

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

**CONDITIONAL USE PERMIT APPLICATION**

Applicant(s): Public Safety Tower Company

Mailing Address: 1903 Wright Place, Ste 140, Carlsbad, CA 92008

Telephone: (Home) \_\_\_\_\_ (Business): \_\_\_\_\_

Owner (If other than applicant): Conrad & Adams Properties, LLC

Mailing Address: P.O. Box 8, Grandview, WA 98930

Telephone: (Home) \_\_\_\_\_ (Business): 509-882-3131

Property Address/General Location: 108 N. Birch Ave, Grandview, WA 98930

SE corner of the property, adjacent to Birch and Division

Legal Description: APN 230923-12525

Current Zoning: M-1, Light Industrail

Proposed Conditional Use: 100' Monopine Wireless Communications Facility

G.M.C. Section allowing for the conditional use: 17.70.080

**APPLICATION MUST INCLUDE:**

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

If this application does not comply with existing zoning ordinances and codes, there is no right to development, and this application will be void.

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.

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

Signature of Applicant: Neil Geisler Neil Geisler/Modus, LLC/PSTC Date 1/3/2024

Signature of Owner:  
(If other than Applicant): Eugene Gifford Date 01/03/24

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Date Received: 3/4/24 By: MP

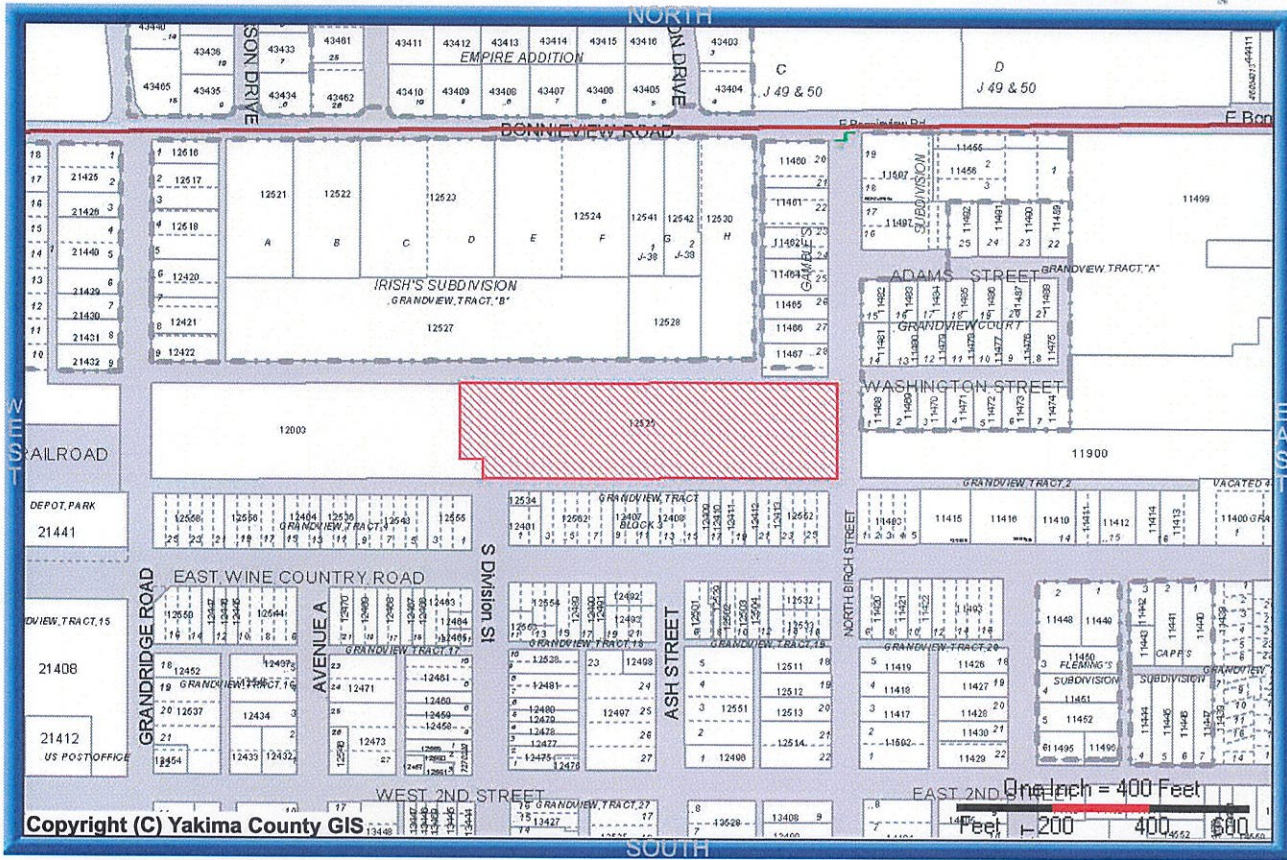
Receipt No.: 067871 Amount of Fee \$ 500.00

Additional Applications: SEPA

Additional Fees: \$500.00

DATE APPLICATION ACCEPTED AS COMPLETE: 3/4/24 BY MP





PROPERTY PHOTO		PROPERTY INFORMATION	
		Parcel Address: 108 N BIRCH AVE, GRANDVIEW ,WA 98930	
		Parcel Owner(s): CONRAD & ADAMS PROPERTIES LLC	
		Parcel Number: <b>23092312525</b>	Parcel Size: 3.57 Acre(s)
		Property Use: 39 Manf - Other	
TAX AND ASSESSMENT INFORMATION			
Tax Code Area (TCA): <b>440</b>		Tax Year: 2024	
Improvement Value: <b>\$53300</b>		Land Value: <b>\$155500</b>	
CurrentUse Value: <b>\$0</b>		CurrentUse Improvement: <b>\$0</b>	
New Construction: <b>\$0</b>		Total Assessed Value: <b>\$208800</b>	
OVERLAY INFORMATION			
Zoning:		Jurisdiction: <b>Grandview</b>	
Urban Growth Area: <b>Grandview</b>		Future Landuse Designation: (Yakima County Plan 2015)	
FEMA:		FIRM Panel Number: <b>53077C1925D</b>	
FEMA Map			
LOCATION INFORMATION			
+ Latitude: <b>46° 15' 24.650"</b>		+ Longitude: <b>-119° 54' 02.335"</b>	
		Range: 23 Township: 09 Section: 23	
Narrative Description: Section 23 Township 09 Range 23 Quarter NE: TH PTN N1/2 OF NE1/4 DESC AS FOL: BEG AT INTERS OF E WINE CO. RD AND N BIRCH STR., TH N 00° 14' 40" W 175.10 FT TO S'LY R/W LN OF UPREXT OF N'LY R/W LN OF 20 FT WIDE ALLEY L'Y N'LY OF BLK 3 PLAT OF GRANDVIEW (B-X) AND TPOB; TH CONT N 00° 14' 40" W 200 FT, TH S 89° 51' 40" W 788 FT, TH S 00° 14' 40" E 200 FT, TH NFT TO TPOB EX S 40 FT OF W 50 FT THEREOF			
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			

PSTC\_GRNDWA01  
ID# YA5446  
FA Code: 16140125

River Valley Fruit  
108 N Birch Ave  
Grandview, WA 98930  
APN: 230923-12525

Public Safety Tower Company (PSTC) proposes a new wireless communications facility (WCF) at the address above.

The location and design for this proposed WCF was chosen based on several factors:

- The target area for siting this facility is approximately from Fir St to just west of N Birch Ave, and from E Wine Country Rd to a line parallel with Deangelo Dr on the north.
- The facility is intended to initially serve FirstNet by AT&T, with additional space allotted for future collocation.
  - This location was selected due to availability of space for the tower and supporting equipment.
  - By providing for collocation, this tower will help to limit the installation of additional future wireless facilities.
- This property is zoned M-1, Light Industrial, which is consistent with permitted use for WCFs.
  - The current use of this property is for the storage and processing of agricultural products.
  - The specific area on the property is a gravel lot used for storage and lies just inside the target location for this WCF.
- While within 500' of a residential zoning district, the facility is planned as a monopine-style tower design to camouflage and limit the visual impacts of this installation.
- No nearby structures 35' or higher are available for potential collocation
- Limited publicly-owned facilities within the target search area with the available space to accommodate the proposed multi-carrier facility and supporting equipment are available or interested in supporting this WCF.
  - Grandview School District Property – 643-649 E Wine Country Rd; representatives for this property declined an interest in siting a WCF at this property
  - No other adequately sized, publicly owned properties were found within the target search area.
- While city hall and surrounding publicly owned properties sit outside the primary target area for this proposed facility, the location of a new WCF at the proposed location was discussed with and received support from the city manager.

See provided drawings and photo sims for site plan and further description and depiction of proposed facility.



# GRNDWA01 108 N BIRCH AVENUE, GRANDVIEW, WASHINGTON 98930

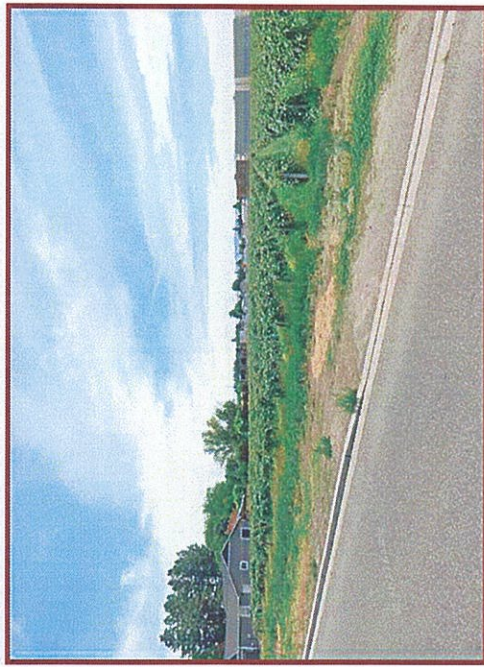
VIEW 1



LOCATION



INSTALLATION OF NEW PSTC 80' X 30' TELECOMMUNICATION SITE WITH 100'-0" MONOPINE TOWER



EXISTING



# GRNDWA01 108 N BIRCH AVENUE, GRANDVIEW, WASHINGTON 98930

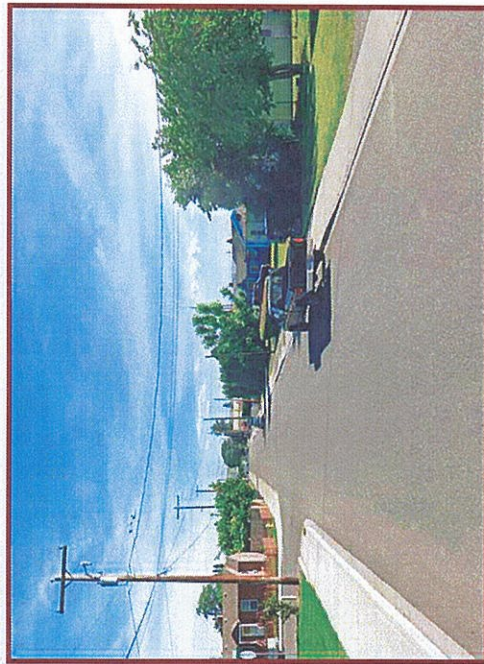
VIEW 2



LOCATION



INSTALLATION OF NEW PSTC 80' X 30' TELECOMMUNICATION SITE WITH 100'-0" MONOPINE TOWER



EXISTING



**GRNDWA01 108 N BIRCH AVENUE, GRANDVIEW, WASHINGTON 98930**

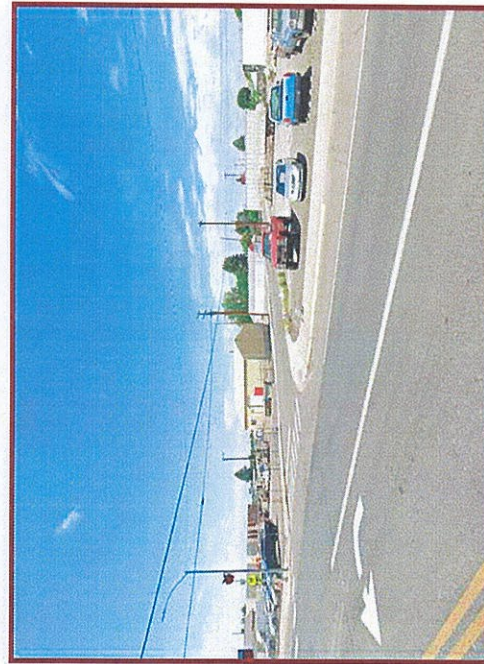
**VIEW 3**



**LOCATION**



**INSTALLATION OF NEW PSTC 80' X 30' TELECOMMUNICATION SITE WITH 100'-0" MONOPINE TOWER**



**EXISTING**

**SPECTRUM**  
 A NextEdge Company  
 4850 WEST OQUEENDO ROAD  
 LAS VEGAS, NEVADA 89118  
 OFFICE: (702) 367-7705

**PUBLICSAFETY TOWERS**  
 COMPANY  
 1903 WRIGHT PLACE, SUITE 140  
 CARLSBAD, CALIFORNIA 92008