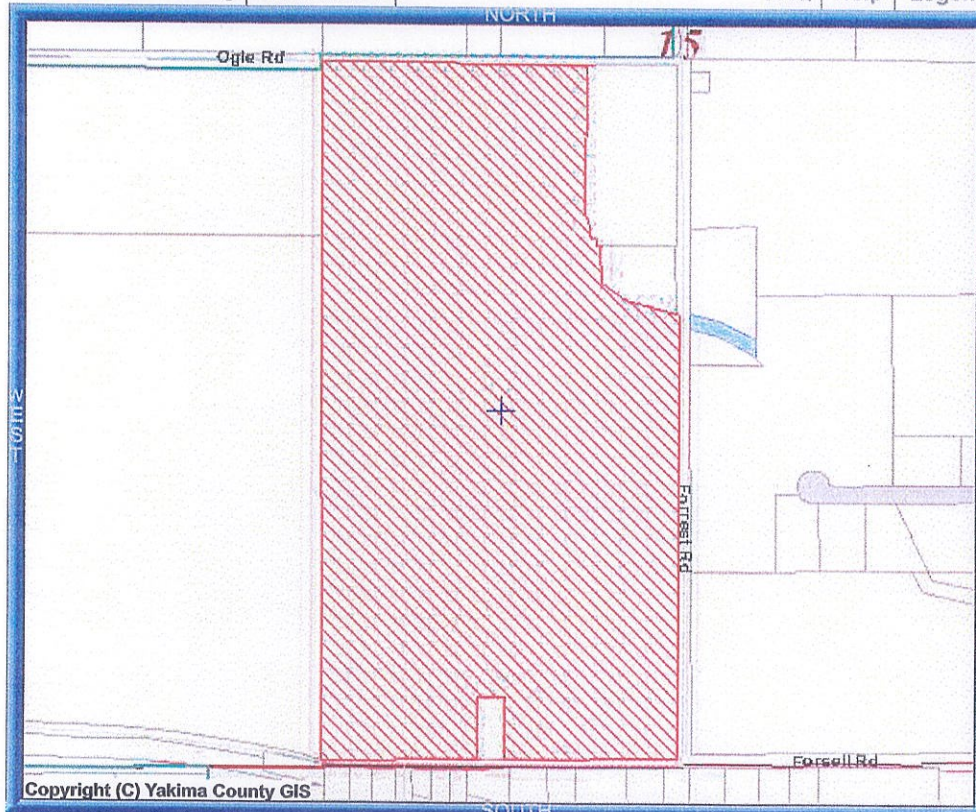
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FAQ Help Legend

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)

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Map Report

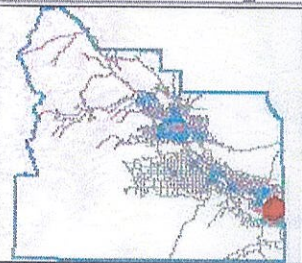
Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: Get Information

One Inch = 600 Feet

Feet 250 500 750 1000

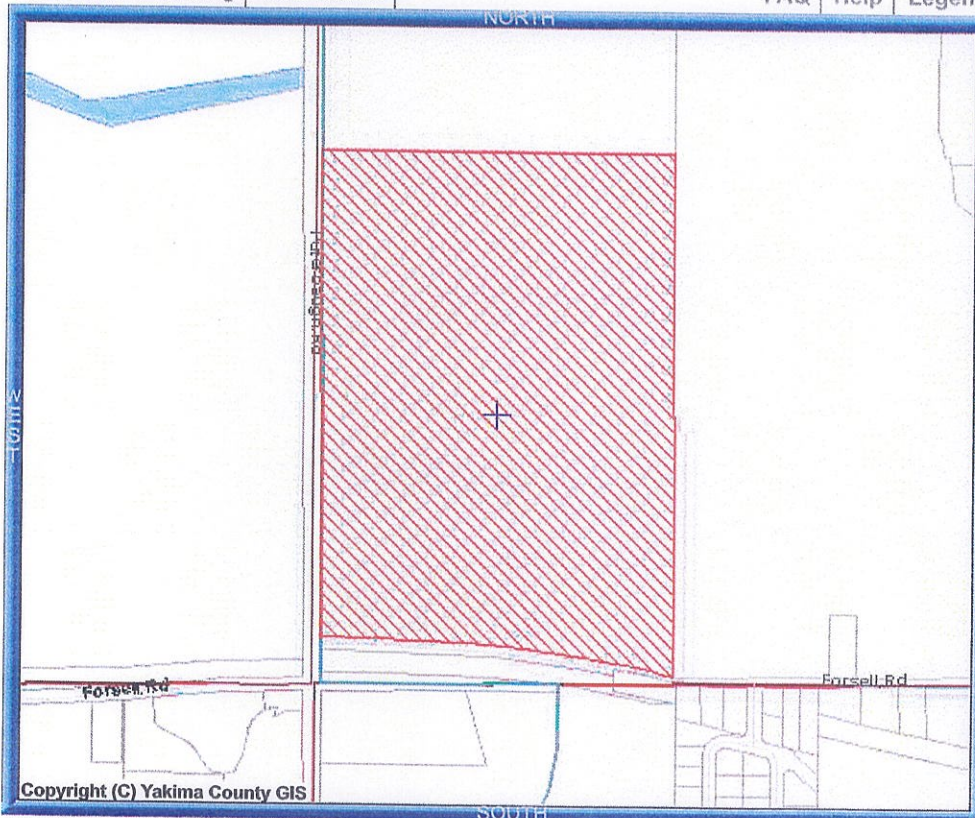
PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 10/22/2023 11:12:27 PM							PRINTING			
		Parcel Address:		UN-ASSIGNED, ,WA					Printer-Friendly Page			
		Parcel Owner(s):		WYCKOFF FARMS INC								
		Parcel Number:		23091531006	Parcel Size:		70.48 Acre(s)			Detailed Report		
		Property Use:		83 Current Use Agricultural								
TAX AND ASSESSMENT INFORMATION									Print Detailed MAP			
Tax Code Area (TCA):		440	Tax Year:		2024							
Improvement Value:		\$188300	Land Value:		\$422900							
Current Use Value:		\$227060	Current Use Improvement:		\$188300							
New Construction:		\$0	Total Assessed Value:		\$415360			SECTION MAPS				
RESIDENTIAL INFORMATION												
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)			Garage (bsmt/att/bltin)	Carport	Section Map 4in=400ft
No Residence Information Found.												
SALE INFORMATION									Qtr SECTION MAPS			
Excise	Sale Date	Sale Price	Grantor	Portion					NW-Qtr 1"=200ft			
No Sales Information Found.									NE-Qtr 1"=200ft			
DISCLAIMER									SW-Qtr 1"=200ft			
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.									SE-Qtr 1"=200ft			

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'LBAAP 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			



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FAQ Help Legend Search Tools Overview



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MapScale: 1 inch = 600 ft.

Overlays: Aerial Photography

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

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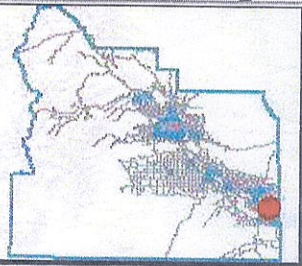
Easting(ft) | Northing(ft)

Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 600 Feet
Feet 250 500 750 1000

Map Report

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	
No Residence Information Found.											
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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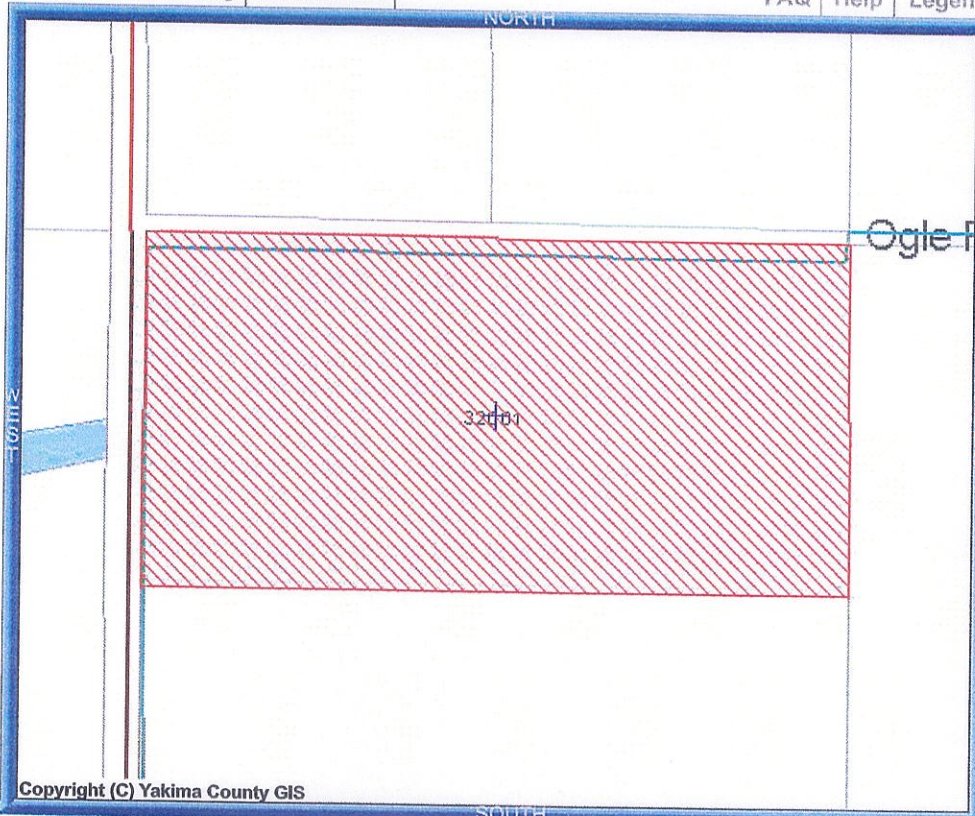


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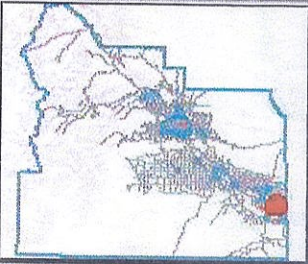


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		Parcel Number:		23091532001		Parcel Size:		19.61 Acre(s)					Detailed Report	
		Property Use:		91 Undeveloped Land										
		TAX AND ASSESSMENT INFORMATION												
Tax Code Area (TCA):		440		Tax Year:		2024					Print Detailed MAP			
Improvement Value:		\$41500		Land Value:		\$114500								
CurrentUse Value:		\$0		CurrentUse Improvement:		\$0								
New Construction:		\$0		Total Assessed Value:		\$156000								
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Excise	Sale Date	Sale Price	Grantor		Portion				NW Qtr 1"=200ft NE Qtr 1"=200ft SW Qtr 1"=200ft SE Qtr 1"=200ft					
402208	5/30/2008	\$3337720	SCHINMANN FARMS LLC		N									
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