



**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):** Public Safety Tower Company  
**Property Owner(s):** Conrad & Adams Properties, LLC  
**Proposed Project:** Conditional Use Permit  
**Current Zoning:** M-1 Light Industrial  
**Current Use:** Storage and Agricultural Product Processing  
**Proposed Conditional Use:** 100' Monopine Wireless Communications Facility  
**Location of Project:** 108 N. Birch Street, Grandview, WA  
**Parcel No.:** 230923-12525  
**Application Date:** March 4, 2024  
**Application Acceptance:** March 4, 2024  
**Decision-Making Authority:** City of Grandview

**Project Description:** Applicant requests a Conditional Use Permit to construct a 100' Monopine Wireless Communications Facility.

**Requested Approvals & Actions:** Conditional Use Permit 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 **THURSDAY, APRIL 11, 2024**.

**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 **THURSDAY, APRIL 11, 2024**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **THURSDAY, APRIL 11, 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 **THURSDAY, MAY 16, 2024 at 2:00 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.

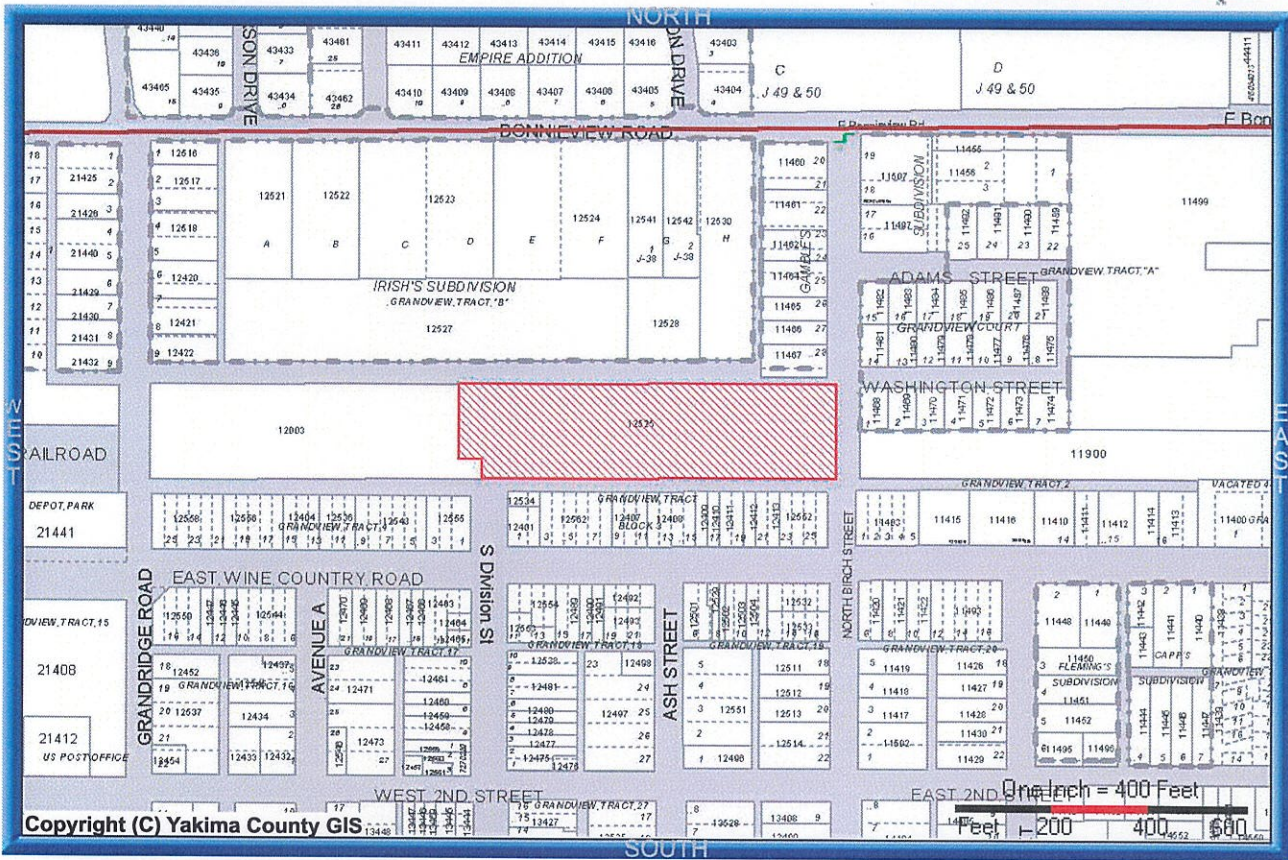
**CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – March 27, 2024

Property Posted: March 27, 2024

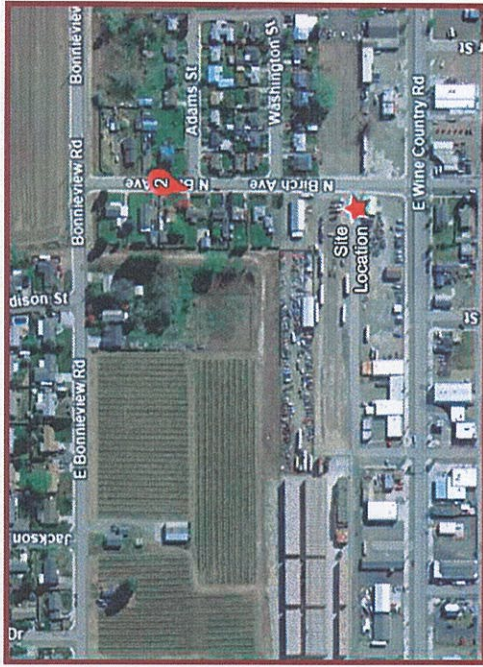
Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): March 25, 2024



| PROPERTY PHOTO  | PROPERTY INFORMATION                                  |                                 |
|---|---|---------------------------------|
|   | Parcel Address: 108 N BIRCH AVE, GRANDVIEW ,WA 98930  |                                 |
|   | Parcel Owner(s): CONRAD & ADAMS PROPERTIES LLC        |                                 |
|   | Parcel Number: <a href="#">23092312525</a>            | Parcel Size: 3.57 Acre(s)       |
|   | Property Use: 39 Manf - Other                         |                                 |
| <b>TAX AND ASSESSMENT INFORMATION</b>   |   |                                 |
| Tax Code Area (TCA): <a href="#">440</a>  |   | Tax Year: 2024                  |
| Improvement Value: \$53300  |   | Land Value: \$155500            |
| CurrentUse Value: \$0   |   | CurrentUse Improvement: \$0     |
| New Construction:\$0  |   | Total Assessed Value:\$208800   |
| <b>OVERLAY INFORMATION</b>  |   |                                 |
| Zoning:   | Jurisdiction: Grandview                               |                                 |
| Urban Growth Area: Grandview  | Future Landuse Designation: (Yakima County Plan 2015) |                                 |
| FEMA:   | FIRM Panel Number: 53077C1925D                        |                                 |
| FEMA Map  |   |                                 |
| <b>LOCATION INFORMATION</b>   |   |                                 |
| + Latitude:46° 15' 24.650"  | + Longitude:-119° 54' 02.335"                         | 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-6) 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 |   |                                 |
| <b>DISCLAIMER</b>   |   |                                 |
| 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  |   |                                 |

# GRNDWA01 108 N BIRCH AVENUE, GRANDVIEW, WASHINGTON 98930

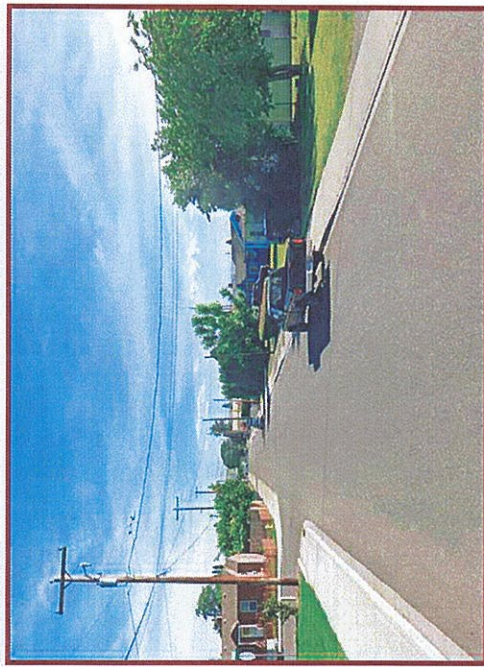
VIEW 2



LOCATION



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



EXISTING

