



**GRANDVIEW HEARING EXAMINER
PUBLIC HEARING PACKET
APRIL 23, 2025
2:00 P.M.**

Applicant(s): Shane O'Neill dba Clover Planning & Zoning LLC

Property Owner(s): Cliff Lewis dba Scantlings LLC

Proposed Project: Grande Vista 16-bed inpatient Enhanced Services Facility (ESF) providing long-term residential care to individuals with complex personal care and behavioral health needs.

Current Zoning: C-2 General Business District

Current Use: Vacant

Proposed Conditional Use: Community Service Facility – Level Two

Location of Project: Unassigned address. On the west side of Vista Grande Way, along the westerly loop. Approximately 400 feet south of the intersection of East Wine County Road and Vista Grande Way. Grandview, WA 98930.

Parcel No.: 230924-24522

- Public Hearing Procedure (Pages 1-2)
- Conditional Use Permit Application – (Pages 3-34)
- SEPA Environmental Checklist (Pages 35-63)
- Notice of Development Application, Notice of Completeness, Notice of Environmental Review & Notice of Public Hearing (Pages 64-67)
- Determination of Non-Significance (Pages 68)
- Final Determination of Non-Significance (Page 69)
- Affidavit of Mailing & Posting (Pages 70-77)
- Certificate of Posting Property (Pages 78-82)
- Affidavit of Publication – Public Hearing Notice (Page 83)
- Public Comments (Pages 84-88)
- Staff Report (Pages 89-102)

This meeting will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, Washington.

CITY OF GRANDVIEW PUBLIC HEARING PROCEDURE

The following procedure is used by the City of Grandview to meet appearance of fairness requirements and to create or supplement the hearing record:

Hearing Examiner:

Today's Public Hearing will include the following land use proposal:

Applicant(s): Shane O'Neill dba Clover Planning & Zoning LLC

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Parcel No.: 230924-24522

1. This hearing must be fair in form and substance as well as appearance, therefore is there anyone in the audience who objects to my participation as the Hearing Examiner in these proceedings? (If objections, the objector must state his/her name, address, and the reason for the objection.)
2. The purpose of this hearing is to hear and consider the pertinent facts relating to this land use proposal.
3. Everyone present will be given an opportunity to be heard.

THE PUBLIC HEARING IS NOW OPEN.

1. Before hearing from the public, the staff report will be presented.
2. Now the applicant will present the proposal.
3. Comments received by mail will now be entered in the record. The Clerk reads any received.
4. As this public hearing must proceed in an orderly fashion, I am asking your cooperation in the following procedure:
 - a. When you address the Hearing Examiner, begin by stating your name and address for the record.

- b. Speak slowly and clearly.
 - c. You will be allowed five minutes to comment.
 - d. If additional time is needed, it will be provided after everyone has had an opportunity to comment.
- 5. Public comments will now be received.
 - 6. Does the applicant have any additional comments?
 - 7. City Staff, do you have additional comments?
 - 8. Are there additional comments from the public?
 - 9. The public testimony portion of this hearing is now closed. No further comments will be received.

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

CONDITIONAL USE PERMIT APPLICATION

Applicant(s): Shane O'Neill of Clover Planning & Zoning LLC

Mailing Address: 6904 Rogue Drive, Pasco, WA 99301

Telephone: (Home) (509)713-4560 (Business): (509)713-4560

Owner (If other than applicant): SCANTLINGS LLC

Mailing Address: PO BOX 605, GRANDVIEW, WA 98930

Telephone: (Home) _____ (Business): _____

Property Address/General Location: Yakima Tax Parcel # 23092424522

Located on the west side of Vista Grande Way, approximately 345 feet south of Wine Country Road

Legal Description: Lot 2 of East Wine Country Plaza Binding Site Plan, as recorded under Auditor's
File Number 7863436, Yakima County, WA

Current Zoning: C-2

Proposed Conditional Use: Community Service Facility - Level 2

G.M.C. Section allowing for the conditional use: 17.44.050(B)

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: Shane O'Neill Date 2/24/2025

Signature of Owner: (If other than Applicant):

Signed by:
Cliff Lewis
27AEA86C3ADC488

 Date 02/26/2025

Date Received: 2/27/25 By: AP

Receipt No.: 188715 Amount of Fee \$ 1000.00

2/28/25
Additional Applications: _____

Additional Fees: _____

DATE APPLICATION ACCEPTED AS COMPLETE: AP BY 3/13/25

CONDITIONAL USE PERMITS
Grandview Municipal Code (GMC) Chapter 17.72 and Title 14

Before granting any Conditional Use Permit, the Hearing Examiner shall hold a public hearing at which time the applicant and any other interested parties shall be given an opportunity to be heard.

Notice of the public hearings shall be given, following the procedures set forth in GMC Title 14, by posting of the property, by publication and by mail to owners of property within 300 feet of the proposed use, at least 15 days prior to the date of the hearings.

An initial non-refundable fee of five hundred dollars (\$500.00) payable to the City, at the time of filing, shall be charged for the Conditional Use Permit. Any additional costs for required engineer review or study shall be payable to the City, at the time of filing, if known, or at the time they are determined necessary.

A non-refundable environmental checklist fee, of five hundred dollars (\$500.00), payable to the City, at the time of filing, shall be charged for the Conditional Use Permit. Any additional costs for required engineer review or study shall be payable to the City, at the time of filing if they are known or at the time they are determined necessary. (GMC 18.04.120)

The Hearing Examiner, after the public hearing, may grant or deny the conditional use and may impose any condition(s) or limitation upon the conditional use.

The permit shall expire at the end of the year unless the authorized use has been established, is actively maintained, or unless construction is being actively pursued.

The review and/or revocation of a conditional use permit is the responsibility of the Administrator(s) under Title 14.13, with appeal of that action to the City Council.

PROCESS

After an application is submitted it is reviewed (Technical Review) by various departments of the city to determine whether the application is complete or incomplete.

1. Is complete;
2. Complies with all existing zoning ordinances, building codes and governmental regulations (Fire/Code Enforcement Department);
3. Will require additional engineer review or study (Fire/Code Enforcement Department, Public Works Department, Police Department, Administrative Department); or
4. Will require an Environmental Impact Statement (Administration).

If the application is complete notices of the development application. SEPA determination, complies with ordinances and codes; the environmental threshold determination or environmental impact statement has been prepared; and any additional engineer review or studies have been received; public hearings will be scheduled. At least fifteen days prior to the date of the hearing the applicant and all property owners of record within 300 feet of the site will be notified, notices will be posted on the property and the hearing will be advertised in the City's legal newspaper.

After the hearing by the Hearing Examiner, the Hearing Examiner will grant the conditional use, grant with stipulated conditions to protect the district or locality in which the use is permitted, or to deny.



Clover Planning & Zoning, LLC
Land Use Services Consultant

2/25/2025

To: Grandview Hearing Examiner

From: Shane O'Neill, Senior Planner, Clover Planning & Zoning LLC

Subject: Special Use Permit to Allow a Community Service Facility- Level 2, in the C-2 Zone

Site: TBD Vista Grande Way, Grandview WA (Yakima County Tax Parcel #23092424522)

The owner of Yakima County Tax Parcel #23092424522 (SCANTLINGS LLC) seeks land use approval to allow development and operation of a Community Service Facility- Level 2 on a 0.5-acre parcel located on the west side of Vista Grande Way. The sanitarium will have a footprint of approximately 10,000 square feet and will offer ten (10) on-site parking stalls. The 0.5-acre parcel is zoned C-2 (General Business).

The language below provides applicable Zoning Code regulations and responses to codified review criteria. City Planning Department staff and the Hearing Examiner are invited to borrow any of the statements below for use as findings of fact, conclusions of law, and/or conditions of approval. *Ver Batum* citations of Grandview Municipal Code (GMC) language are *italicized*. Applicant responses to GMC review criteria are provided in **red**.

Proposed Use

On behalf of a prospective buyer, the owner of the subject site requests Special Use Permit approval to allow site development and operation of a mental health assisted living facility or sanitarium. The 10,000 square-foot sanitarium building will offer approximately sixteen (16) beds for residents who will be supported by on-site staff. The front yard area will offer ten parking stalls. A draft proposed site plan is included as Exhibit 1.

Site & Vicinity

The half-acre site is vacant land. Adjacent parcels to the north, south and to the east are vacant. The site to the west contains an elementary school, having the outdoor recreational field nearest to the subject

site. The nearest school building is approximately 150 feet from the subject site. Vista Grande Way is a short, loop road connecting directly to Wine Country Road. There are no outstanding code violations attached to the subject site. The site does not contain any critical areas. Having been previously cleared, the site is devoid of any significant or native vegetation. Public infrastructure was previously installed along the Vista Grande Way parcel frontage. The site is not adjacent to any residentially zoned properties. A vicinity map is provided as Exhibit 2. Site images are provided as Exhibit 3.

Grandview Comprehensive Plan

The Land Use Map in Grandview's Comprehensive Plan designates the site for Commercial uses. The site's C-2 zoning conforms to the site's Commercial land use designation in the Comprehensive Plan.

Grandview Municipal Code

GMC 17.44.010 C-2 General Business District Purpose

The C-2 general business district is established to promote the centralization of business and reinforce a positive public image and confidence in commercial revitalization, within a compact commercial area having primarily common-wall building construction. Such construction offers the unique opportunity within the Grandview urban area to cluster together types of retail business and retail services which functionally interact well together, and will economically fare better, as a result of close proximity by cumulatively attracting more persons than as individual destination points. It is intended that the commercial clustering concept be fostered by emphasizing pedestrian access and circulation within the district, in a manner which is healthy, safe, uninhibited and convenient for employees and visitors of all ages. Public and private off-street parking shall be located to encourage the transition from automobile to pedestrian movement. On-street parking should be shared by vicinity businesses and be oriented to short duration convenience parking for customers in the vicinity. In order to preserve the public health, safety and welfare in central business district redevelopment, protect public and private investment in property and infrastructure improvements and stabilize declining property values, certain uses of the land may be restricted or prohibited.

C-2 Land Uses

Grandview Municipal Code 17.44.020 lists level one community service facilities, as defined in GMC 17.12.155, as a permitted use, not requiring special use permit approval. The definition of level one community service facilities is provided here:

17.12.155 Community service facilities level one – Definition

"Community service facilities" of the level one category include, but are not limited to, day care centers, nursery schools, hospitals, sanitariums, nonprofit community health clinics, governmental and quasi-governmental activities, and related uses, which provide similar services for citizens; except any such use which limits the activity solely to organizational or

administrative office functions, whereby the actual community service is provided elsewhere, shall be excluded from this definition.

GMC 17.44.050 (Conditional uses) lists community service facilities level two as a use permitted subject to the approval of a special permit.

GMC 17.12.156 defines community service facilities level two as follows:

"Community service facilities" of the level two category include, but are not limited to, drug abuse and alcoholic treatment centers, halfway houses, charitable organizations, nonprofit service groups, juvenile care and treatment centers, crisis residential centers, correctional work release facilities, correctional institutions, juvenile delinquency homes and facilities, any and all facilities for incarceration or detainment, temporary shelters, emergency housing facilities, community service housing, missions, community kitchens, food banks, and other similar uses which provide social, health and welfare service for citizens; except any such use which limits the activity solely to organizational or administrative office functions, whereby the actual community service is provided elsewhere, shall be excluded from this definition.

Despite the apparent consistency between the proposed use and the definition of a level 1 community service facility, the City and their counsel have interpreted that the proposal qualifies as a level 2 community service facility. The proposed sanitarium lacks a criminal element. Residents are not placed in the facility via court order, nor will it serve as emergency/crisis housing. A background of the zoning interpretation, in the form of email correspondence with the City's contract Planner, is provided herewith as Exhibit 4.

C-2 Zone Development Standards

GMC 17.44.060 provides site requirements and development standards for the C-2 zone. The table below provides the minimum requirements and the proposed dimensions:

Dimension	C-2 Requirements	Proposed Dimension
Side Yard Setback	0 feet	10 feet
Front Yard Setback	0 feet	76.3 feet
Rear Setback	0 feet	10 feet
Building Height	50 feet	TBD, less than 30 feet

17.86.060 Special Use Permit Application requirements

In addition to all applicable application requirements contained in GMC Title 14, applications for special permit or conditional use permit shall include the following:

A. Present use of the land and structures, if any;

The site is vacant.

B. Detailed description of the proposed use;

The 10,000 square-foot sanitarium building will offer approximately sixteen (16) beds for residents who will be supported by on-site staff. The development will offer ten (10) parking stalls located in the front yard area.

C. Description of any existing zoning ordinance violation;

There are no active zoning code violations attached to this parcel.

D. A site map or plan drawn neatly and to scale, showing the following:

- 1. Exterior property lines and any adjacent public street or alley rights-of-way.*
- 2. Existing and proposed buildings and other structures.*
- 3. Existing and proposed points of ingress and egress, drives and driveways and circulation pattern.*
- 4. The location of existing and proposed parking areas with each parking space shown.*
- 5. Existing and proposed open spaces and landscape areas;*

A draft site plan containing the elements listed above is provided as Exhibit 1.

E. Certificate of ownership and a list of owners, with addresses, of all property within 300 feet of the applicant's property, as provided and certified by a licensed title company; and

A subdivision guarantee together with a mailing address list of property owners within 300 feet of the site is included with this application.

F. Any other pertinent information that may be necessary to determine if the use meets the requirements of this title.

This application narrative discusses other pertinent information relevant to the proposed special use permit.

17.86.080 Findings of fact by the hearing examiner.

Upon conclusion of the open record predecision hearing, the hearing examiner shall make and enter findings from the record and conclusions thereof as to whether or not:

A. The proposal is in accordance with the goals, policies, objectives, maps and/or narrative text of the comprehensive plan;

The Land Use Map in Grandview's Comprehensive Plan designates the site for Commercial uses. The site's C-2 zoning conforms to the site's Commercial land use designation in the Comprehensive Plan.

B. The proposal will adversely affect public infrastructure;

In no way will the proposed community service facility place undue demand on public services or infrastructure. The sewer and water demands of the proposal will be similar to a small multi-family residential apartment building. The adjacent roadway was recently developed to City standards. Utility

extensions are not necessary for site development. The proposal carries a very low vehicle trip generation volume as the tenants will not own and operate their own private vehicles.

C. The proposal will be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;

The vicinity is largely vacant except for the elementary school to the west. The school is zoned PF (Public Facility) which is intended for major public and quasi-public and other compatible institutional uses. The PF zone allows for the location of jails, correctional facilities and courts. By way of comparison, the proposed community service facility is similar to such institutional uses permitted outright in the PF zone. There is a direct overlap in the uses listed in the definition of level two community service facility, and the uses permitted in the PF zone. For this reason, the proposed level two community service facility is highly compatible with the adjacent PF zoned site.

There is a nearby mini-warehouse facility to the southeast, and a McDonalds fast food restaurant to the northeast. The applicant identifies no reasonable conflicts between the proposal and the existing land uses in the immediate vicinity.

D. The location and height of proposed structures and the site design will discourage the development of permitted uses on property in the general vicinity or impair the value thereof;

As illustrated in Exhibit 2, the development exceeds the minimum setback requirements of the C-2 zone. Though the building has not been designed at this time, it is safe to say the building will be much lower than the fifty (50) foot maximum building height offered by the C-2 zone. The building will be less than thirty feet tall, and quite possibly less than twenty feet in height. Regardless of building height, there are no scenic views enjoyed by nearby properties warranting heightened consideration. In no way will the proposal interfere with or otherwise impair development of vacant land in the vicinity.

E. The operations in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district; and

The proposal will operate as a residential use. Residential uses do not generate nuisances or impacts at levels above those permitted in the C-2 zone. There will be no flashing lights, dust, noise, fumes or vibrations emanating from the community service facility. Minimal traffic volumes will be generated by the proposal.

F. The proposal will endanger the public health or safety if located and developed where proposed, or in any way will become a nuisance to uses permitted in the district.

The proposal is predominantly residential in nature. The residential use introduces no potential nuisances or hazardous impacts to other land permitted land uses in the C-2 zone. The proposal carries a very low traffic generation.

This proposal has been developed with close consideration of the controlling C-2 zoning district dimensional standards and with the Special Use Permit review criteria. We encourage Planning Staff and the Hearing Examiner to find the same.

Please reach out to Clover Planning & Zoning LLC if your review would benefit from any additional information.

Sincerely,

Shane O'Neill

Shane O'Neill

Clover Planning & Zoning LLC

www.planclover.com

(509)713-4560

planclover@outlook.com

Exhibit List

- 1) *Site Plan*
- 2) *Vicinity map*
- 3) *Vicinity Images*
- 4) *Zoning interpretation communications*



Outlook

RE: Level 1 Community Service Facility

From Byron Gumz <byron.gumz@yvcog.us>

Date Mon 2/24/2025 8:46 AM

To Clover Planning <plancllover@outlook.com>; George Wangai <gwangai@grandviewresidentialcare.org>; Paul Knutzen <paul@knutzenengineering.com>; joshua@davestricities.com <joshua@davestricities.com>

Cc Shane Fisher-Grandview <sfisher@grandview.wa.us>; Anita Palacios <anitap@grandview.wa.us>

Good morning all,

It has been determined that the proposed facility is considered a Community Service Facility Level Two and will require a Conditional Use Permit and environmental review under the Washington State Environmental Policy Act (SEPA).

Please reach out to Anita for the proper application materials for the City of Grandview.

Sincerely,

Byron



Regional Cooperation
Optimize Resources

Byron J. Gumz
Regional Land Use Manager

☎ 509.753.2954 Direct Line
509.574.4550 Main Office

✉ bjgumz@yvcog.us

📍 1114 4th Street, Suite 204
Yakima, WA 98901

🌐 yvcog.us

From: Clover Planning <plancllover@outlook.com>

Sent: Thursday, February 20, 2025 8:22 AM

To: Byron Gumz <byron.gumz@yvcog.us>; George Wangai <gwangai@grandviewresidentialcare.org>; Paul Knutzen <paul@knutzenengineering.com>; joshua@davestricities.com

Cc: Shane Fisher-Grandview <sfisher@grandview.wa.us>; Anita Palacios <anitap@grandview.wa.us>

Subject: Level 1 Community Service Facility

Shane, Byron,

My client needs resolution on this zoning interpretation matter. Has the City come to a decision on the classification of the proposed 16 bed mental health facility?

Shane O'Neill

Clover Planning & Zoning LLC
(509) 713-4560
www.plancllover.com

From: Byron Gumz <byron.gumz@yvcog.us>
Sent: Friday, February 14, 2025 12:33 PM
To: Clover Planning <plancllover@outlook.com>; George Wangai <gwangai@grandviewresidentialcare.org>; Paul Knutzen <paul@knutzenengineering.com>; joshua@davestricities.com <joshua@davestricities.com>
Cc: Shane Fisher-Grandview <sfisher@grandview.wa.us>; Anita Palacios <anitap@grandview.wa.us>
Subject: RE: 23092424522 Site Plan

Good afternoon everyone,

It was determined that there were some questions that we had for the City of Grandview legal counsel, so we are reaching out to them before making a decision on the level of review that is required. We anticipate a response within the next few business days

Please reach out with any questions you may have. Have a great weekend.

Sincerely,

Byron Gumz



Byron J. Gumz
Regional Land Use Manager

509 713 4560, Region 1
509 574 1551 Main Office
byron.gumz@yvcog.us
511 for info, 206 366 6711 for info
www.yvcog.us
yvcog.us

From: Clover Planning <plancllover@outlook.com>
Sent: Thursday, February 6, 2025 2:56 PM
To: Anita Palacios <anitap@grandview.wa.us>
Cc: Shane Fisher-Grandview <sfisher@grandview.wa.us>; Byron Gumz <byron.gumz@yvcog.us>; George Wangai <gwangai@grandviewresidentialcare.org>; Paul Knutzen <paul@knutzenengineering.com>; joshua@davestricities.com; paul.clark@doh.wa.gov
Subject: Re: 23092424522 Site Plan

Anita,

We request the pre-application meeting be held at Wednesday, February 12th at 11 am. A virtual option may be useful for some. But at minimum, George and I will attend in-person.

Thank you,

Shane O'Neill

Clover Planning & Zoning LLC

(509) 713-4560

www.plancllover.com

From: Anita Palacios <anitap@grandview.wa.us>

Sent: Thursday, February 6, 2025 2:07 PM

To: Clover Planning <plancllover@outlook.com>

Cc: Shane Fisher <sfisher@grandview.wa.us>; Byron Gumz <byron.gumz@yvcog.us>; George Wangai <gwangai@grandviewresidentialcare.org>; Paul Knutzen <paul@knutzenengineering.com>; joshua@davestricities.com <joshua@davestricities.com>; paul.clark@doh.wa.gov <paul.clark@doh.wa.gov>

Subject: RE: 23092424522 Site Plan

Shane,

The following dates work for the City to hold a pre-application meeting:

- Wednesday, February 12th at 11 am
- Tuesday, February 18th at 11 am
- Wednesday, February 19th at 11 am
- Thursday, February 20th at 11 am

Please coordinate with your team and let me know which date works the best for all.

The meeting will be held at the Grandview City Hall, 207 West Second Street, Grandview, WA.

Anita G. Palacios, MMC

City Clerk/Human Resources

City of Grandview

207 West Second Street

Grandview, WA 98930

PH: (509) 882-9208 or 882-9200

Fax: (509) 882-3099

anitap@grandview.wa.us

www.grandview.wa.us

From: Clover Planning <plancllover@outlook.com>
Sent: Thursday, February 6, 2025 12:20 PM
To: Anita Palacios <anitap@grandview.wa.us>
Cc: Shane Fisher <sfisher@grandview.wa.us>; Byron Gumz <byron.gumz@yvcog.us>; George Wangai <gwangai@grandviewresidentialcare.org>; Paul Knutzen <paul@knutzenengineering.com>; joshua@davestricities.com
Subject: Re: 23092424522 Site Plan

CAUTION: External Email

Anita,

When is the soonest availability to hold a pre-app meeting? Please invite George and Paul as well.

"George Wangai" <gwangai@grandviewresidentialcare.org>

"Paul Knutzen" <paul@knutzenengineering.com>

Thank you,

Shane O'Neill

Clover Planning & Zoning LLC

(509) 713-4560

www.plancllover.com

From: Byron Gumz <byron.gumz@yvcog.us>
Sent: Thursday, February 6, 2025 10:59 AM
To: Clover Planning <plancllover@outlook.com>
Cc: Shane Fisher-Grandview <sfisher@grandview.wa.us>; Anita Palacios <anitap@grandview.wa.us>
Subject: RE: 23092424522 Site Plan

Good morning Shane,

After discussing this further with Shane and Anita, it has been determined that a formal preapplication meeting is needed prior to submitting an application. We would like more information on the scope of services the proposed facility would provide in order to determine the level of review and permitting needed.

Please coordinate with Anita on the scheduling of the meeting as well as providing her additional information so the proposal can be reviewed prior to the meeting.

Please let me know if you have any questions.

Sincerely,

Byron



Byron J. Gumz
Regional Land Use Manager

☎ 703-754-7224 (fax) 703-754-5241 (cell)
✉ byron.gumz@yvcog.us
📍 311 N. 1st Street, Suite 200
Rock Hill, VA 24867
🌐 yvcog.us

From: Clover Planning <plancllover@outlook.com>
Sent: Wednesday, February 5, 2025 2:34 PM
To: Byron Gumz <byron.gumz@yvcog.us>
Subject: Re: 23092424522 Site Plan

Bryon,

I want to convince you the proposal qualifies as a Level 1 Community service facility.

The proposed use is a 16-bed assisted living facility for people with mental health issues. The facility will not offer nursing care, which should disqualify it as a nursing or convalescent home by definition. The intensity of the proposal falls well below other Level 1 community service facilities such as hospitals and sanitariums. Even more so, the proposal is a far lower intensity than a Level 2 CSF.

17.12.155 Community service facilities level one.

"Community service facilities" of the level one category include, but are not limited to, day care centers, nursery schools, hospitals, sanitariums, nonprofit community health clinics, governmental and quasi-governmental activities, and related uses, which provide similar services for citizens; except any such use which limits the activity solely to organizational or administrative office functions, whereby the actual community service is provided elsewhere, shall be excluded from this definition

Because of the small scale and low tenant count, I earnestly think the proposal is compatible with the purpose statement of the C-2 zone and should be interpreted as a Level 1 community service facility. If you tend to agree, the use would be permitted outright; not requiring CUP approval.

What do you think?

Shane O'Neill

Clover Planning & Zoning LLC

(509) 713-4560

www.plancllover.com

From: Anita Palacios <anitap@grandview.wa.us>

Sent: Wednesday, February 5, 2025 1:53 PM

To: Brendan@knutzenengineering.com <Brendan@knutzenengineering.com>;
plancllover@outlook.com <plancllover@outlook.com>

Subject: FW: 23092424522 Site Plan

See email below in response to your inquiry.

If you have any additional questions, please email me.

Thanks,

Anita G. Palacios, MMC

City Clerk/Human Resources

City of Grandview

207 West Second Street

Grandview, WA 98930

PH: (509) 882-9208 or 882-9200

Fax: (509) 882-3099

anitap@grandview.wa.us

www.grandview.wa.us

From: Byron Gumz <byron.gumz@yvcog.us>

Sent: Wednesday, February 5, 2025 1:37 PM

To: Anita Palacios <anitap@grandview.wa.us>

Cc: Shane Fisher <sfisher@grandview.wa.us>

Subject: RE: 23092424522 Site Plan

CAUTION: External Email

Good afternoon,

After reviewing the Grandview Municipal Code and looking into the definitions, the proposed use of an in-patient mental health facility would fall under either: 1) nursing or convalescent home, 2) community service housing, or 3) an Essential Public Facility (EPF). The difference between a Convalescent Home and Community Service Housing is if the people receiving care have subsidies to pay for that care, it's considered Community Service Housing. The definition of a Community Service Facility Level Two doesn't explicitly include a Nursing/Convalescent Home, but it does list Community Service Housing, which is a similar use. An EPF has a separate chapter under GMC 17.65, since it also includes things such as a jail

landfill, or airport. Either way, a Conditional Use Permit is required. With a Conditional Use Permit for a Convalescent Home or Community Service Housing, the Hearings Examiner would make the decision. An EPF would require council approval, along with several other steps, such as a public participation plan and analysis of other potential sites.

I would recommend that this be classified as either a Convalescent Home or Community Service Housing (depending on if the residents receive a subsidy), and a CUP be processed for the facility as a Community Service Facility Level Two with the Hearings Examiner issuing the decision. A SEPA review is also required, since the threshold for service buildings is 4,000 square feet, and the proposed building is 10,000 square feet.

I've copied the process table, definitions, EPF chapter, and SEPA flexible threshold section of the code for reference. Please let me know if you have any questions. I did receive a call from Mr. O'Neill as well and can call him back if you would like me to explain anything to him.

Sincerely,

Byron



Byron J. Gumz
Regional Land Use Manager

☎ 505-775-7994 Direct Line
505-574-1550 Main Office

✉ byron.gumz@yvco.org

📍 511 E. 10th Street, Suite 204
Durango, CO 81301

🌐 yvco.org

Table 14.09.080

- Procedures

ACTION	Public Comment Period	Open Record Predecision Meeting	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal
Building permit	No/15 days	No	No	Staff/BO	AB	SC
Short Plat Exemption/ Lot Line Adjustment	No	No	No	Staff/PWD	CC	SC
Home Occupation	No	No	No	Staff/PWD	PC	CC
Conditional Use Permit	15 days	No	PC	PC	No	SC
*Short Plat (30/90 days)	No	No	No	Staff/PWD	CC	SC
*Preliminary Plat (30/90 days)	15 days	No	PC	CC	No	SC
*Final Plat (30/90 days)	No	No	No	CC	No	SC
Shoreline Permit	15 days	PC	CC	CC	No	SHS
Variance	15 days	No	BADJ	BADJ	No	SC
*Comprehensive Plan Amendment	3 to 6 months	PC	CC	CC	EWGMHB	SC
*Title 17/18 Amendment	15 days	No	PC	CC	No	SC
*Change of Zone	15 days	No	PC	CC	No	SC
*Change of Future Zone	15 days	No	PC	CC	No	No
*Annexations/Zoning	No	CC	PC	CC/BRB	No	No
Planned Development/Blind Site	15 days	No	PC	CC	No	SC
*Development Agreement/ Design Standards Improvements (Street Signs)	No No	No No	PC PC	CC CC	No No	SC SC

17.12.155 Community service facilities level one.

"Community service facilities" of the level one category include, but are not limited to, day care centers, nursery schools, hospitals, sanitariums, nonprofit community health clinics, governmental and quasi-governmental activities, and related uses, which provide similar services for citizens; except any such use which limits the activity solely to organizational or administrative office functions, whereby the actual community service is provided elsewhere, shall be excluded from this definition. (Ord. 2011-29 § 5 (Att. B)).

17.12.156 Community service facilities level two.

"Community service facilities" of the level two category include, but are not limited to, drug abuse and alcoholic treatment centers, halfway houses, charitable organizations, nonprofit service groups, juvenile care and treatment centers, crisis residential centers, correctional work release facilities, correctional institutions, juvenile delinquency homes and facilities, any and all facilities for incarceration or detainment, temporary shelters, emergency housing facilities, community service housing, missions, community kitchens, food banks, and other similar uses which provide social, health and welfare service for citizens; except any such use which limits the activity solely to organizational or administrative office functions, whereby the actual community service is provided elsewhere, shall be excluded from this definition. (Ord. 2011-29 § 5 (Att. B)).

17.12.187 Essential public facilities.

"Essential public facilities" means those facilities that are typically difficult to site, such as airports, state education facilities, state and local correctional facilities, state or regional transportation facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes not falling under the purview of fair housing laws, such as adult correctional work release facilities; and those facilities appearing on the list maintained by the State Office of Financial Management pursuant to RCW [36.70A.200](#)(4). (Ord. 2011-29 § 5 (Att. B)).

17.12.340 Nursing or convalescent home.

"Nursing or convalescent home" means any building where persons are housed or lodged and furnished with meals and nursing care and which premises are licensed by the state of Washington. (Ord. 2011-29 § 5 (Att. B)).

17.12.457 Community service housing.

"Community service housing" means a facility that principally offers or provides subsidized housing on a daily, weekly or monthly basis and provides one or more of the additional following services at a cost, if any, subsidized by charitable or government agencies, including: (A) meals and food; (B) child or adult day care services; (C) employment, substance abuse or behavior counseling; and (D) medical, dental or mental health services; regardless of whether such community social and health welfare services are provided on premises or off the premises for the benefit of such residents. (Ord. 2011-29 § 5 (Att. B)).

Chapter 17.44 C-2 GENERAL BUSINESS DISTRICT

17.44.050 Conditional uses.

The following uses are permitted subject to the approval of a special permit:

A. Rental residential use, provided the units are within the principal building, are all above the ground floor of said building, the ground floor of said building is designed or intended to be used for a use permitted in GMC [17.44.020](#) and off-street parking is provided as required by the residents;

B. Community service facilities level two;

C. Garage and auto body shops, provided:

1. No repair work is performed out-of-doors,

2. Pumps, lubrication or other devices are located at least 15 feet from any street property line, and

3. All automobile parts and dismantled automobiles are stored within the building, except outdoor display racks;

D. Golf driving range;

E. Recreational vehicle parks;

F. Towing shop and related facilities, including bull pens;

G. Wineries producing in excess of that defined in GMC [17.12.480](#); and

H. Any use determined to be of the same general character as the principal uses permitted outright in this chapter. (Ord. 2011-29 § 5 (Att. B)).

Chapter 17.65

ESSENTIAL PUBLIC FACILITIES

Sections:

[17.65.010 Purpose.](#)

[17.65.020 List of essential public facilities.](#)

[17.65.030 Applicability.](#)

[17.65.040 Review process.](#)

[17.65.050 Burden of proof.](#)

[17.65.060 Decision.](#)

17.65.010 Purpose.

The purpose of this chapter is to provide a process to site essential public facilities (EPFs). This process involves the community and identifies and minimizes adverse impacts. (Ord. 2011-29 § 5 (Att. B)).

17.65.020 List of essential public facilities.

Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities, state and local correctional facilities, state or regional transportation facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes not falling under the purview of fair housing laws, such as adult correctional work release facilities; and those facilities appearing on the list maintained by the State Office of Financial Management pursuant to RCW 36.70A.200(4). (Ord. 2011-29 § 5 (Att. B)).

17.65.030 Applicability.

A. Listed EPFs. All listed EPFs shall be reviewed through the EPF review process.

B. Unlisted Facilities. The director shall make a determination that a facility be reviewed pursuant to this section based on the following criteria:

1. The facility is a type difficult to site because of one of the following:

- a. The facility needs a type of site of which there are few sites;
- b. The facility can locate only near another public facility;
- c. The facility has or is generally perceived by the public to have significant adverse impacts that make it difficult to site;
- d. The facility is of a type that has been difficult to site in the past;
- e. It is likely that the facility will be difficult to site; or
- f. There is a need for the facility and the city of Grandview is in the facility service area. (Ord. 2011-29 § 5 (Att. B)).

17.65.040 Review process.

A. All EPFs shall comply with the provisions of this chapter. An EPF shall require a conditional use permit in all zones of the city and applications shall conform to GMC Title [14](#), Administration of Development Regulations. In the event of a conflict with any other Grandview Municipal Code provision, the provisions of this chapter shall govern.

B. Agencies planning on siting essential public facilities shall submit an application on forms provided by the city clerk. The application for an EPF shall include a public participation plan designed to encourage early public involvement in the siting decision and to assist in determining possible mitigation measures. Informational public meetings within the city shall be scheduled pursuant to this process; the number of meetings shall be set by the director consistent with the size, complexity and estimated impacts of the proposal. The director shall determine the format and location(s) for the meetings, and shall require that public notice and meeting summaries acceptable to the city shall be either prepared or paid for by the EPF sponsor.

C. An applicant may have one or more alternative sites considered during the same process.

D. The director has the authority to require the consideration of sites outside of the city of Grandview. Alternative sites shall cover the service area of the proposed essential public facility.

E. An analysis of the facility's impact on city finances shall be undertaken. Mitigation of adverse financial impacts shall be required.

F. The following criteria shall be used to make a determination on the application:

1. The applicant shall provide a justifiable need for the essential public facility and for its location within the city of Grandview.
2. The impact of the facility on the surrounding uses and environment, the city and, if applicable, the region.
3. Whether the design of the facility or the operation of the facility can be conditioned, or the impacts otherwise mitigated, to make the facility compatible with the affected area and the environment.
4. Whether the factors that make the facility difficult to site can be modified to increase the range of available sites or to minimize impacts in affected areas and the environment.
5. Whether the proposed essential public facility is consistent with the city of Grandview comprehensive plan.
6. If a variance is requested, the proposal shall comply with GMC Title [14](#), Administration of Development Regulations.
7. Essential public facilities shall also comply with all other applicable city and state siting and permitting requirements. (Ord. 2011-29 § 5 (Att. B)).

17.65.050 Burden of proof.

The applicant has the burden of proving that the proposed use meets all relevant criteria set forth in this title. (Ord. 2011-29 § 5 (Att. B)).

17.65.060 Decision.

The city council may approve an application for an EPF, approve with conditions or require modification of the proposal to comply with specified requirements or local conditions. The city council may deny an application for an EPF if the placement of the use would be unreasonably incompatible with the surrounding area or incapable of meeting the criteria required for approval or with specific standards set forth in this code. (Ord. 2011-29 § 5 (Att. B)).

18.04.150 Flexible thresholds for categorical exemptions.

A. The city establishes the following exempt levels for minor new construction under WAC 197-11-800 (1)(b) based on local conditions:

1. For residential dwelling units in WAC 197-11-800 (1)(b)(i), up to four dwelling units;
2. For agricultural structures in WAC 197-11-800 (1)(b)(ii), up to 10,000 square feet;
3. For office, school, commercial, recreational, service or storage buildings in WAC 197-11-800 (1)(b)(iii) parking spaces, up to 4,000 square feet and up to 20 parking spaces;
4. For parking lots in WAC 197-11-800 (1)(b)(iv), up to 20 parking spaces;

5. For landfills and excavations in WAC 197-11-800 (1)(b)(v), up to 500 cubic yards.

B. Whenever the city establishes new exempt levels under this section, it shall send them to the Department of Ecology, Headquarters Office, Olympia, Washington, 98504, under WAC 197-11-800(1)(c). (Ord. 1116 § 3.1, 1984).

From: Anita Palacios <anitap@grandview.wa.us>
Sent: Wednesday, February 5, 2025 9:40 AM
To: Byron Gumz <byron.gumz@yvcog.us>
Cc: Shane Fisher-Grandview <sfisher@grandview.wa.us>
Subject: FW: 23092424522 Site Plan

Not sure whether you've had a chance to review this, but I also received a call this morning from a planner Shane O'Neill, who is preparing a conditional use permit application for this development.

Thanks,

Anita G. Palacios, MMC
City Clerk/Human Resources
City of Grandview
207 West Second Street
Grandview, WA 98930
PH: (509) 882-9208 or 882-9200
Fax: (509) 882-3099

anitap@grandview.wa.us

www.grandview.wa.us

From: Anita Palacios
Sent: Thursday, January 30, 2025 10:23 AM

To: Byron Gumz <byron.gumz@yvcog.us>
Cc: Shane Fisher <sfisher@grandview.wa.us>
Subject: FW: 23092424522 Site Plan

See email below. This parcel is zoned C-2 General Business. Would this type of development be allowed?

Thanks,

Anita G. Palacios, MMC
City Clerk/Human Resources
City of Grandview
207 West Second Street
Grandview, WA 98930
PH: (509) 882-9208 or 882-9200
Fax: (509) 882-3099
anitap@grandview.wa.us
www.grandview.wa.us

From: Brendan Knutzen <brendan@knutzenengineering.com>
Sent: Thursday, January 30, 2025 10:11 AM
To: Anita Palacios <anitap@grandview.wa.us>
Cc: Paul Knutzen <paul@knutzenengineering.com>
Subject: 23092424522 Site Plan

CAUTION: External Email

Good morning, Anita

Attached is our preliminary site plan for our project as we discussed over the phone this morning. The client is wanting to put a 10,000 SF long-term care facility for voluntary patients seeking mental health care services. Per City of Grandview Municipal Code section 17.44.0050 (B) "Community service facilities

level two" this type of use appears to be allowed with approval of a conditional use permit. Let me know if you have any questions or comments.

Thank you,

Brendan Knutzen

Planner/Jr. Designer

O: 509.222.0959

C: 509.440.3922

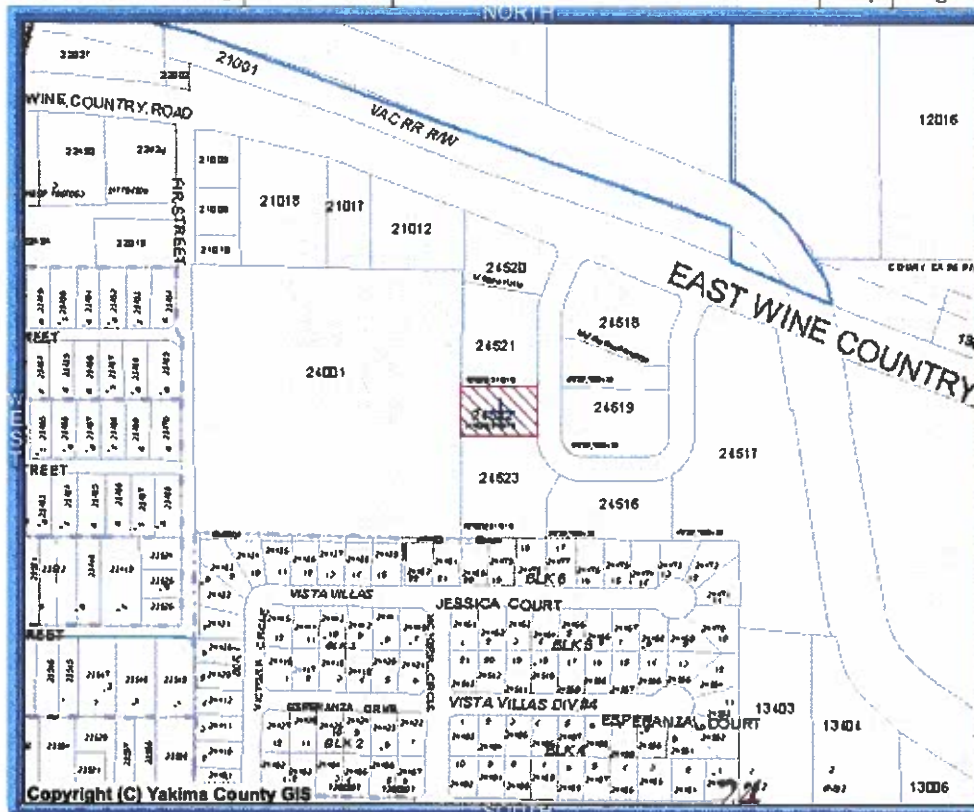


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Assessor Planning Real Estate

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 = 400 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

Easting(N) | Northing(N)

Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet

Feet 200 400 600

Map Report

PROPERTY PHOTOS:



UN-ASSIGNED

PROPERTY INFORMATION AS OF 3/13/2025 12:17:09 AM

Parcel Address: UNASSIGNED, WA
Parcel Owner(s): SCANTLINGS LLC
Parcel Number: 23092424522 Parcel Size: 21835 Square Feet
Property Use: 99 Other Undeveloped Land

TAX AND ASSESSMENT INFORMATION

Tax Code Area (TCA): 440 Tax Year: 2025
Improvement Value: \$0 Land Value: \$131000
Current Use Value: \$0 Current Use Improvement: \$0
New Construction: \$0 Total Assessed Value: \$131000

RESIDENTIAL INFORMATION

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									

SALE INFORMATION

Excise	Sale Date	Sale Price	Grantor	Portion
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](#).

PRINTING

Printer-Friendly Page

Detailed Report

Print Detailed Map

SECTION MAPS

Section Map 1in=400ft

Qtr SECTION MAPS

NW-Qtr 1"=250ft	NE-Qtr 1"=250ft
SW-Qtr 1"=250ft	SE-Qtr 1"=250ft

OVERLAY INFORMATION

Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D

Download Map

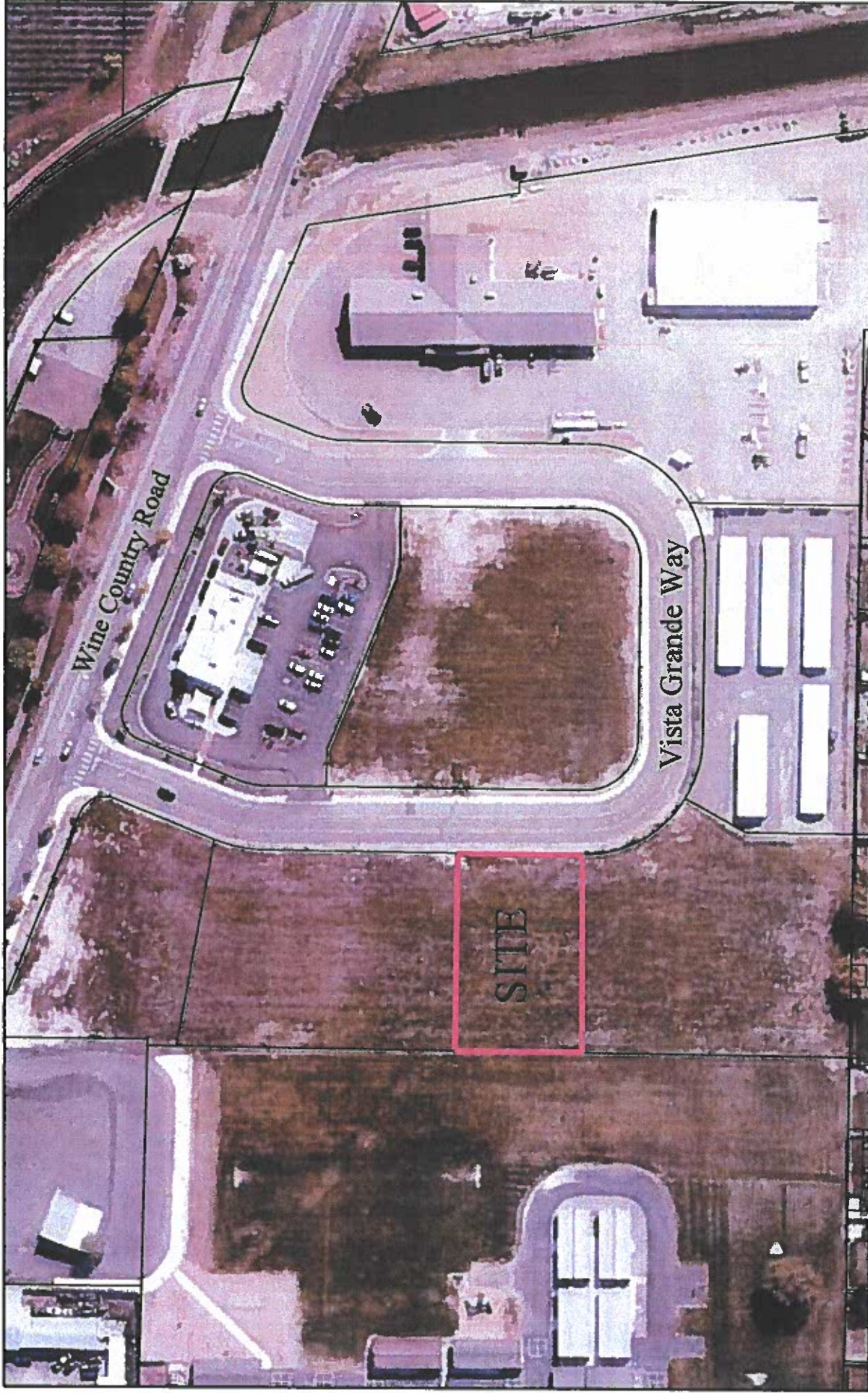
LOCATION INFORMATION

+ Latitude: 46° 15' 13.998" + Longitude: -119° 53' 10.436" Range: 23 Township: 09 Section: 24

Narrative Description: Section 24 Township 09 Range 23 Quarter NW: 2A That portion of lot 2 of Binding Site Plan, as recorded under Auditor's File Number 7863438, records of Yakima County, Washington, lyof the following described traverse line: Commencing at the northeast corner of said Lot 2; thence South 0°03'40" West along the east line of said Lot 2, a distance of 118.00 feet to Beginning; thence North 89°56'20" West parallel to the north line of said Lot 2, a distance of 185.01 feet to a point on the west line of said Lot 2 and the terminus of the here in de

DISCLAIMER

Wangai SUP Vicinity Map



2/24/2025, 11:20:53 AM

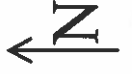
 Taxlots

 City Limits

1:2,257

0.05 mi

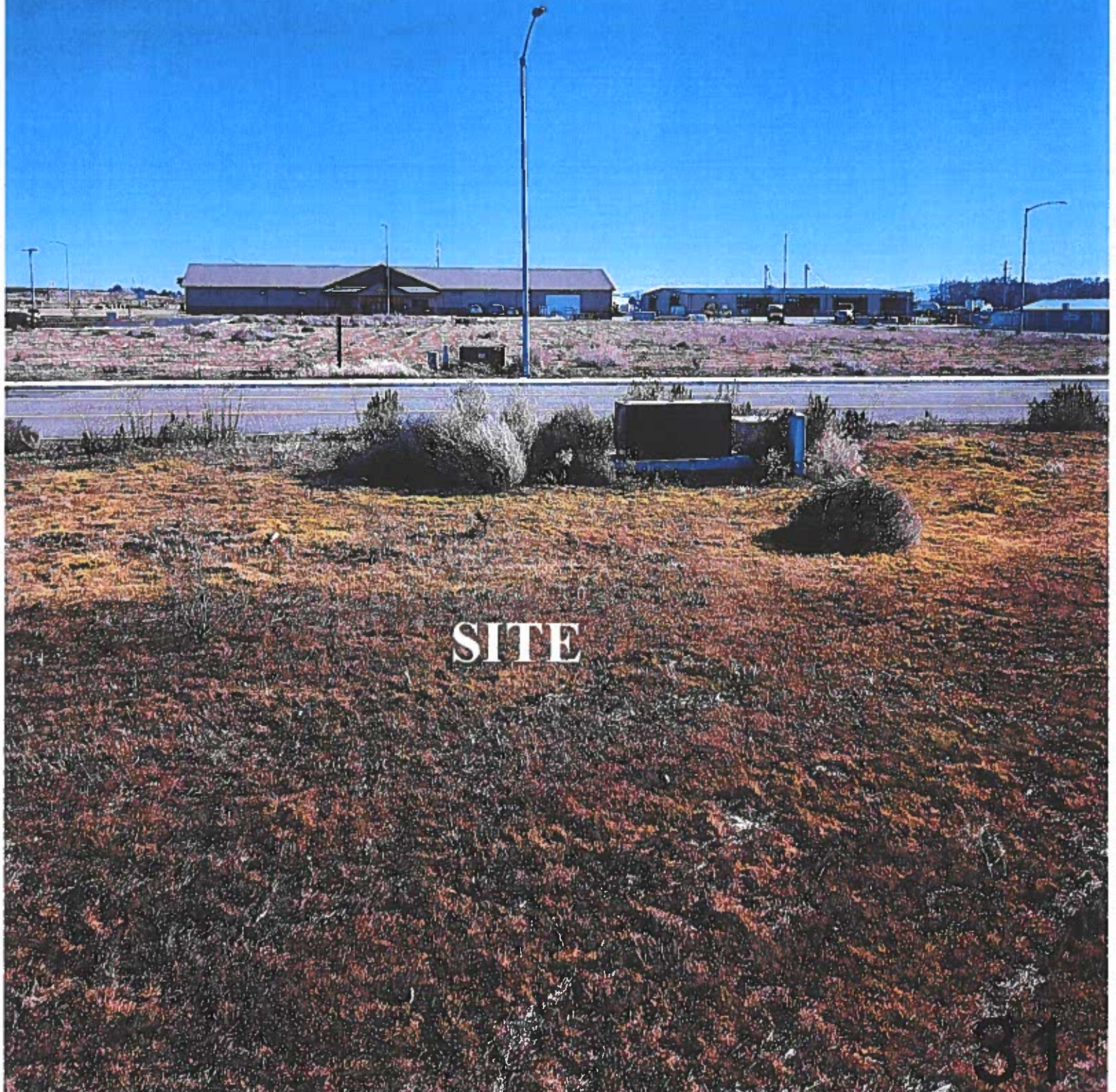
0.08 km



Yakima County, Maxar, Microsoft

Yakima County boundary is from the Washington State Department of Ecology, but the City limits is from Yakima County Records. | Yakima County, Maxar, Microsoft |

Looking East



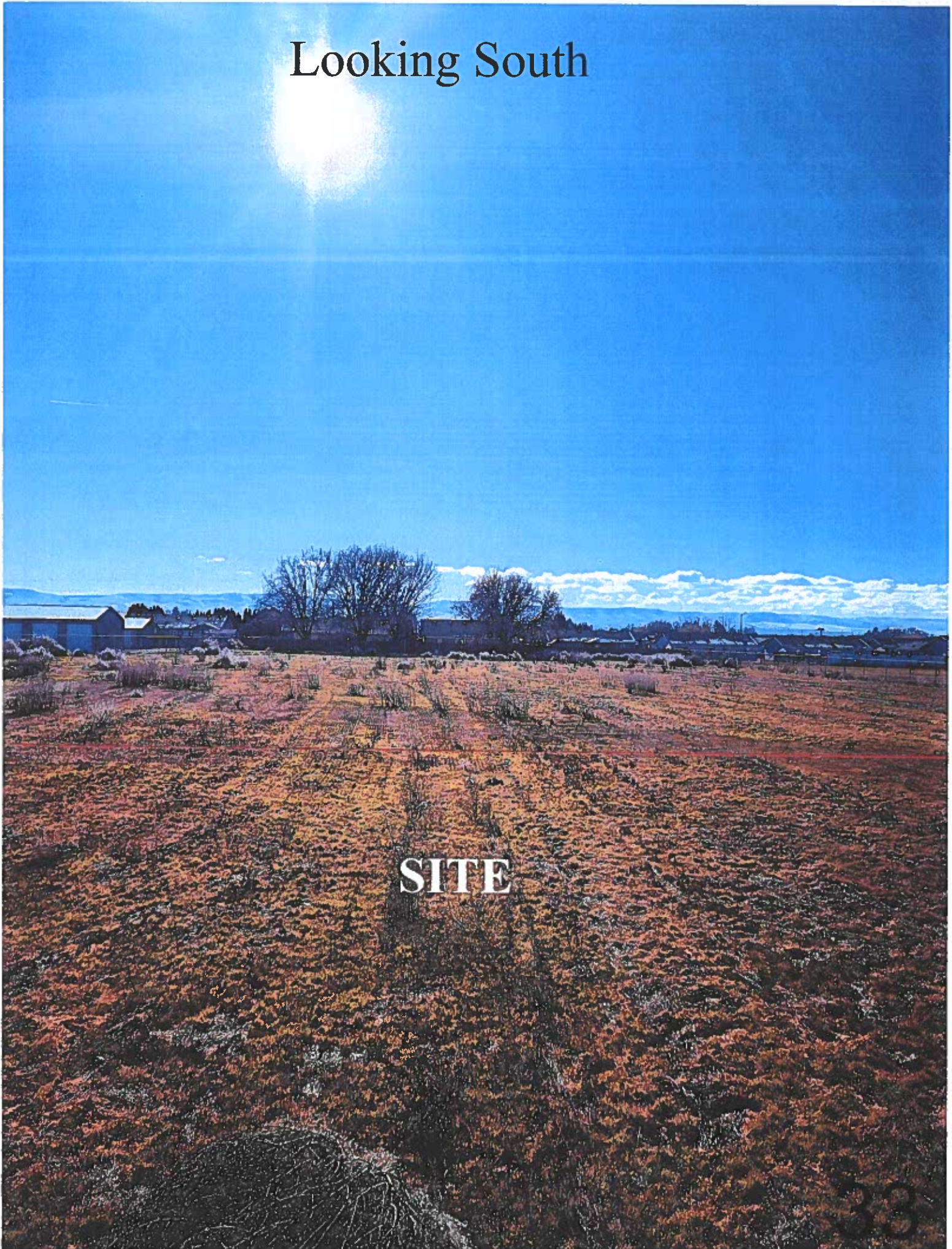
SITE

Looking North

SITE

Looking South

SITE



Looking West

SITE



SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

1. Name of proposed project, if applicable:

Vista Grande Mental Health

2. Name of applicant:

Shane O'Neill, Clover Planning & Zoning LLC

3. Address and phone number of applicant and contact person:

Shane O'Neill, (509)713-4560, 6904 Rogue Drive, Pasco, WA 99301

4. Date checklist prepared:

February 25, 2025

5. Agency requesting checklist:

City of Grandview

6. Proposed timing of schedule (including phasing, if applicable):

Construction begins May 2025 and completed by fall 2025

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

A Special Use Permit application with the City of Grandview is a required land use approval.

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Grandview Special Use Permit

Grading permit

Building permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

Development of a 0.5-acre site in the C-2 zone with a 10,000 square foot mental health residential care facility offering housing for up to sixteen residents. The facility will utilize staff to provide assisted living services.

Site development includes some paving for ten parking stalls and landscaping.

- 12. Location of the proposal.** Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Yakima County tax parcel # 23092424522 is located on the west side of Vista Grande Way approximately 350 south of Wine Country Road, in Grandview

B.Environmental Elements

1. Earth

[Find help answering earth questions³](#)

- a. General description of the site:**

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

- b. What is the steepest slope on the site (approximate percent slope)?**

2%

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Warden silt loam, 0 to 2 percent slopes, mixed mesic/xeric torripsamments

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

No

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

No more than 100 cubic yards will be excavated, no net fill or export

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Wind erosion is possible during construction only.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Approximately 85% of the site will be covered by impervious surfaces from the building and parking/driving asphalt

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

Temporary erosion and sediment control measures include silt fencing and site watering during construction.

2. Air

[Find help answering air questions⁴](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Construction vehicle combustion engine emissions and customer vehicles will be generated in the short and long term. Emission cannot be reasonably quantified.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

Integrated vehicle emission control technologies

3. Water

[Find help answering water questions⁵](#)

- a. Surface:**

[Find help answering surface water questions⁶](#)

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If**

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No/NA

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

No

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

[Find help answering ground water questions⁷](#)

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

No

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water Runoff (including stormwater):

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater will be captured and infiltrated on-site using infiltration trench(es) and/or the existing stormwater vault.

2. Could waste materials enter ground or surface waters? If so, generally describe.

No.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Stormwater will be captured and infiltrated on-site using infiltration trench(es) or swales.

4. Plants

Find help answering plants questions

- a. Check the types of vegetation found on the site: **None**

☐ deciduous tree: alder, maple, aspen, other

☐ evergreen tree: fir, cedar, pine, other

☐ shrubs

☐ grass

☐ pasture

☐ crop or grain

☐ orchards, vineyards, or other permanent crops.

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

None

- c. List threatened and endangered species known to be on or near the site.

None.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Locally available trees, grasses and shrubs will be planted along both frontages.

- e. **List all noxious weeds and invasive species known to be on or near the site.**

The site lacks vegetation.

5. Animals

Find help answering animal questions⁸

- a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

none

- b. **List any threatened and endangered species known to be on or near the site.**

None

- c. **Is the site part of a migration route? If so, explain.**

Grandview lies within the Pacific Flyway

- d. **Proposed measures to preserve or enhance wildlife, if any.**

None

- e. **List any invasive animal species known to be on or near the site.**

None

6. Energy and natural resources

Find help answering energy and natural resource questions⁹

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Electric for air heating and cooling and for water heating

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any.

2021 WSEC construction compliance

7. Environmental health

Health Find help with answering environmental health questions¹⁰

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

No

1. Describe any known or possible contamination at the site from present or past uses.

None.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

4. Describe special emergency services that might be required.

Police, fire, ambulance

5. Proposed measures to reduce or control environmental health hazards, if any.

OSHA protocol compliance, sewer connection

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

Passenger vehicle noise, temporary construction noise

3. Proposed measures to reduce or control noise impacts, if any:

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

Mitigation measures are not warranted.

8. Land and shoreline use

Find help answering land and shoreline use questions¹¹

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

Site – vacant

North – vacant

West – Elementary School

East – vacant

South – vacant

The proposed care facility will not negatively impact the surrounding land uses.

- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No/NA

- c. **Describe any structures on the site.**

None

- d. **Will any structures be demolished? If so, what?**

No

- e. **What is the current zoning classification of the site?**

C-2

- f. **What is the current comprehensive plan designation of the site?**

Commercial

- g. **If applicable, what is the current shoreline master program designation of the site?**

NA

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**
No
- i. Approximately how many people would reside or work in the completed project?**
Up to 5 employees and sixteen (16) tenants/residents
- j. Approximately how many people would the completed project displace?**
Zero
- k. Proposed measures to avoid or reduce displacement impacts, if any.**
None warranted
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**
Zoning code review and compliance will be analyzed through the special/conditional use permit review process.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**
None warranted

9. Housing

Find help answering housing questions¹²

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
Sixteen
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
Zero
- c. Proposed measures to reduce or control housing impacts, if any:**
None warranted

10. Aesthetics

Find help answering aesthetics questions¹³

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**
The proposed building will be up to twenty five feet tall.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Architectural design will ensure attractive outward appearance.

11. Light and glare

Find help answering light and glare questions¹⁴

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Parking lot lighting

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

No

- d. Proposed measures to reduce or control light and glare impacts, if any:

Outdoor lighting will be shielded from the horizontal plane to eliminate light trespass.

12. Recreation

Find help answering recreation questions

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The site is adjacent to a recreational field belonging to a school.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Mitigation measures are not warranted.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions¹⁵

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Visual surface inspection. The site was previously cleared and leveled.

The DAHP predictive model map identifies the site as having a very low likelihood of containing cultural or historic artifacts.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Excavation will cease if artifacts are uncovered. Local Tribes and DAHP will be consulted immediately for further direction.

14. Transportation

Find help with answering transportation questions¹⁶

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Vista Grande Way provides access to the site.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Vista Grande Way is nearly fully developed. Site development will include adding sidewalk along the adjacent road frontage, respectively.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

The proposed use is most similar to an Assisted Living Facility Land Use Code 254.

According to the 11th Edition of the ITE Trip Generation Manual, the ALF will generate approximately 4 peak PM vehicle trips.

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, an assisted living facility (Land Use Code 254) generates an average of 2.60 trips per bed per day.

For a 10,000-square-foot assisted living facility housing 16 residents, the trip generation would be calculated as follows:

Number of beds: 16

Trips per bed per day: 2.60

Total daily trips: 16 beds × 2.60 trips/bed/day = 41.6 trips per day

Therefore, the facility would generate approximately **42 trips per day**

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No

- g. **Proposed measures to reduce or control transportation impacts, if any:**

Installation of a parking lot to contain private vehicles belonging to visitors and employees.

15. Public services

Find help answering public service questions¹⁷

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

Reasonably, no.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

Mitigation measures are not warranted.

16. Utilities

Find help answering utilities questions¹⁸

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

- a. Circle utilities **currently available** at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Connections will be made to the existing municipal sewer, water and power stubs.

C. Signature

[Find help about who should sign](#)¹⁹

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

 Recoverable Signature

X Shane O'Neill (UCC 1-308)

Signed by: fbfb29b3f-4f80-4177-a46d-39faa088cdc4

Type name of signee: Shane O'Neill

Position and agency/organization: Senior Planner, Clover Planning & Zoning Land Use Consultant.

Date submitted: 2/25/2025

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)²⁰

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

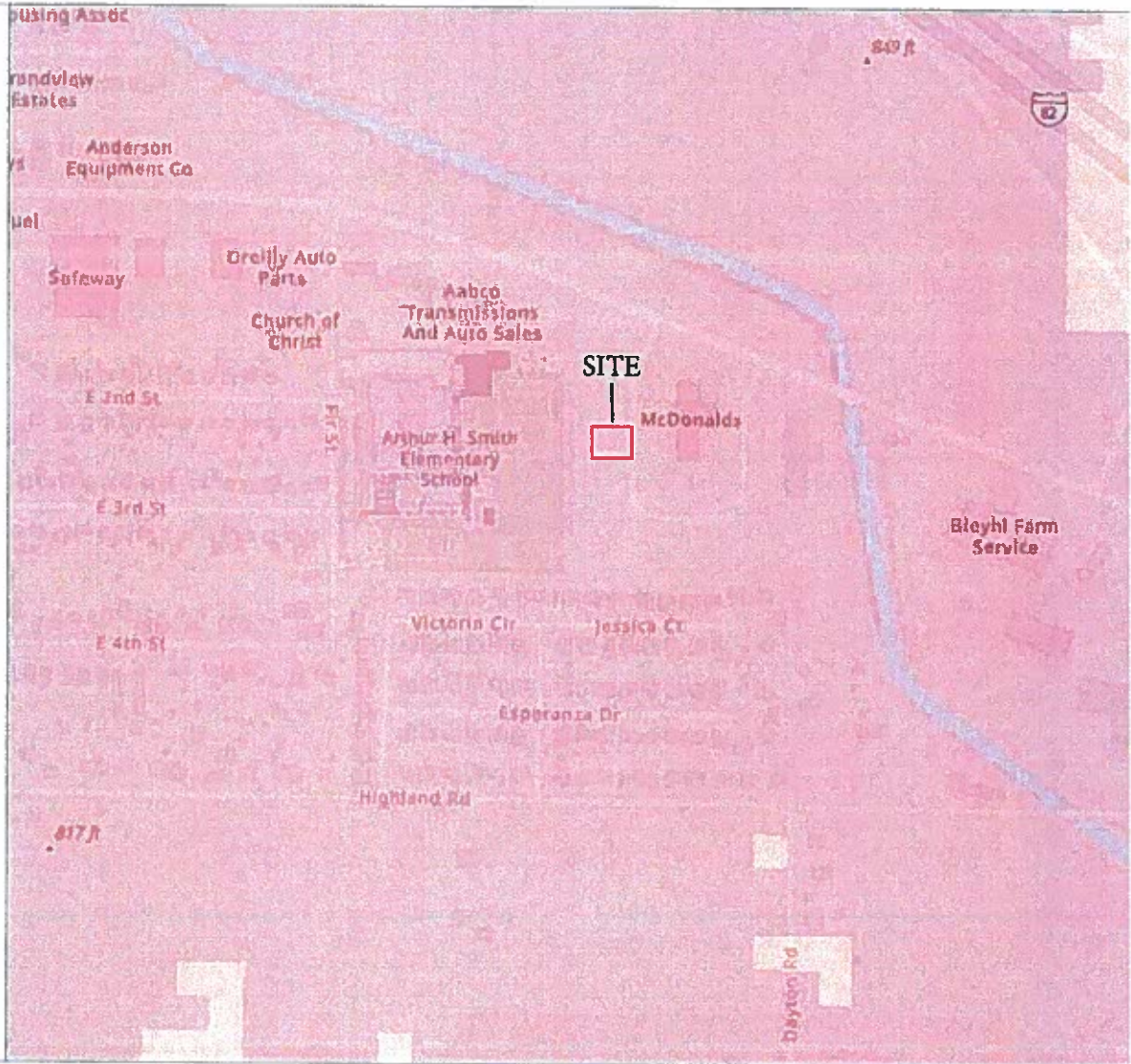
- Proposed measures to avoid or reduce such increases are:
2. How would the proposal be likely to affect plants, animals, fish, or marine life?
- Proposed measures to protect or conserve plants, animals, fish, or marine life are:
3. How would the proposal be likely to deplete energy or natural resources?
- Proposed measures to protect or conserve energy and natural resources are:
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?
- Proposed measures to protect such resources or to avoid or reduce impacts are:
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
- Proposed measures to avoid or reduce shoreline and land use impacts are:
6. How would the proposal be likely to increase demands on transportation or public services and utilities?
- Proposed measures to reduce or respond to such demand(s) are:
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Predictive Model

Predictive Model

Environmental Factors with
Archaeological Resources
Results

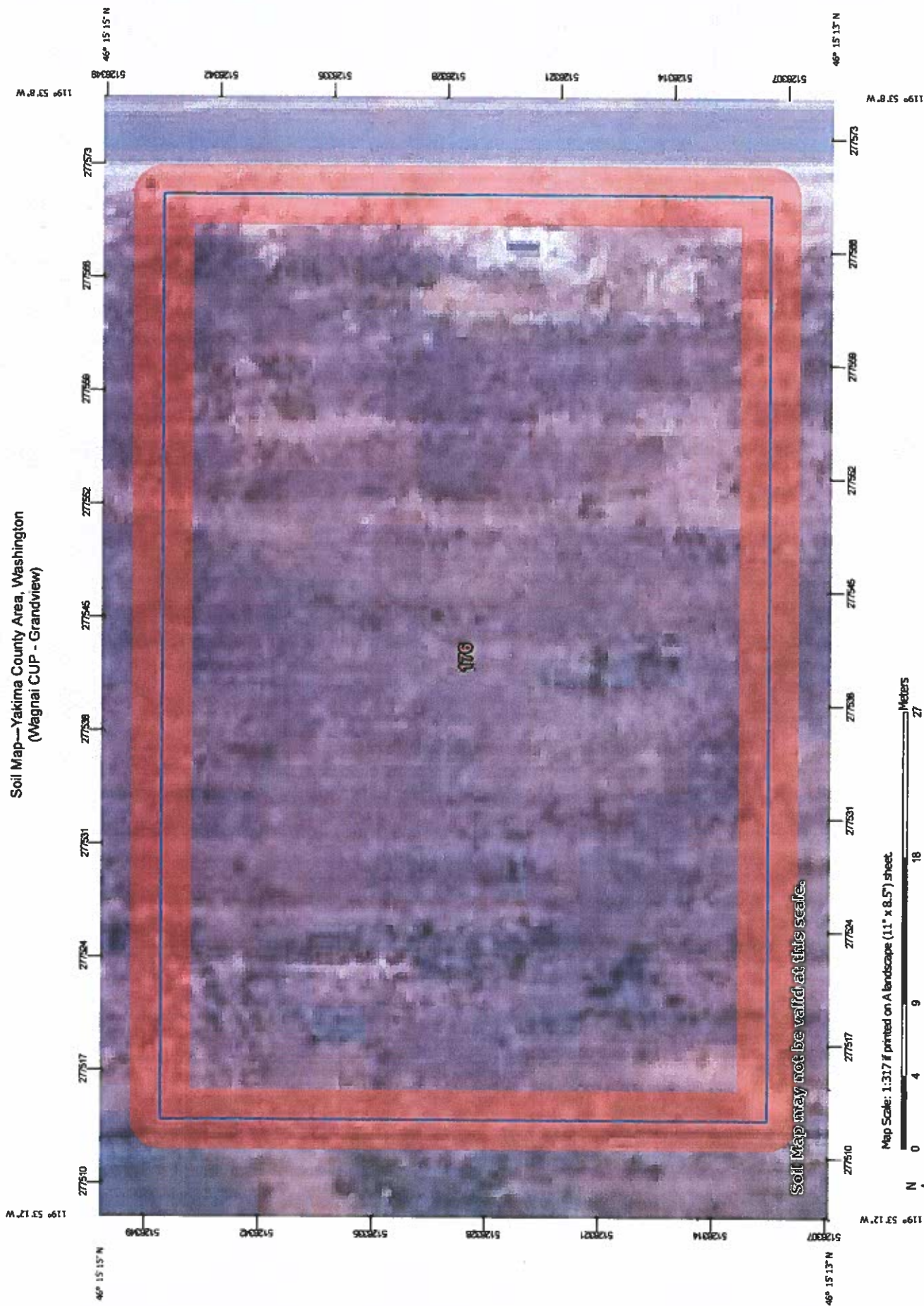
- 1 - Survey
Contingent Upon
Project Parameters:
Low Risk (Color:
Brick Red)
- 2 - Survey
Contingent Upon
Project Parameters:
Moderately Low Risk
(Color: Burnt
Orange)
- 3 - Survey
Recommended:
Moderate Risk
(Color: Orange)
- 4 - Survey Highly
Advised: High Risk
(Color: Pale Yellow)
- 5 - Survey Highly
Advised: Very High
Risk (Color: Brightest
Yellow/Canary
Yellow)



DAHP's Statewide Predictive Model illustrates the landscape of Washington State with high, moderate, low, or unknown potential for containing archaeological sites based on a series of environmental variables.

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, WSU Facilities Services GIS, City of Yakima, Oregon State Parks, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, Management, EPA, NPS, US Census B

Soil Map—Yakima County Area, Washington
(Wagnai CUP - Grandview)



MAP LEGEND

 Area of Interest (AOI)	 Area of Interest (AOI)
 Soils	 Spoil Area
 Soil Map Unit Polygons	 Stony Spot
 Soil Map Unit Lines	 Very Stony Spot
 Soil Map Unit Points	 Wet Spot
 Special Point Features	 Other
 Blowout	 Special Line Features
 Borrow Pit	 Streams and Canals
 Clay Spot	 Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	 Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Yakima County Area, Washington
Survey Area Data: Version 24, Aug 28, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 26, 2022—Jun 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
176	Warden silt loam, 0 to 2 percent slopes	0.5	100.0%
Totals for Area of Interest		0.5	100.0%

City of Grandview

THE TRANSPORTATION CHECKLIST IS TO BE COMPLETED BY THE DEVELOPER AND THE INFORMATION WILL ASSIST QUESTION 14(G) OF THE TRANSPORTATION SECTION OF THE S.E.P.A. QUESTIONNAIRE.

Development Traffic Impact Data Checklist

Development Name: Grandview Residential Care Project
 Development Address: parcel # 23092424522, located on the west side of Vista Grande Way Lot 2

Developer Name: George Wangai
 Developer Address: 10510 E 20th Avenue, Spokane Valley WA 99206

1. Type of development:
 - Single Family Residential
 - Duplex Residential
 - ☒ Multi-Family Residential
 - ☒ Commercial
 - Industrial
 - Other _____

Number of Units: 16

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, an assisted living facility (Land Use Code 254) generates an average of 2.60 trips per bed per day

For a 10,000-square-foot assisted living facility housing 16 residents the trip generation would be calculated as follows:

Number of beds: 16
 Trips per bed per day: 2.60
 Total daily trips: 16 beds × 2.60 trips/bed/day = 41.6 trips per day
 Therefore, the facility would generate approximately **42 trips per day**
2. Average vehicle trips per unit:
 - Single Family: 10 trips per day
 - Mobile Home Park: 5 trips per day
 - Duplex: 8 trips per day
 - Retirement Community: 4 trips per day
 - Multi-family: 6 trips per day
 - ☒ Other ITE 11th ed. land use code 254 (assisted Living): 4 peak pm trips
3. Total vehicle trips per day for the development: 42
4. Trip distribution to existing public streets from proposed development:

<u>42</u>	daily trips to <u>Vista Grande Way</u>	The ITE Manual provides trip generation rates for peak hours as well. For an assisted living facility (Land Use Code 254), the peak PM rate is typically about 0.25 trips per bed. So, for a facility with 16 residents: Peak PM trips = 16 beds × 0.25 trips/bed = 4 peak PM trips Peak PM trips = 16 beds × 0.25 trips/bed = 4 peak PM trips Thus, the 10,000 square foot assisted living facility would generate approximately 4 peak PM trips.
<u>42</u>	daily trips to <u>Wine Country Road</u>	
	daily trips to _____	
5. Peak hour trips to public streets from development:

<u>4</u>	Peak hour trips to <u>Vista Grande Way</u>	
<u>4</u>	Peak hour trips to <u>Wine Country Road</u>	
	Peak hour trips to _____	
6. Existing traffic count (ADT) for public streets accessed by proposed development:

7. Existing level of service (LOS) capacity for existing public streets accessed by development:

<u>3</u>	Two lane street, LOS C - 8,000 ADT
	Two lane, plus left turn lane, LOS C - 12,000 ADT
	Four lane, LOS C - 20,000 ADT
	Other _____

Concurrency Test: Available capacity (subtract #6 from #7) _____
 Projected number of trips (#3) - _____
 Remaining capacity _____

(If -0- or negative, adverse impact; if 1 or more, no adverse impact)
8. Three-year accident history of existing public streets accessed by development. (In vicinity of development)
 - ☒ None
 - ☐ See Attached
9. Traffic/street improvements proposed to mitigate this development:
 - ☒ None at this time
 - ☐ See Attached

Shane O'Neill, Clover Planning & Zoning LLC
 Completed By

2/25/2025
 Date

Location: WINE COUNTRY RD E-O VISTA GRANDE WAY GRANDVIEW-5
 Date Range: 8/4/2020 - 8/10/2020
 Site Code: 46.2546726218923,-119.885023310781

Time	Tuesday 8/4/2020			Wednesday 8/5/2020			Thursday 8/6/2020			Friday 8/7/2020			Saturday 8/8/2020			Sunday 8/9/2020			Monday 8/10/2020			Mid-Week Average		
	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total
12:00 AM	15	17	32	20	14	34	32	15	47	23	19	42	21	29	50	23	33	56	17	20	37	22	15	38
1:00 AM	4	12	16	7	17	24	14	15	29	16	13	29	10	22	32	17	31	48	15	11	26	8	15	23
2:00 AM	15	15	30	16	15	31	16	19	35	18	15	33	15	18	33	8	16	24	11	12	23	16	16	32
3:00 AM	23	15	38	36	12	48	35	21	56	30	10	40	14	8	22	14	7	21	15	11	26	31	16	47
4:00 AM	185	27	212	197	26	223	184	35	219	177	30	207	119	22	141	21	15	36	172	29	201	189	29	218
5:00 AM	351	79	430	329	85	414	322	76	398	329	76	405	182	38	220	46	19	65	360	77	437	334	80	414
6:00 AM	192	122	314	176	121	297	170	123	293	163	103	266	115	52	167	51	51	102	197	120	317	179	122	301
7:00 AM	213	176	389	203	161	364	209	182	391	221	159	380	108	95	203	73	51	124	212	139	351	208	173	381
8:00 AM	201	190	391	196	179	375	211	187	398	209	190	389	201	127	328	110	112	222	204	159	363	203	185	388
9:00 AM	255	262	517	238	222	460	279	238	517	275	260	535	257	188	445	170	158	328	241	212	453	257	241	498
10:00 AM	249	271	520	275	288	563	284	279	563	308	280	588	252	265	517	221	197	418	274	311	585	269	279	549
11:00 AM	311	292	603	283	339	622	277	327	604	334	337	671	302	321	623	258	229	487	293	280	573	290	319	610
12:00 PM	325	374	699	346	406	752	359	319	678	396	370	766	349	387	736	296	226	522	342	355	697	343	366	710
1:00 PM	313	357	670	356	352	708	341	332	673	366	422	788	349	350	699	298	227	525	324	364	688	337	347	684
2:00 PM	359	429	788	326	429	755	332	461	793	406	427	833	297	301	598	253	239	492	351	406	757	339	440	779
3:00 PM	387	471	858	369	425	794	381	449	830	411	483	894	279	302	581	245	227	472	375	455	830	379	448	827
4:00 PM	332	408	740	352	346	698	335	367	702	386	428	814	285	271	556	230	239	469	376	416	792	340	374	713
5:00 PM	355	361	716	322	412	734	307	380	687	371	426	797	216	241	457	244	219	463	347	420	767	328	384	712
6:00 PM	275	287	562	266	259	525	254	277	531	314	301	615	225	266	491	206	241	447	254	294	548	265	274	539
7:00 PM	225	208	433	220	241	461	223	234	457	250	257	507	201	228	429	224	216	440	211	231	442	223	228	450
8:00 PM	196	140	336	180	194	374	148	188	336	225	238	463	179	203	382	185	213	398	188	176	364	175	174	349
9:00 PM	121	119	240	136	155	291	119	156	275	130	184	314	138	160	298	110	129	239	123	137	260	125	143	269
10:00 PM	70	76	146	47	75	122	54	72	126	85	85	170	73	98	171	52	65	117	70	98	168	57	74	131
11:00 PM	29	37	66	23	53	76	37	53	90	29	55	84	34	42	76	29	46	75	30	46	76	30	48	77
Total	5,001	4,745	9,746	4,919	4,826	9,745	4,923	4,805	9,728	5,472	5,188	10,640	4,221	4,052	8,273	3,389	3,202	6,591	5,001	4,779	9,780	4,948	4,792	9,740
Percent	51%	49%		50%	50%		51%	49%		51%	49%		51%	49%		51%	49%		51%	49%		51%	49%	

1. Mid-week average includes data between Tuesday and Thursday.

Location: Wine Country Rd 515ft W-O McCreddie Rd
 Date Range: 4/12/2022 - 4/18/2022
 Site Code: 46.2542127674931, -119.882264599274

Time	Tuesday 4/12/2022			Wednesday 4/13/2022			Thursday 4/14/2022			Friday 4/15/2022			Saturday 4/16/2022			Sunday 4/17/2022			Monday 4/18/2022			Mid-Week Average		
	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total
12:00 AM	11	15	26	21	15	36	22	13	35	20	17	37	25	26	51	61	45	106	13	13	26	18	14	32
1:00 AM	13	14	27	23	17	40	10	7	17	12	17	29	12	22	34	23	34	57	9	7	16	15	13	28
2:00 AM	15	14	29	24	7	31	16	17	33	20	20	40	13	15	28	28	33	61	5	15	20	18	13	31
3:00 AM	16	10	26	14	13	27	15	13	28	20	12	32	15	20	35	20	18	38	18	13	31	15	12	27
4:00 AM	81	22	103	65	22	87	81	22	103	63	22	85	34	19	53	22	13	35	77	27	104	76	22	98
5:00 AM	210	71	281	226	59	285	219	62	281	164	60	224	108	40	148	30	23	53	231	72	303	218	64	282
6:00 AM	338	159	497	427	146	573	335	143	478	364	128	492	183	57	240	40	43	83	433	132	565	367	149	516
7:00 AM	371	277	648	329	281	610	323	304	627	301	238	539	121	96	217	86	73	159	294	234	528	341	287	628
8:00 AM	284	294	578	283	270	553	296	317	613	292	287	579	176	172	348	106	121	227	272	239	511	288	294	581
9:00 AM	307	258	565	258	227	485	261	249	510	305	265	570	257	247	504	182	241	423	240	210	450	275	245	520
10:00 AM	266	248	514	307	291	598	275	247	522	322	295	617	341	341	682	262	247	509	245	237	482	283	262	545
11:00 AM	283	309	592	338	340	678	304	321	625	343	332	675	411	402	813	388	281	669	282	238	520	308	323	632
12:00 PM	382	326	708	306	354	660	383	332	715	382	423	805	378	408	786	333	295	628	316	329	645	357	337	694
1:00 PM	318	323	641	330	292	622	339	283	622	430	435	865	365	345	710	340	353	693	296	286	584	329	299	628
2:00 PM	389	354	743	364	360	724	348	308	656	435	424	859	365	314	679	293	286	579	334	329	663	367	341	708
3:00 PM	412	456	868	435	494	929	438	423	861	427	495	922	325	310	635	283	284	567	418	528	946	428	458	886
4:00 PM	400	484	884	404	500	904	377	423	800	438	455	893	305	286	591	266	232	498	387	551	938	394	469	863
5:00 PM	392	459	851	390	435	825	383	453	836	404	466	870	276	280	556	220	235	455	383	509	892	388	449	837
6:00 PM	239	295	534	257	296	553	245	298	543	317	349	666	255	273	528	228	211	439	308	293	601	247	296	543
7:00 PM	207	251	458	197	225	422	223	224	447	257	276	533	235	251	486	204	221	425	205	200	405	209	233	442
8:00 PM	153	162	315	163	141	304	145	170	315	221	244	465	198	183	381	165	139	304	151	147	298	154	158	311
9:00 PM	91	100	191	103	107	210	122	110	232	170	179	349	160	156	316	107	115	222	90	103	193	105	106	211
10:00 PM	48	65	113	68	81	149	64	84	148	91	135	226	108	133	241	56	72	128	55	56	111	60	77	137
11:00 PM	25	36	61	36	48	84	55	33	88	38	59	97	78	74	152	26	34	60	38	48	86	39	39	78
Total	5,251	5,002	10,253	5,368	5,021	10,389	5,279	4,856	10,135	5,836	5,633	11,469	4,744	4,470	9,214	3,769	3,549	7,418	5,102	4,816	9,918	5,289	4,960	10,259
Percent	51%	49%		52%	48%		52%	48%		51%	49%		51%	48%		51%	49%		51%	49%		52%	48%	

1. Mid-week average includes data between Tuesday and Thursday.

NOTES

1. PARKING:

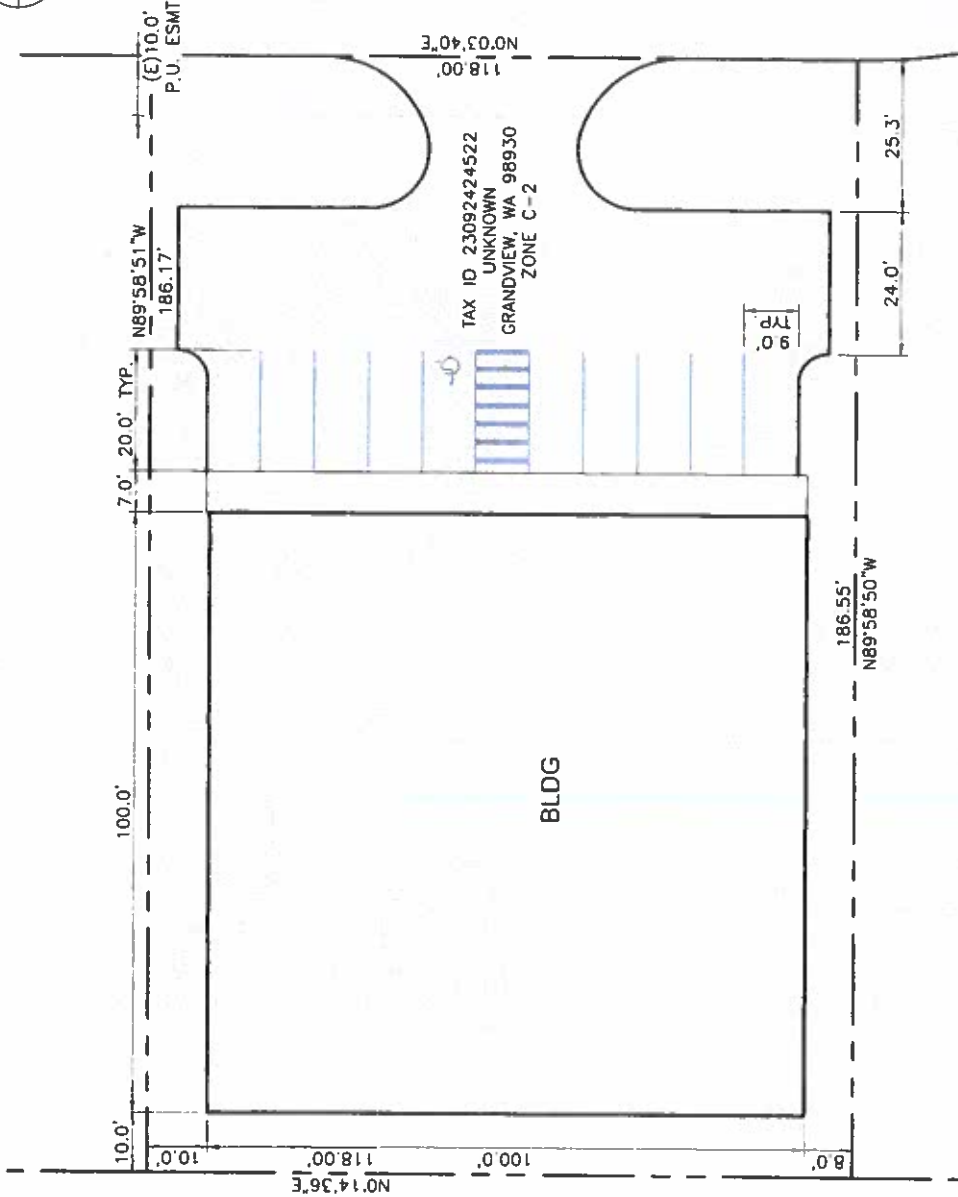
CONGREGATE CARE FACILITY = 1 SPACE PER EVERY 3 BEDS + 1 SPACE FOR EACH 2 EMPLOYEES

16 BEDS + 6 EMPLOYEES = 9 STALLS

STALLS REQUIRED = 9 REQUIRED STALLS

STALLS PROVIDED = 9 STANDARD STALLS, 1 ACCESSIBLE STALL, TOTAL OF 10 STALLS

NORTH



VISTA GRANDE WAY

NO 14.36'E
118.00'

TAX ID 23092424522
UNKNOWN
GRANDVIEW, WA 98930
ZONE C-2

BLDG

9.0'
17.0'

186.55'
N89°58'50"W

24.0'

25.3'

NOT FOR CONSTRUCTION



DESIGN	BTk
APPRO	PTK
DATE	01/29/23
NO	SP01

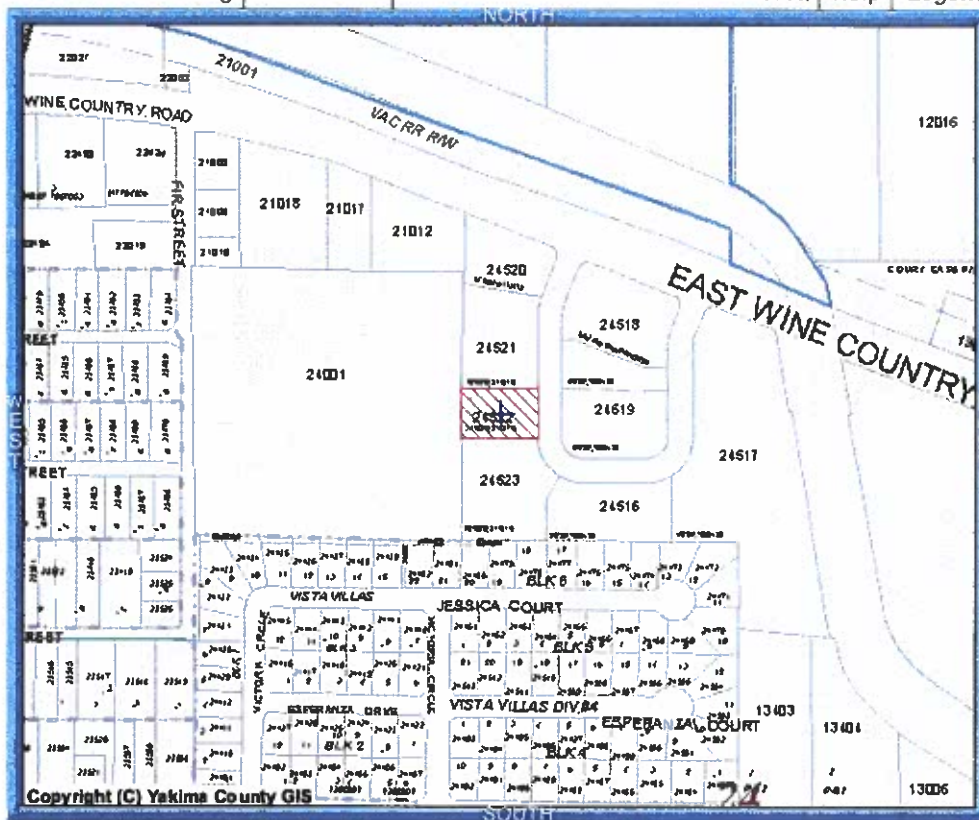
GRANDVIEW RESIDENTIAL CARE
PRELIMINARY SITE PLAN
GRANDVIEW, WA 98930



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 = 400 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(R) | Northing(N)

Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet

Feet 200 400 600

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 3/13/2025 12:17:09 AM					PRINTING				
 UN-ASSIGNED		Parcel Address:		UNASSIGNED, WA			Printer-Friendly Page				
		Parcel Owner(s):		SCANTLINGS LLC							
		Parcel Number:		23092424522	Parcel Size:		21835 Square Feet				
		Property Use:		99 Other Undeveloped Land			Detailed Report				
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):		440	Tax Year:		2025						
Improvement Value:		\$0	Land Value:		\$131000						
Current Use Value:		\$0	Current Use Improvement:		\$0	Print Detailed MAP					
New Construction:		\$0	Total Assessed Value:		\$131000						
RESIDENTIAL INFORMATION							SECTION MAPS				
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	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		
No Sales Information Found.										SW-Qtr 1"=200ft SE-Qtr 1"=200ft	
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:	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D Download Map
LOCATION INFORMATION			
+ Latitude: 46° 15' 13.998"		+ Longitude: -119° 53' 10.436" Range: 23 Township: 09 Section: 24	
Narrative Description: Section 24 Township 09 Range 23 Quarter NW: 2A That portion of lot 2 of Binding Site Plan, as recorded under Auditor's File Number 7863436, records of Yakima County, Washington, lyof the following described traverse line: Commencing at the northeast corner of said Lot 2 thence South 0°03'40" West along the east line of said Lot 2, a distance of 118.00 feet toBeginning; thence North 89°56'20" West parallel to the north line of said Lot 2, a distance of 185.01 feet to a point on the west line of said Lot 2 and the terminus of the here in de			
DISCLAIMER			

Wangai SUP Vicinity Map

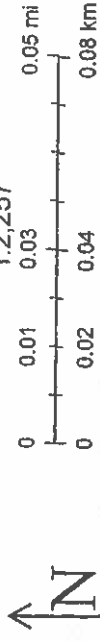


2/24/2025, 11:20:53 AM

59 Taxlots

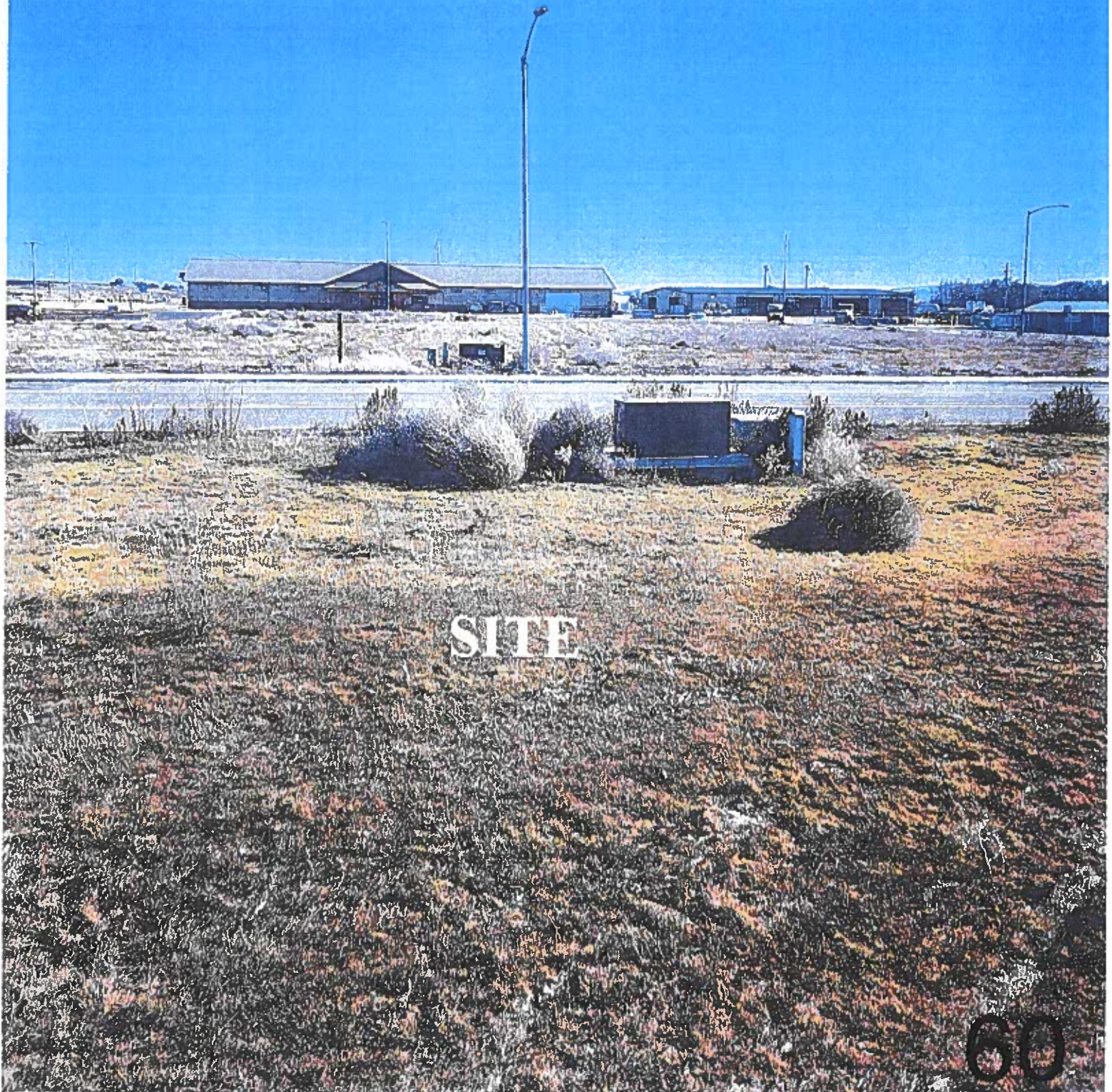
City Limits

1:2,257



Yakima County, Maxar, Microsoft

Looking East



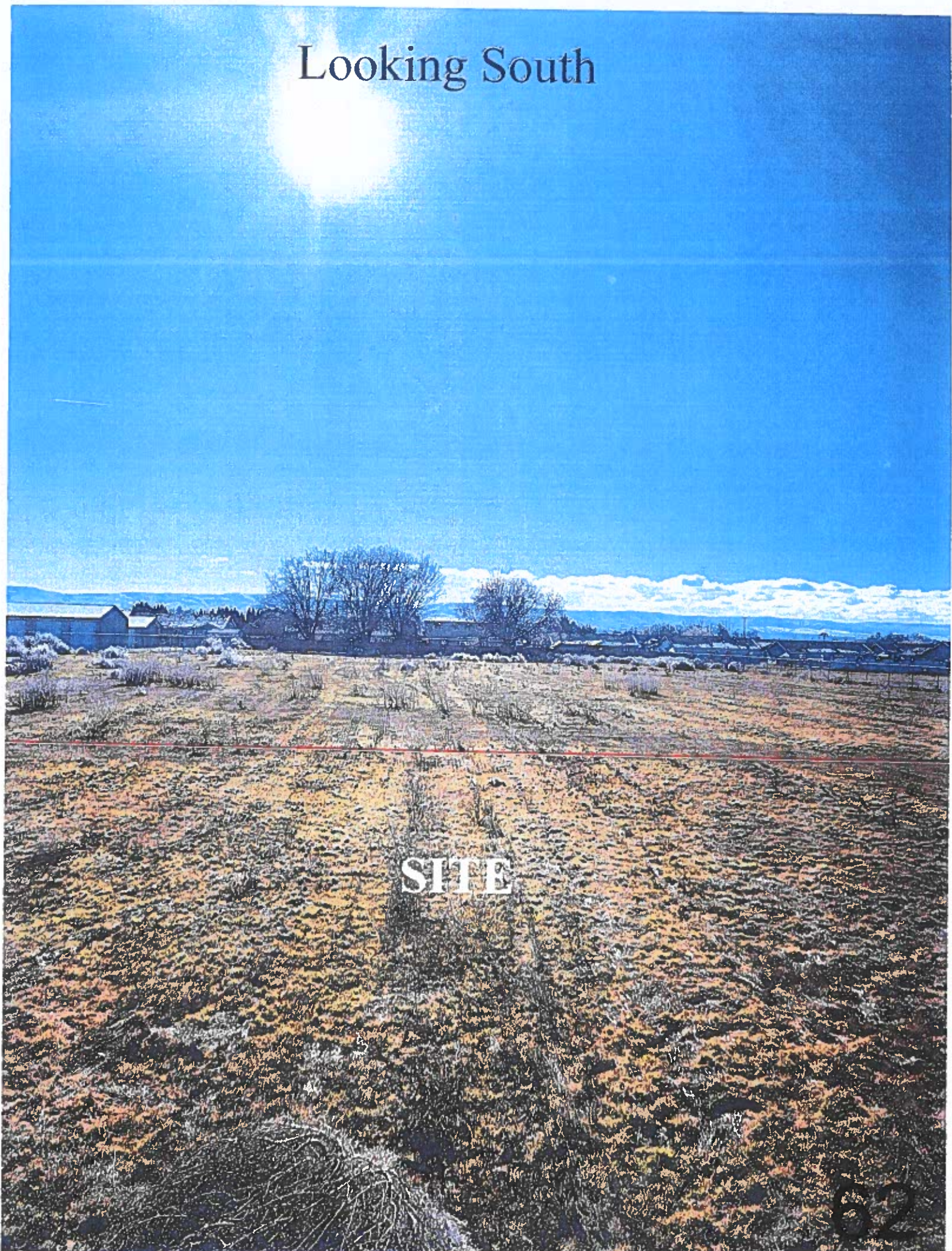
SITE

Looking North



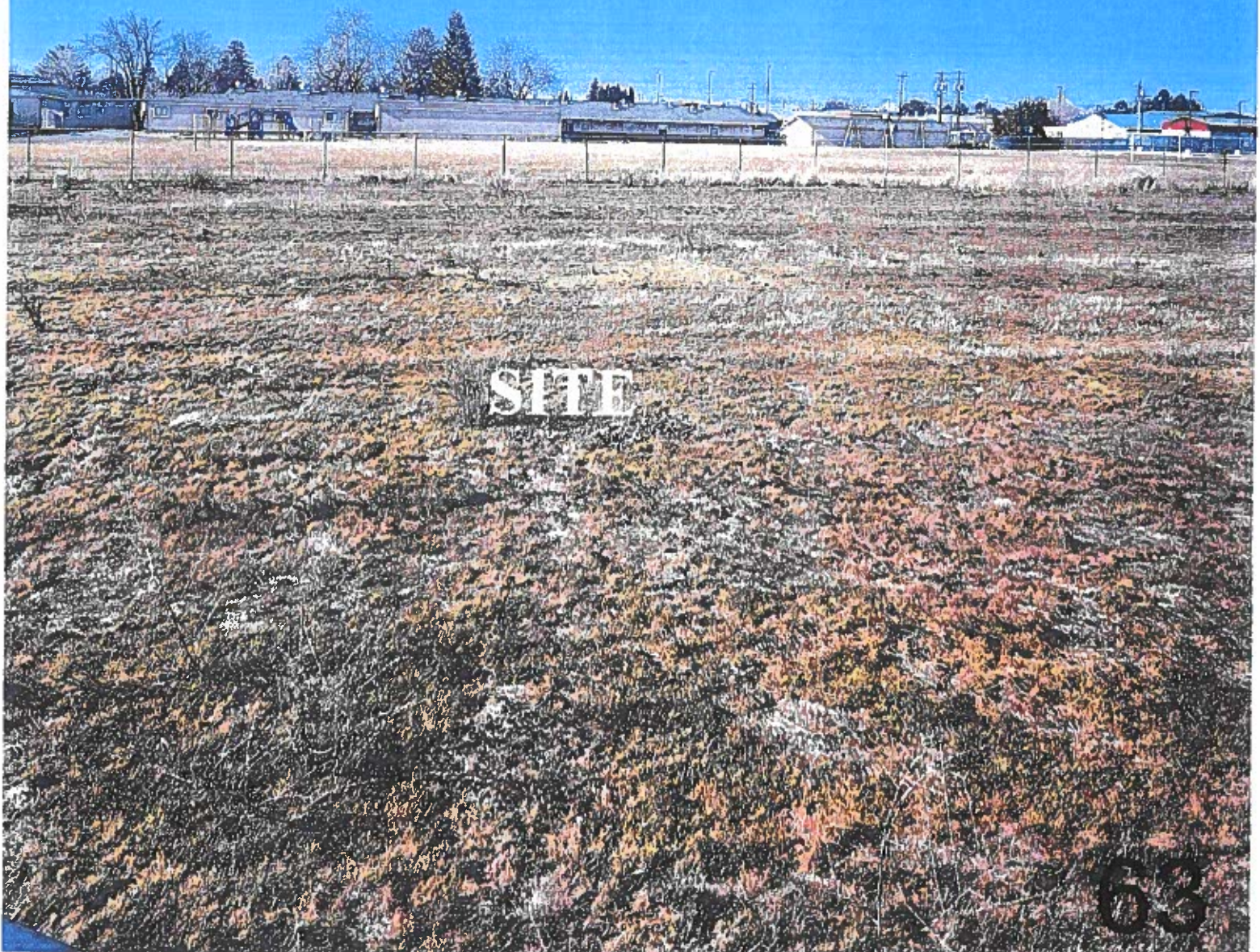
SITE

Looking South



SITE

Looking West





**CITY OF GRANDVIEW NOTICE OF DEVELOPMENT APPLICATION:
NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF
ENVIRONMENTAL REVIEW, and 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): Shane O'Neill dba Clover Planning & Zoning LLC

Property Owner(s): Cliff Lewis dba Scantlings LLC

Proposed Project: Grande Vista 16-bed inpatient Enhanced Services Facility (ESF) providing long-term residential care to individuals with complex personal care and behavioral health needs.

Current Zoning: C-2 General Business District

Current Use: Vacant

Proposed Conditional Use: Community Service Facility – Level Two

Location of Project: Unassigned address. On the west side of Vista Grande Way, along the westerly loop. Approximately 400 feet south of the intersection of East Wine County Road and Vista Grande Way. Grandview, WA 98930.

Parcel No.: 230924-24522

Application Date: February 27, 2025

Application Acceptance: March 13, 2025

Decision-Making Authority: City of Grandview

Project Description: The applicant proposes to construct a 10,000 square foot structure with 10 parking spaces. The structure will house an Enhanced Service Facility (ESF), as defined by RCW 70.97, that provides housing and 24-hour care for up to 16 individuals with complex personal care and behavioral health needs, including physical disabilities, cognitive impairment, and/or mental health support needs. Staff will consist of caregivers, Registered Nurses, Family Nurse Practitioners, and Psychiatric Nurse Practitioners.

Requested Approvals & Actions: Conditional Use Permit approval.

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

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. A copy of the threshold determination issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **April 3, 2025**.

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. 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. Comments concerning the application should be submitted no later than **April 3, 2025**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **April 3, 2025** 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 **April 23, 2025 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

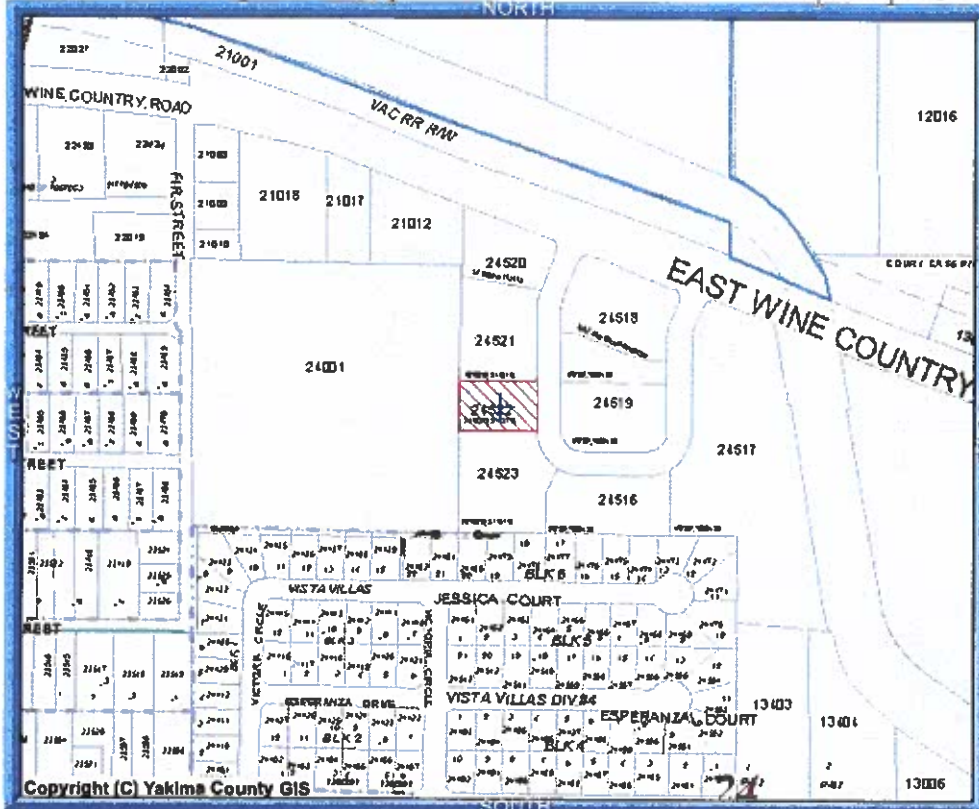
Publication: Grandview Herald – March 19, 2025

Property Posted: March 14, 2025

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s):
March 13, 2025



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 = 400 ft.

Overlays: Aerial Photography:

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee

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www.vtgco.com

(509) 248-4442

Map Report


Easting(ft) | Northing(ft)

Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 3/13/2025 12:17:09 AM				PRINTING					
 UNASSIGNED	Parcel Address:		UNASSIGNED, WA		Printer-Friendly Page						
	Parcel Owner(s):		SCANTLINGS LLC								
	Parcel Number:		23092424522	Parcel Size: 21835 Square Feet							
	Property Use:		99 Other Undeveloped Land		Detailed Report						
	TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):		440	Tax Year: 2025		Print Detailed MAP						
Improvement Value:		\$0	Land Value: \$131000								
Current Use Value:		\$0	Current Use Improvement: \$0								
New Construction:		\$0	Total Assessed Value: \$131000								
RESIDENTIAL INFORMATION						SECTION MAPS					
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport	Section Map 1in=400ft	
No Residence Information Found.											
SALE INFORMATION										Qtr SECTION MAPS	
Excise	Sale Date	Sale Price	Grantor	Portion						NW-1/4tr 1"=200ft	
No Sales Information Found.										NE-1/4tr 1"=200ft	
DISCLAIMER										SW-1/4tr 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.											

OVERLAY INFORMATION					
Zoning:			Jurisdiction:	Grandview	
Urban Growth Area:	Grandview		Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)	
FEMA 100 Year:	FEMA Map		FIRM Panel Number:	53077C1925D	Download Map
LOCATION INFORMATION					
+ Latitude:46° 15' 13.998"		+ Longitude:-119° 53' 10.436"		Range:23 Township:09 Section:24	
Narrative Description: Section 24 Township 09 Range 23 Quarter NW: 2A That portion of lot 2 of Binding Site Plan, as recorded under Auditor's File Number 7863436, records of Yakima County, Washington, lyof the following described traverse line: Commencing at the northeast corner of said Lot 2; thence South 0°03'40"" West along the east line of said Lot 2, a distance of 118.00 feet toBeginning; thence North 89°56'20"" West parallel to the north line of said Lot 2, a distance of 185.01 feet to a point on the west line of said Lot 2 and the terminus of the here in de					
DISCLAIMER					

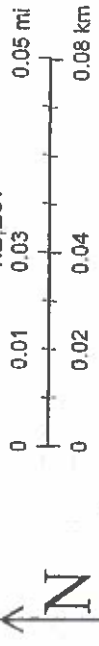
Wangai SUP Vicinity Map



2/24/2025, 11:20:53 AM

Taxlots

City Limits



Yakima County, Maxar, Microsoft

Yakima County boundary is from the Washington State Department of Ecology, but the City limits is from Yakima County Records. | Yakima County, Maxar, Microsoft |



**CITY OF GRANDVIEW
DETERMINATION OF NON-SIGNIFICANCE
WASHINGTON STATE ENVIRONMENTAL POLICY ACT**

The City of Grandview, as the lead agency, issued a:

- ☒ Determination of Non-significance (DNS)
- ☐ Mitigated Determination of Non-significance (MDNS)
- ☐ Modified DNS/MDNS

under the State Environmental Policy Act (SEPA) and WAC 197-11-355 on the following:

Applicant(s): Shane O'Neill dba Clover Planning & Zoning LLC

Property Owner(s): Cliff Lewis dba Scantlings LLC

Proposed Project: Grande Vista 16-bed inpatient Enhanced Services Facility (ESF) providing long-term residential care to individuals with complex personal care and behavioral health needs.

Current Zoning: C-2 General Business District

Current Use: Vacant

Proposed Conditional Use: Community Service Facility – Level Two

Location of Project: Unassigned address. On the west side of Vista Grande Way, along the westerly loop. Approximately 400 feet south of the intersection of East Wine County Road and Vista Grande Way. Grandview, WA 98930.

Parcel No.: 230924-24522

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- ☐ There is no comment period for this DNS.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355.
- ☐ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible official: Shane Fisher

Position/title: City Administrator

Phone: (509) 882-9200

Address: 207 West Second Street, Grandview, WA 98930

Email: anitap@grandview.wa.us

Date: March 19, 2025

Signature: 



**CITY OF GRANDVIEW
FINAL DETERMINATION OF NON-SIGNIFICANCE
WASHINGTON STATE ENVIRONMENTAL POLICY ACT**

The City of Grandview, as the lead agency, issued a Final Determination of Non-significance (DNS) under the State Environmental Policy Act (SEPA) on the following:

Applicant(s): Shane O'Neill dba Clover Planning & Zoning LLC

Property Owner(s): Cliff Lewis dba Scantlings LLC

Proposed Project: Grande Vista 16-bed inpatient Enhanced Services Facility (ESF) providing long-term residential care to individuals with complex personal care and behavioral health needs.

Current Zoning: C-2 General Business District

Current Use: Vacant

Proposed Conditional Use: Community Service Facility – Level Two

Location of Project: Unassigned address. On the west side of Vista Grande Way, along the westerly loop. Approximately 400 feet south of the intersection of East Wine County Road and Vista Grande Way. Grandview, WA 98930.

Parcel No.: 230924-24522

Determination: The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a careful review of the completed environmental checklist, and other information on file with the lead agency. This information (including all environmental documentation) is available to the public on request and can be examined in our offices during regular business hours. Environmental documents include the SEPA checklist, this threshold determination, and submittal materials.

Comment and Appeal Information: This Final DNS is issued under WAC 197-11-340(2). There is no further comment on it. You may appeal this SEPA threshold determination to Yakima County Superior Court within 21 days from the decision made by Grandview City Council on the Preliminary Plat. For information on the comment or appeal processes, or on other issues relating to this proposal, contact the City of Grandview at (509) 882-9200 or anitap@grandview.wa.us.

Responsible official: Shane Fisher

Position/title: City Administrator

Phone: (509) 882-9200

Address: 207 West Second Street, Grandview, WA 98930

Email: anitap@grandview.wa.us

Date: April 4, 2025

Signature: 



**CITY OF GRANDVIEW
AFFIDAVIT OF MAILING & POSTING**

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 13th day of March, 2025, I posted at City Hall, Library, Police Department, City's website www.grandview.wa.us, and mailed the attached NOTICE OF DEVELOPMENT APPLICATION: NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF ENVIRONMENTAL REVIEW & NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal:

Applicant(s): Shane O'Neill dba Clover Planning & Zoning LLC

Property Owner(s): Cliff Lewis dba Scantlings LLC

Proposed Project: Grande Vista 16-bed inpatient Enhanced Services Facility (ESF) providing long-term residential care to individuals with complex personal care and behavioral health needs.

Current Zoning: C-2 General Business District

Current Use: Vacant

Proposed Conditional Use: Community Service Facility – Level Two

Location of Project: Unassigned address. On the west side of Vista Grande Way, along the westerly loop. Approximately 400 feet south of the intersection of East Wine County Road and Vista Grande Way. Grandview, WA 98930.

Parcel No.: 230924-24522

by first class mail, postage prepaid, by delivering the same to the U.S. Post Office for deposit in the United States Mail, properly addressed to the following adjacent property owners within 300 feet of the subject parcel(s), interested parties and governmental agencies, lists attached hereto.

Governmental agencies also received the SEPA Checklist.

CITY OF GRANDVIEW

By: 

Anita Palacios, City Clerk



**CITY OF GRANDVIEW NOTICE OF DEVELOPMENT APPLICATION:
NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF
ENVIRONMENTAL REVIEW, and 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): Shane O'Neill dba Clover Planning & Zoning LLC

Property Owner(s): Cliff Lewis dba Scantlings LLC

Proposed Project: Grande Vista 16-bed inpatient Enhanced Services Facility (ESF) providing long-term residential care to individuals with complex personal care and behavioral health needs.

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Parcel No.: 230924-24522

Application Date: February 27, 2025

Application Acceptance: March 13, 2025

Decision-Making Authority: City of Grandview

Project Description: The applicant proposes to construct a 10,000 square foot structure with 10 parking spaces. The structure will house an Enhanced Service Facility (ESF), as defined by RCW 70.97, that provides housing and 24-hour care for up to 16 individuals with complex personal care and behavioral health needs, including physical disabilities, cognitive impairment, and/or mental health support needs. Staff will consist of caregivers, Registered Nurses, Family Nurse Practitioners, and Psychiatric Nurse Practitioners.

Requested Approvals & Actions: Conditional Use Permit approval.

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

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. A copy of the threshold determination issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **April 3, 2025**.

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. 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. Comments concerning the application should be submitted no later than **April 3, 2025**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **April 3, 2025** 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 **April 23, 2025 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 19, 2025

Property Posted: March 14, 2025

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s):
March 13, 2025

Yakima County GIS - Washington Land Information Portal

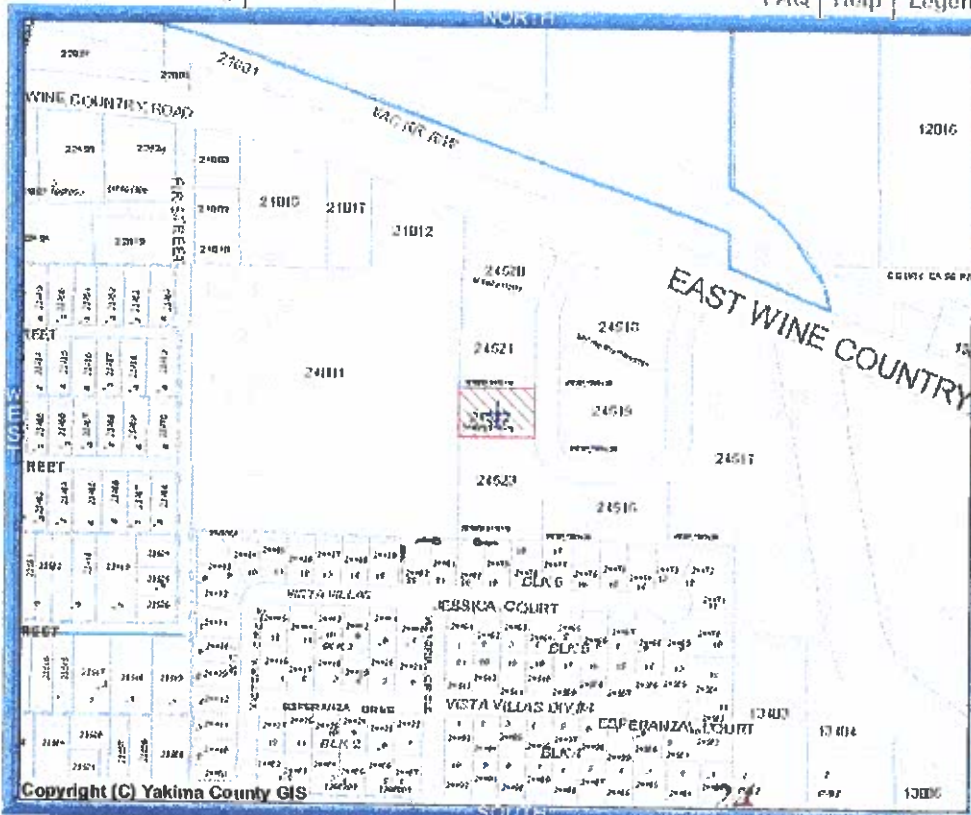
Yakima County Assessor
Yakima County GIS
Yakima County



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Assessor | Planning | Real Estate

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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 = 400 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.vtgc.com
(509) 248-4442


Easting(N) | Northing(N)

Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600

	Parcel Address:		UNASSIGNED, WA	
	Parcel Owner(s):		SCANTLINGS LLC	
	Parcel Number:		23092424522	Parcel Size: 21835 Square Feet
	Property Use:		99 Other Undeveloped Land	
	Tax Code Area (TCA):		440	Tax Year: 2025
Improvement Value:		\$0	Land Value: \$131000	
Current Use Value:		\$0	Current Use Improvement: \$0	
New Construction:		\$0	Total Assessed Value: \$131000	

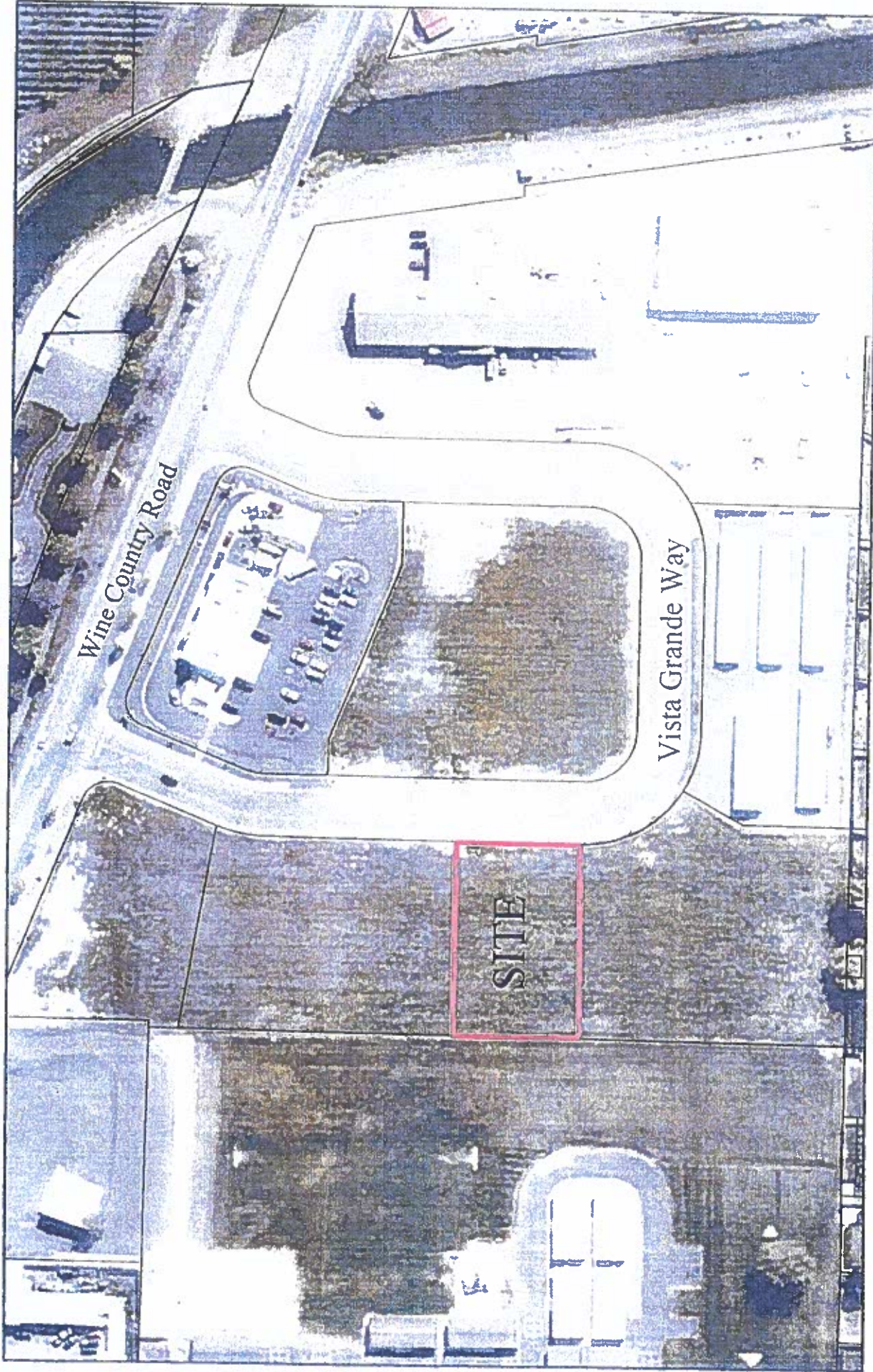
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport
No Residence Information Found.									

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

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](#).

Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D
+ Latitude: 40° 15' 13.998"		+ Longitude: -119° 53' 10.436"	
		Range: 23 Township: 09 Section: 24	
Narrative Description: Section 24 Township 09 Range 23 Quarter NW: 2A That portion of lot 2 of Binding Site Plan, as recorded under Auditor's File Number 7863436, records of Yakima County, Washington, lyof the following described traverse line: Commencing at the northeast corner of said Lot 2; thence South 0°03'40"" West along the east line of said Lot 2, a distance of 118.00 feet to Beginning; thence North 89°56'20"" West parallel to the north line of said Lot 2, a distance of 185.01 feet to a point on the west line of said Lot 2 and the terminus of the here in de			

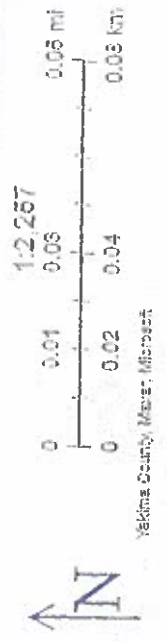
Wangai SUP Vicinity Map



2/24/2025, 11:20:53 AM

☐ Taxlots

☐ City Limits



230924-24522/24520
Cliff Lewis
P.O. Box 605
Grandview, WA 98930

230924-24001/ 21012
Grandview School District
913 W Second
Grandview, WA 98930

230924-24521
Wine Country Holdings LLC
2121 S 1st Street
Grandview, WA 98930

230924-24523
Thomas J Smith
324 N 30th Avenue
Yakima, WA 98902

230924-24518
McDonalds Restaurant
6515 W Clearwater Ave Ste 214
Kennewick, WA 99336

230924-24519
Hogback Grandview LDA LLC
2612 W. Nob Hill Blvd. Ste 101PMB 148
Yakima, WA 98902

230924-24516
Oscar & Maria Martinez
906 Madison Avenue
Toppenish, WA 98948

230924-24475
Gaspar Regis
813 Jessica Court
Grandview, WA 98930

230924-24476
Elma & Hector Vazquez
811 Jessica Court
Grandview, WA 98930

230924-24477
Maura Navarro
809 Jessica Court
Grandview, WA 98930

230924-24479
Michael Vincent
805 Jessica Court
Grandview, WA 98930

230924-24478
Julian Pena & Tawmi Gonzalez
807 Jessica Court
Grandview, WA 98930

230924-24480
Mario Gonzalez & Ash Villarreal
803 Jessica Court
Grandview, WA 98930

230924-24482
Francisco Carrillo
507 Lizzy Lane
Grandview, WA 98930

230924-24439
Jessica Alcaraz
440 Victoria Circle
Grandview, WA 98930

230924-24481
Alejandro & Concha Ponce
801 Jessica Court
Grandview, WA 98930

Anita Palacios

From: Anita Palacios
Sent: Thursday, March 13, 2025 3:01 PM
To: 'GRANDVIEW SCHOOL DISTRICT'; 'ODW.Mail@doh.wa.gov'; 'PORT OF GRANDVIEW'; 'ROZA IRRIGATION DISTRICT'; 'sepa@dahp.wa.gov'; 'SUNNYSIDE VALLEY IRRIGATION DISTRICT'; 'WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov)'; 'WA STATE DEPT OF FISH & WILDLIFE'; 'WA STATE DEPT OF NATURAL RESOURCES'; 'WA STATE DEPT OF SOCIAL & HEALTH SERVICES'; 'WA STATE DEPT OF TRANSPORTATION'; 'WA STATE DEPT OF TRANSPORTATION'; 'YAKAMA NATION'; 'YAKIMA CO ENVIRONMENTAL HEALTH'; 'YAKIMA CO FIRE DISTRICT NO. 5'; 'YAKIMA CO PLANNING DEPT'; 'YAKIMA CO REG TRANSPORTATION ORG'; 'YAKIMA CO TRANSPORTATION SERVICES'; 'YAKIMA CO ZONING & SUBDIVISION'; 'Yakima Health District'; 'YAKIMA REGIONAL CLEAN AIR AUTHORITY'
Cc: Shane Fisher
Subject: City of Grandview - Notice of Application, Completeness, Environmental Review & Public Hearing and SEPA - Vista Grande Community Service Facility Level 2 Conditional Use Permit
Attachments: Vista Grande Community Service Facility Level 2 Conditional Use Permit - SEPA Checklist & Notice of Environmental Review.pdf

Attached is a Notice of Development Application: Notice of Application, Notice of Completeness, Notice of Environmental Review & Notice of Public Hearing and SEPA Environmental Checklist for a Conditional Use Permit for a Community Service Facility Level 2 submitted by applicant Shane O'Neill dba Clover Planning & Zoning LLC and property owner Cliff Lewis dba Scantlings LLC located on Vista Grande Way, Grandview, WA.

Thanks,

Anita G. Palacios, MMC
City Clerk/Human Resources
City of Grandview
207 West Second Street
Grandview, WA 98930
PH: (509) 882-9208 or 882-9200
Fax: (509) 882-3099
anitap@grandview.wa.us
www.grandview.wa.us

Anita Palacios

From: NoReply@ecy.wa.gov
Sent: Thursday, March 13, 2025 4:20 PM
To: Anita Palacios
Subject: SEPA record published

CAUTION: External Email

The SEPA admin reviewed and published [SEPA record number 202501008, "Vista Grande Mental Health"](#). It will now be available to the public.

From: Gertie Desallier
Email: separegister@ecy.wa.gov
Phone number: (509) 268-9690



**CITY OF GRANDVIEW
CERTIFICATE OF POSTING PROPERTY**

I, Todd Dersert of the City of Grandview Public Works Department, hereby certify under penalty of the laws of the State of Washington that the following is true and correct:

That on the 14th day of March, 2025, I posted the attached NOTICE OF DEVELOPMENT APPLICATION: NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF ENVIRONMENTAL REVIEW AND NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal as designated on the attached map:

Applicant(s): Shane O'Neill dba Clover Planning & Zoning LLC

Property Owner(s): Cliff Lewis dba Scantlings LLC

Proposed Project: Grande Vista 16-bed inpatient Enhanced Services Facility (ESF) providing long-term residential care to individuals with complex personal care and behavioral health needs.

Current Zoning: C-2 General Business District

Current Use: Vacant

Proposed Conditional Use: Community Service Facility – Level Two

Location of Project: Unassigned address. On the west side of Vista Grande Way, along the westerly loop. Approximately 400 feet south of the intersection of East Wine County Road and Vista Grande Way. Grandview, WA 98930.

Parcel No.: 230924-24522

Dated this 14th day of March, 2025.

GRANDVIEW PUBLIC WORKS DEPARTMENT

BY: Todd Dersert
Signature

Todd Dersert
Printed Name



**CITY OF GRANDVIEW NOTICE OF DEVELOPMENT APPLICATION:
NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF
ENVIRONMENTAL REVIEW, and 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): Shane O'Neill dba Clover Planning & Zoning LLC

Property Owner(s): Cliff Lewis dba Scantlings LLC

Proposed Project: Grande Vista 16-bed inpatient Enhanced Services Facility (ESF) providing long-term residential care to individuals with complex personal care and behavioral health needs.

Current Zoning: C-2 General Business District

Current Use: Vacant

Proposed Conditional Use: Community Service Facility – Level Two

Location of Project: Unassigned address. On the west side of Vista Grande Way, along the westerly loop. Approximately 400 feet south of the intersection of East Wine County Road and Vista Grande Way. Grandview, WA 98930.

Parcel No.: 230924-24522

Application Date: February 27, 2025

Application Acceptance: March 13, 2025

Decision-Making Authority: City of Grandview

Project Description: The applicant proposes to construct a 10,000 square foot structure with 10 parking spaces. The structure will house an Enhanced Service Facility (ESF), as defined by RCW 70.97, that provides housing and 24-hour care for up to 16 individuals with complex personal care and behavioral health needs, including physical disabilities, cognitive impairment, and/or mental health support needs. Staff will consist of caregivers, Registered Nurses, Family Nurse Practitioners, and Psychiatric Nurse Practitioners.

Requested Approvals & Actions: Conditional Use Permit approval.

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

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. A copy of the threshold determination issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **April 3, 2025**.

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. 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. Comments concerning the application should be submitted no later than **April 3, 2025**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **April 3, 2025** 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 **April 23, 2025 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 19, 2025

Property Posted: March 14, 2025

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s):
March 13, 2025



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 = 400 ft.

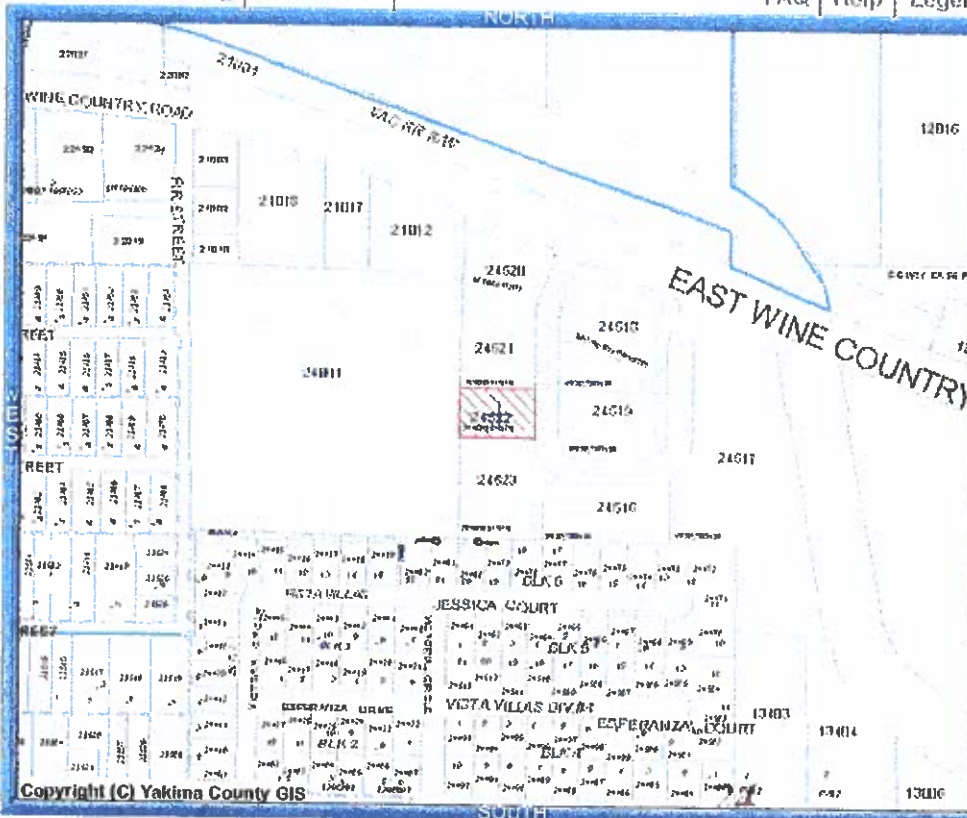
Overlays: Aerial Photography

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee
Title Insurance & Escrow Service
www.vtgc.com
(509) 248-4442



Copyright (C) Yakima County GIS


Easting(N) | Northing(N)

Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600

	Parcel Address: UNASSIGNED, WA			
	Parcel Owner(s): SCANTLINGS LLC			
	Parcel Number:	23092424522	Parcel Size:	21835 Square Feet
	Property Use:		99 Other Undeveloped Land	
Tax Code Area (TCA):		440	Tax Year: 2025	
Improvement Value:		\$0	Land Value: \$131000	
Current Use Value:		\$0	Current Use Improvement: \$0	
New Construction:		\$0	Total Assessed Value: \$131000	
Quality	Year Built	Stories	Main SqFt	Upper SqFt
			Bsmt SqFt	Bedrooms
			Bathrooms	Garage
			(full/3/4, 1/2)	(bsmt/all/bkln)
				Carport
No Residence Information Found.				
Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				
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				

Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban (City Limits) (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D
+ Latitude: 46° 15' 13.998"		+ Longitude: -119° 53' 10.436"	
Range: 23		Township: 09	
Section: 24			
Narrative Description: Section 24 Township 09 Range 23 Quarter NW: 2A That portion of lot 2 of Binding Site Plan, as recorded under Auditor's File Number 7863436, records of Yakima County, Washington, lyof the following described traverse line: Commencing at the northeast corner of said Lot 2; thence South 0°03'40" West along the east line of said Lot 2, a distance of 118.00 feet to Beginning; thence North 89°56'20" West parallel to the north line of said Lot 2, a distance of 185.01 feet to a point on the west line of said Lot 2 and the terminus of the here in de			

Wangai SUP Vicinity Map



2/24/2025, 11:20:53 AM

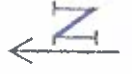
☐ Taxlots

☐ City Limits

12.257

0.05 mi

0.03 km



0 0.01 0.02 0.03 0.04

0 0.02 0.04

Yakima County, Mayor, Microsoft

AFFIDAVIT OF PUBLICATION

State of Washington } ss.
County of Yakima }

The undersigned on oath states that

Trisha Dodgson

is an authorized representative of the GRANDVIEW HERALD, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Grandview, Yakima County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper. The notice, in the exact form annexed, was published in regular issues of The GRANDVIEW HERALD, which was regularly distributed to its subscribers during the below stated period.

The annexed notice, a Notice of Application
COG, Parcel # 230924-24522

was published on March 19, 2025

The amount of the fee charged for the foregoing publication is the

sum of \$ 161.88 which amount has been paid in full.

[Signature]

Subscribed and sworn to before me on

March 19, 2025

Annette C. Jones

Notary Public for the State of Washington

Notice

CITY OF GRANDVIEW NOTICE OF DEVELOPMENT APPLICATION: NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF ENVIRONMENTAL REVIEW, and 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): Shane O'Neill dba Clover Planning & Zoning LLC
Property Owner(s): Cliff Lewis dba Scantlings LLC
Proposed Project: Grande Vista 16-bed inpatient Enhanced Services Facility (ESF) providing long-term residential care to individuals with complex personal care and behavioral health needs.

Current Zoning: C-2 General Business District

Current Use: Vacant

Proposed Conditional Use: Community Service Facility – Level Two

Location of Project: Unassigned address. On the west side of Vista Grande Way, along the westerly loop. Approximately 400 feet south of the intersection of East Wine County Road and Vista Grande Way, Grandview, WA 98930.

Parcel No.: 230924-24522

Application Date: February 27, 2025

Application Acceptance: March 13, 2025

Decision-Making Authority: City of Grandview

Project Description: The applicant proposes to construct a 10,000 square foot structure with 10 parking spaces. The structure will house an Enhanced Service Facility (ESF), as defined by RCW 70.97, that provides housing and 24-hour care for up to 16 individuals with complex personal care and behavioral health needs, including physical disabilities, cognitive impairment, and/or mental health support needs. Staff will consist of caregivers, Registered Nurses, Family Nurse Practitioners, and Psychiatric Nurse Practitioners.

Requested Approvals & Actions: Conditional Use Permit approval.

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

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. A copy of the threshold determination issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **April 3, 2025**.

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. 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. Comments concerning the application should be submitted no later than **April 3, 2025**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **April 3, 2025** 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 **April 23, 2025 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.

Anita Palacios

From: Walker, Brandon <walkerb@svid.org>
Sent: Tuesday, March 18, 2025 3:13 PM
To: Anita Palacios
Subject: Re: City of Grandview - Notice of Application, Completeness, Environmental Review & Public Hearing and SEPA - Vista Grande Community Service Facility Level 2 Conditional Use Permit
Attachments: DNR.pdf

CAUTION: External Email

Anita,

Attached is SVIDs' response.

Thank You

Brandon Walker

Civil Engineer Technician
Sunnyside Valley Irrigation District
PO Box 239 | Sunnyside, WA 98944
(509) 837-6980
walkerb@svid.org

From: Anita Palacios <anitap@grandview.wa.us>
Sent: Thursday, March 13, 2025 3:19 PM
To: Walker, Brandon <walkerb@svid.org>
Subject: FW: City of Grandview - Notice of Application, Completeness, Environmental Review & Public Hearing and SEPA - Vista Grande Community Service Facility Level 2 Conditional Use Permit

Attached is a Notice of Development Application: Notice of Application, Notice of Completeness, Notice of Environmental Review & Notice of Public Hearing and SEPA Environmental Checklist for a Conditional Use Permit for a Community Service Facility Level 2 submitted by applicant Shane O'Neill dba Clover Planning & Zoning LLC and property owner Cliff Lewis dba Scantlings LLC located on Vista Grande Way, Grandview, WA.

Thanks,

Anita G. Palacios, MMC
City Clerk/Human Resources
City of Grandview
207 West Second Street
Grandview, WA 98930
PH: (509) 882-9208 or 882-9200
Fax: (509) 882-3099



SERVING AGRICULTURE SINCE 1906

March 18, 2025

Anita Palacios
City of Grandview
207 West Second Street
Grandview, WA 98930

Subject: Determination of Non-significance (DNS) – Grande Vista 16-bed Inpatient Facility

Proponent: Shane O'Neill dba Clover Planning & Zoning LLC

Location of Project: On the west side of Vista Grande Way, along the westerly loop. Approx. 400 feet south of the intersection of Vista Grande Way and East Wine Country Road, Grandview WA 98930

Parcel No.: 230924- 24522

Dear Mrs. Palacios,

This office has reviewed the proposed project. Sunnyside Valley Irrigation District (SVID) has the following comments:

- There are no SVID facilities within the project parcel.

Thank you for the opportunity to comment. If you have any questions, please contact Brandon Walker at (509) 837-6980 or walkerb@svid.org.

Sincerely,

A handwritten signature in black ink that reads "Ron Cowin".

Ron Cowin
Assistant Manager – Engineering

Anita Palacios

From: ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>
Sent: Tuesday, April 1, 2025 4:42 PM
To: Anita Palacios
Subject: 202501008_Vista Grande Mental Health
Attachments: 202501008 ECY Comments.pdf

CAUTION: External Email

Greetings,

Attached is the Department of Ecology comment letter for Vista Grande Mental Health.

Please share these comments with the applicant.

Thank you,

Amber Johnson (she/her)

SEPA/ERTS Coordinator

Department of Ecology, Central Region Office

Ph. 509-723-5677



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

April 1, 2025

Anita Palacios
City of Grandview
207 West Second Street
Grandview, WA 98930

RE: 202501008

Dear Anita Palacios:

Thank you for the opportunity to comment on the Optional Determination of Nonsignificance process for the Vista Grande Mental Health. We have reviewed the environmental checklist and have the following comments.

Water Quality Program

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

Note: If the ground disturbance will be less than 5 acres, it may be possible to obtain an Erosivity Waiver.

City of Grandview
April 1, 2025
Page 2 of 2

More information on the stormwater program may be found on [Ecology's stormwater](#) website at. Please submit an application or contact **Lloyd Stevens Jr.** at the Dept. of Ecology, (509) 571-3866, with questions about this permit.

Sincerely,



Amber Johnson
SEPA Coordinator
Central Region Office
509-723-5677
crosepacoordinator@ecy.wa.gov

CITY OF GRANDVIEW HEARING EXAMINER

VISTA GRANDE LEVEL 2 COMMUNITY SERVICE FACILITY STAFF RECOMMENDATION

City of Grandview
207 West Second Street · Grandview, Washington 98930
(509) 882-9208 · (509) 882-9200 · FAX (509) 882-3099

PERMIT INFORMATION:

Project Name: Vista Grande Level 2 Community Service Facility
Zoning Designation: C-2 General Business District
Future Land Use Designation: Commercial
Subject Parcel Number(s): 230924-24522
Property Location: Unassigned address. On the west side of Vista Grande Way, along the westerly loop. Approximately 400 feet south of the intersection of East Wine County Road and Vista Grande Way. Grandview, WA 98930.

Property Owner: Scantlings LLC

Mailing Address: PO Box 605
Grandview, WA 98930

Applicant: Clover Planning & Zoning LLC

Mailing Address: 6904 Rogue Dr.
Pasco, WA 99301

Recommendation:

Approved with Conditions

FINDINGS AND ANALYSIS:

Based upon information supplied by the applicant, comments from public agencies, and a review of the City of Grandview's Comprehensive Plan and Grandview Municipal Code (GMC) Title 17 (the Zoning Ordinance), the Administrative Official enters the following:

1. **Project Description:** The applicant proposes to construct a 10,000 square foot structure with 10 parking spaces on a 0.50-acre lot. The structure will house an Enhanced Service Facility (ESF), as defined by RCW 70.97, that provides housing and 24-hour care for up to 16 individuals with complex personal care and behavioral health needs, including physical disabilities, cognitive impairment, and/or mental health support needs. Staff will consist of caregivers, Registered Nurses, Family Nurse Practitioners, and Psychiatric Nurse Practitioners.
2. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use Designation of the property is Commercial. Applicable Goals and Policies of the Comprehensive Plan that address this proposal are:

Land Use Element Goal 1: Create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values.

Policy 1.3: Encourage urban infill where possible to avoid sprawl and the inefficient leapfrog pattern of development.

Land Use Element Goal 3: To actively manage land use change and protect the City's character by developing City facilities and services in a way that directs and controls land use patterns and intensities.

Policy 3.2: New urban development shall be encouraged to locate first within the City limits, and second within the urban growth area where municipal services and public facilities are already present.

Staff Findings: *The proposed Community Service Facility is proposed on an existing lot, providing for infill that is urban development within city limits.*

3. **Zoning and Land Use:** The subject property is located within the C-2 General Business Zoning District. According to GMC Title 17.44.010, the C-2 General Business district is established to promote the centralization of business and reinforce a positive public image and confidence in commercial revitalization, within a compact commercial area having primarily common-wall building construction. Such construction offers the unique opportunity within the Grandview urban area to cluster together types of retail business and retail services which functionally interact well together, and will economically fare better, as a result of close proximity by cumulatively attracting more persons than as individual destination points. It is intended that the commercial clustering concept be fostered by emphasizing pedestrian access and circulation within the district, in a manner which is healthy, safe, uninhibited and convenient for employees and visitors of all ages. Public and private off-street parking shall be located to encourage the transition from automobile to pedestrian movement. On-street parking should be shared by vicinity businesses and be oriented to short duration convenience parking for customers in the vicinity. In order to preserve the public health, safety and welfare in central business district redevelopment, protect public and private investment in property and infrastructure improvements and stabilize declining property values, certain uses of the land may be restricted or prohibited.

The subject property is currently vacant. Arthur H. Smith Elementary School is to the west, with vacant lands to the north, south, and east. Within the "business park" where the proposal lies are a lumber yard, mini storage facilities, and a fast-food restaurant.

4. **Jurisdiction and Process:** The proposed facility was determined to be a similar use to Community Service Housing, since the facility would house long-term residents in addition to providing mental and behavioral health services. Community Service Housing is defined as a facility that principally offers or provides subsidized housing on a daily, weekly or monthly basis and provides one or more of the additional following services at a cost, if any, subsidized by charitable or government agencies, including: (A) meals and food; (B) child or adult day care services; (C) employment, substance abuse or behavior counseling; and (D) medical, dental or mental health services; regardless of whether such community social and health welfare services are provided on premises or off the premises for the benefit of such residents." (GMC 17.12.457) Community Service Housing falls under the definition of a Level 2 Community Service Facility, which is considered a Conditional Use within the C-2 General Commercial Zoning District. (GMC 17.44.050)

Table 14.09.080 in the GMC identifies that Conditional Uses require an Open Record Public Hearing. While the table shows that the Planning Commission is the hearing body for the Conditional Use, GMC 2.50.080 states that the Hearing Examiner “shall receive and examine available information, conduct public hearings, prepare a record thereof and enter findings of fact and conclusions based upon those facts” for “hearings before any other commission or board. In the event there is a conflict between this section and any other code section regarding hearings or appeals, this chapter shall apply and the hearing examiner is hereby designated to hear all hearings ... provided for in this code.”

5. **Environmental Review:** The proposal is subject to an environmental review under the Washington State Environmental Policy Act (SEPA). The process authorized under WAC 197-11-355 was used, with a Determination of Non-Significance issued on April 4, 2025.
6. **Notice of Application:** After the application was submitted, a combined Notice of Application, Environmental Review, and Public Hearing was mailed to property owners within 300 feet of the property and to agencies having jurisdiction or interest in the proposal. Two agencies commented:
 - A. The Sunnyside Valley Irrigation District (SVID) provided a letter stating that they have no facilities in the project area.

Staff Response: *No action is needed. Please contact SVID directly with any questions.*

- B. The Washington State Department of Ecology (DOE) submitted comments from their Water Quality Program. The comment states that if there is potential for stormwater to discharge off site, an NPDES Construction Stormwater General Permit is recommended. The permit requires a Stormwater Pollution Prevention Plan be prepared and implemented prior to any construction activities taking place. They note that if ground disturbance is between one and five acres, the development may qualify for an Erosivity Waiver.

Staff Response: *This recommendation includes a condition that the applicant obtain an NPDES Construction Stormwater General Permit, unless it is determined that it is not necessary.*

7. **Processing Timeframe:** The application has been processed as follows:

Application Submitted: February 27, 2025

Application Determined Complete: March 13, 2025

Notice of Application, Environmental Review, and Public Hearing: March 13, 2025

Property Posted: March 14, 2025

Legal Notice in Grandview Herald: March 19, 2025

Issuance of Final SEPA Threshold Determination: April 4, 2025

Open Record Public Hearing: April 23, 2025

8. **Development Standards of the C-2 General Commercial Zoning District (GMC 17.44.060):**

- A. Minimum lot area: not required except for nonconforming residential uses which must retain a minimum of 5,000 square feet for single-family and 3,000 square feet for each additional unit

Staff Findings: This standard does not apply to the proposal.

- B. Lot coverage: no requirement.

Staff Findings: No action is necessary.

- C. Minimum yard setbacks:

1. Front: None required except where adjoining a residential district in which case GMC 17.74.020 shall prevail.
2. Side: None required except where adjoining a residential district in which case GMC 17.74.020 shall prevail. Side along flanking street of corner lot: 20 feet.
3. Rear: None required except where adjoining a residential district in which case GMC 17.74.020 shall prevail;

Staff Findings: There are no yard setback requirements within the C-2 General Commercial Zoning District.

- D. Maximum building height: 50 feet, except a greater height may be approved by special permit

Staff Findings: The proposed structure is proposed as a one-story building. However, since no cross section of the building has been provided, this recommendation conditions that the facility not exceed 50-feet in height.

- E. Fences and hedges: see Chapter 17.75 GMC.

Staff Findings: These standards are addressed in the sections below.

- F. Parking: see Chapter 17.78 GMC.

Staff Findings: These standards are addressed in the sections below.

- G. Landscaping: see Chapter 17.75 GMC; and

Staff Findings: These standards are addressed in the sections below.

9. **Landscaping Requirements for Major Projects (GMC 17.75.050):**

The proposed facility is classified as a Major Project, as defined by GMC 17.75.030(H). "Major project" means (1) any new nonresidential building with a gross floor area of 6,000 square feet or more; (2) any new residential building containing five or more living units; or (3) any new parking lot resulting in 12 or more new parking spaces not previously in use prior to construction.

- A. The area between property lines and the back edge of street curbs, exclusive of city right-of-way and exclusive of sidewalks and driveways for ingress/egress, shall be 100 percent treated with landscape materials, including live vegetation and/or decorative rock.

Staff Findings: This recommendation conditions that the proposed facility meet this standard.

B. Sight Screening Required.

1. Refuse, including garbage and rubbish, may only be stored for disposal or collection in authorized garbage cans, dumpsters, self-contained, liquid-tight compacting solid waste containers and/or detachable containers. Plastic bags may not be used except as liners for garbage cans.
2. In no case shall such enclosure and trash collection receptacles be permitted within the required front yard setback areas.
3. Outdoor storage and trash collection areas shall be sight screened as follows:
 - a. Outdoor storage and trash collection areas located in a commercial or industrial zone shall be sight screened from any adjacent residential zones and from residential zones across a public street or alley;
 - b. Trash collection areas provided for multiple dwellings and provided in all O office, C-1, C-2, or BP districts shall be sight screened from any abutting street;
 - c. Outdoor storage and trash collection areas in C-1 (neighborhood business) zones shall be sight screened from all adjoining properties;
 - d. Outdoor storage and trash collection areas shall be sight screened on three sides by one or a combination of the following:
 - i. A building or hillside;
 - ii. Dense evergreen shrubs and/or trees planted to provide a year-round sight-obscuring sight screen to achieve a minimum height of six feet, within three years of planting;
 - iii. A solid or otherwise sight-obscuring fence or wall at least six feet in height;
 - e. Sight screening shall not be required for dumpsters or containers located on a temporary one-time basis for special circumstances such as construction projects and large-scale cleanup efforts;
 - f. Sight screening shall not be required for designated recycling bins or facilities maintained by the city of Grandview for public use.
4. A developer or property owner may receive credit toward the required landscape area for pedestrian walks or ways when such walks or ways are decorative and/or textured in character and are designed as a complementary part of the landscape area. No more than 25 percent of the landscaped area can be treated with decorative pedestrian ways and be included in the overall calculations for landscaped area.

Staff Findings: This recommendation conditions that all site screening requirements for outdoor storage and refuse collection meet these standards.

C. Design Standards.

1. Fences, Walls and Hedges.

- a. The height of fences, walls and hedges located between a structure and a street or alley shall be measured from the street curb or alley grade except in those cases where topographical irregularities occur. The height of fences, walls and hedges between a structure and a common lot line shall be measured from the grade along the common lot line or top of any structural retaining wall occurring at the common lot line;
- b. The height of fences, walls and hedges shall be limited to four feet within the front yard area of residentially zoned lots, retail business and office zoned lots; provided, when two contiguous corner lots, or two corner lots separated only by an alley right-of-way, form the entire frontage between parallel or nearly parallel streets, the height of fences, walls and hedges shall be limited to six feet within the front yard adjacent to the side street; except where the front door of a house faces the side street all fences greater than four feet in height must be set back to the building line of the house facing the side street;
- c. The height of fences, walls and hedges within the side and rear yards of residentially zoned lots, retail business and office zoned lots shall be limited to six feet. A gate or opening with a minimum three-foot width leading into at least one side yard shall be provided;
- d. Fences shall not be constructed out of tires, pallets, bed springs, multicolored materials, tarps, plastic sheets, wheel rims and similar or like materials not traditionally manufactured or used for fencing purposes. Corrugated sheet metal for fences shall be allowed only in industrial districts. Hog wire, chicken wire, horseman wire mesh, v-mesh, field fence, woven field fence, welded utility fence, or any similar or like wire fencing material is not permitted in residential or commercial zones. Horseman wire mesh and the other wire fencing listed above may be permitted in the R-1S suburban residential districts on tracts larger than one acre that are used for animal husbandry. Fences built with valid permits prior to the effective date of this chapter or fences on properties annexed to the city after the effective date of this chapter are exempt from this subsection;
- e. Fences constructed of wrought iron with interspersed brick or block columns of up to five feet in height may be permitted within front yards in the R-1S districts provided said fencing is at least 85 percent transparent;
- f. Barbed and razor wire fencing is prohibited in all residential districts, in the O office district, the C-1 neighborhood business district and the designated central business district (Chapter [17.45](#) GMC). Barbed wire may be permitted in the R-1S suburban residential districts on tracts larger than one acre that are used for animal husbandry. In the C-2 general business district only one strand of barbed wire is permitted along the top rail or within two inches of the top rail and provided it is located outside of the designated central business district (Chapter [17.45](#) GMC);

- g. Electrified fences are not permitted in residential districts except as a secondary means of securing property where the electrified fence is located behind an existing fence or in the suburban residential district to contain permitted farm animals;
- h. In all front yards, whether on properties with single, double, or triple frontage, rails, posts and other structural fence supports shall not be visible from a public street; except that posts and rails that are an integral part of the fence design and aesthetics and not used solely for structural support may be visible from a public street;
- i. All fencing in commercial and industrial districts shall be placed on the inward side of any required perimeter landscaping, with landscape treatments occurring along the street frontage;
- j. No fence, wall or hedge, landscape material or foliage higher than three feet above curb grade shall be located or planted within an area 20 feet along the property lines from the intersection of two streets including the area between such points, or 15 feet from the intersection of a street and an alley; provided, however, if an alternative fence material is used such as masonry, wrought iron, wood, or combination thereof then the fence must be at least 75 percent transparent and may be a maximum six feet in height, or a smaller, at least 75 percent transparent fence set upon a maximum three-foot wall or other structure not exceeding a combined height of six feet, may be erected within said area of intersection of street and alley so long as the fence is at all times unobstructed by foliage or other matter;
- k. Fences constructed in any zoning district may be permitted at the back of sidewalks in public right-of-way upon approval of the public works department, except as provided in subsection (C)(1)(i) of this section;
 - i. No fence or wall shall be erected without first obtaining a building permit from the public works department;

Staff Findings: *No fencing, walls, or hedges are currently proposed. This recommendation conditions that all future fencing, walls, or hedges meet these standards.*

- 2. Clearance Distances. Where a fire hydrant is located within a landscape area it shall be complemented by a minimum clearance radius of three feet. No tree, as measured from its center, shall be located within 10 feet of a street light standard, or within five feet of a driveway or a fire hydrant;

Staff Findings: *There are no fire hydrants located on the property.*

3. Commercial and Industrial Districts – Landscape Buffers.

- a. Landscape buffers in commercial and industrial districts shall meet the following standards:
 - i. Landscape buffers shall be 100 percent landscaped with live vegetation or a combination of live vegetation and ornamental rock.
 - ii. Live vegetation within the landscape buffer shall be planted with a mix of evergreen and deciduous trees and shrubs interspersed throughout the landscape buffer. At maturity, the live vegetation shall cover a minimum of 25 percent of the landscape buffer;

Staff Findings: This recommendation conditions that all landscape buffers meet these standards.

D. Parking Lot Landscaping.

1. The requirements of this subsection apply only to multiple dwellings and property located in the C-1 or C-2 zones.
2. New parking lots resulting in 11 or fewer new parking spaces not previously in use prior to construction (qualify as minor project as defined by GMC [17.75.030](#)):
 - a. The width of parking lot buffers shall be dependent upon the location of the parking lot in relation to the building and street right-of-way as follows:
 - i. Parking lots between the building and an arterial street shall have a minimum buffer of 10 feet between the parking lot and the property line.
 - ii. Parking lots between the building and local access streets and alleys shall have a minimum buffer of five feet between the parking lot and the property line.

Staff Findings: Vista Grande is considered a local access street and requires a minimum buffer of five feet between the parking lot and the property line. The site plan shows approximately 25 feet, meeting this standard.

10. Standards for all Landscape Areas (GMC 17.75.060):

- A. All new plants, except those planted on single-family residential properties, shall conform to American Nursery and Landscape Association (ANLA) grades and standards as published in the “American Standard for Nursery Stock” manual (ANSI Z60.1 or latest edition).
- B. Single-stemmed trees required pursuant to this chapter shall at the time of planting conform to the following standards:
 1. Deciduous trees shall have a minimum caliper of one and three-quarters inches and a height of eight feet.
 2. Coniferous evergreen trees shall be at least five feet in height.
- C. Multistemmed trees shall be permitted as an option to single-stemmed trees; provided, that such multistemmed trees are:
 1. At least six feet in height;
 2. Not allowed in street rights-of-way.
- D. When the width of any landscape strip, buffer, or setback is 15 feet or greater, the required trees shall be staggered in two or more rows.
- E. Shrubs shall be:
 1. At least an ANLA container class No. 2 (two-gallon) size at time of planting;
 2. At least 18 inches in height at the time of planting.
- F. Shrubs within required parking lot landscape areas shall be maintained at a height not exceeding 42 inches.

- G. Live vegetation used as groundcovers shall be planted and spaced to result in total coverage of the required landscape area in three years.
- H. Lawns shall be planted with grass species normally grown as permanent lawn in Yakima County. Lawn areas may be sodded, sprigged, or seeded, except that solid sod shall be used in commercial zones for swales or other areas subject to erosion.
- I. Plant selection shall consider adaptability to climatic, hydrologic, geologic, and topographical conditions of the site.
- J. Plants having similar water use characteristics shall be grouped together in distinct hydrozones.
- K. Lava rock shall not be permitted in any commercial landscaped areas.
- L. When approving an area as a xeriscaped area, the city shall apply all or some of the following criteria:
 - 1. Analysis of the site considering such factors as slopes, drainage, winds, and existing and proposed site improvements.
 - 2. Use of appropriate techniques for soil improvements to support plant growth.
 - 3. Use of low water-demand or drought-resistant turf grasses and plant materials.
 - 4. Use of mulches and other ground covers in planting areas that cover soil, save moisture, and protect from soil erosion.
 - 5. Use of appropriate type of irrigation for each area of the xeriscaped landscape.

Staff Findings: This recommendation conditions that all landscaping meet these standards.

11. [Landscaping] Plan Required (GMC 17.75.080)

- A. Prior to issuance of building permits, two copies of a site plan shall be submitted to the public works department for review for consistency with the provisions of this chapter. The site development plan must be drawn to scale and shall include the following:
 - 1. All relevant data regarding the existing site that will include a vicinity map, location and name of existing adjacent streets, driveway locations, walkways, property lines, and/or easements.
 - 2. Boundaries, dimensions, and size in acres of the site.
 - 3. Indication of adjoining uses and zones.
 - 4. Layout of all use areas within the site, including parking areas and interior circulation areas, including truck circulation for loading/unloading.
 - 5. Landscape plan with:
 - a. Identification of any existing trees or plantings that are to remain on the site. Existing trees should be identified according to caliper and their common name. Existing trees and shrubs may be counted towards landscape requirement standards, provided they are depicted on the plan, retained in their location, and meet minimum standards for plant health.

- b. Location of all proposed landscape areas including the location of all landscape elements and the size, common name, scientific name, spacing, and quantity of all live vegetation to be planted.
 6. Area in square feet and dimensions of individual and collective landscape areas.
 7. Location and description of all existing and proposed structures such as buildings, loading areas, berms, walls, fences, screens, storage areas, street furniture including refuse containers, and lighting.
 8. Location of all existing and proposed utilities, vaults, and boxes.
 9. Schematic building elevations showing exterior building walls.
- B. The required landscaping shall be installed to coincide with the completion of the building. For single-family dwellings the landscaping must be installed no later than three months after issuance of a certificate of occupancy. However, the time limit for compliance may be extended to allow installation of such required landscaping during the next appropriate planting season.

Staff Findings: A Landscaping Plan meeting these requirements is required to be submitted prior to the issuance of building permits.

12. Parking Lot Standards (GMC 17.78.090):

The parking lot is required to meet the standards for a major project outlined in GMC 17.78.090(B).

1. Property Located in C-1 or C-2 Zones and Multiple Dwellings.
 - a. Surfacing.
 - i. Parking lots designated for customer/client parking, all spaces required pursuant to GMC 17.78.170, and all parking areas located between the right-of-way line and the face of buildings shall be surfaced with asphalt, Portland cement concrete or grasscrete. Those areas out of direct public view utilized for employee parking, and service vehicle parking and storage, that are located behind the front yard setback or front of the building, are exempt from the hard surfacing requirements.
 - ii. All parking not requiring hard surfacing as provided in subsection (A)(1) of this section must be surfaced with gravel on a stable substrate.
 - iii. No parking lot or driveway consisting of gravel shall abut a public street right-of-way. All driveways shall be surfaced as provided in subsection (A)(1) of this section for a distance of five feet on each side of driveway openings to a point 10 feet from the right-of-way line;
 - b. Grading and Drainage. All parking lot drainage shall be contained on site. Drainage facilities shall be designed according to accepted engineering standards;
 - c. Border Barricades. All parking areas designed for customer/client parking and all parking areas located between a right-of-way line and a building face shall have curbing installed around perimeter areas and around all landscape elements;

- d. **Markings.** Parking stalls shall be delineated by paint or other markings as approved by the public works department;
- e. **Landscaping.** All parking lots shall conform to the landscape provisions of Chapter 17.75 GMC;
- f. **Lighting.** Parking lot lighting shall be so arranged as to not constitute a nuisance or hazard to passing traffic, or encroach on adjoining residential properties; and
- g. **Maintenance.** All parking lots shall be regularly maintained and kept free of weeds and litter. Maintenance shall include the repair of traffic control devices, signs, light standards, fences, surfacing materials, curbs, landscaping, and drainage facilities.

***Staff Findings:** Parking for the proposed facility is required to be designed and constructed to meet these standards.*

13. Parking Space Dimensions (GMC 17.78.120)

Angle of Parking	Stall Width	Curb Length per Car	Stall Depth	Minimum Driveway Width	Lot Width (1 row + 1 driveway)	Sq. Ft.	Lot Width (2 rows + 1 driveway)	Sq. Ft.
Along Curb 0 degrees	8	23'	8'	12'	20'	460	28'	644
30 degrees	9	18'	17'4"	11'	28'4"	511	45'8"	824
45 degrees	9	12'7"	19'8"	13'	32'8"	420	52'6"	668
60 degrees	9	10'4"	21'	18'	39'	406	60'	624
90 degrees	9	9'	19'	24'	43'	387	62'	558

***Staff Findings:** Parking for the proposed facility is required to meet the dimensional standards shown in the table.*

14. Required Off-street Parking (GMC 17.78.170)

The parking standard identified for the proposed use is Convalescent homes, nursing homes, and congregant care facilities. The standard is one space for each three beds plus one space for each two employees. The proposal has 16 beds and 6 employees, creating the need for 9 parking spaces. 10 parking spaces are proposed.

***Staff Findings:** The proposed number of parking spaces meets the standard.*

15. Findings of Fact by the Hearing Examiner (GMC 17.86.080)

Upon conclusion of the open record predecision hearing, the hearing examiner shall make and enter findings from the record and conclusions thereof as to whether or not:

- A. The proposal is in accordance with the goals, policies, objectives, maps and/or narrative text of the comprehensive plan;

***Staff Findings:** The proposed development is consistent with the goals, policies, and objectives of the Grandview Comprehensive Plan.*

B. The proposal will adversely affect public infrastructure;

Staff Findings: Impacts to public infrastructure were not identified during the review of the proposal.

C. The proposal will be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;

Staff Findings: The site plan and proposal are designed and conditioned to be inharmony with the general vicinity and community as a whole.

D. The location and height of proposed structures and the site design will discourage the development of permitted uses on property in the general vicinity or impair the value thereof;

Staff Findings: The design of the facility does not discourage nearby development nor impair surrounding property values.

E. The operations in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district; and

Staff Findings: The facility does not create any objectional noise, fumes, vibrations, dust, traffic, or flashing lights.

F. The proposal will endanger the public health or safety if located and developed where proposed, or in any way will become a nuisance to uses permitted in the district.

Staff Findings: Danger to public health or safety has not been identified, and the project is conditioned to minimize impacts to the surrounding vicinity.

16. Required Findings of the Hearing Examiner (GMC 14.09.030(c)):

The hearing examiner shall not recommend approval of a proposed development unless it first makes the following findings and conclusions:

- i. The development is consistent with the comprehensive plan and meets the requirements and intent of the Grandview Municipal Code.

Staff Findings: The proposed development is consistent with the Comprehensive Plan and meets the requirements and intent of the Grandview Municipal Code.

- ii. The development makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply, and sanitary wastes.

Staff Findings: The proposal falls within an existing subdivision that has adequate provisions for those improvements and infrastructure.

- iii. The development adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18.

Staff Findings: No impacts have been identified through the review of the proposal and Grandview Comprehensive Plan and development regulations.

- iv. The development is beneficial to the public health, safety and welfare and is in the public interest.

Staff Findings: The proposal provides for a facility intended to serve those individuals with specific mental and behavioral health needs. This provides a service that is in the public interest.

- v. The development does not lower the level of service of transportation below the minimum standards as shown within the comprehensive plan. If the development results in a level of service lower than those shown in the comprehensive plan, the development may be approved if improvement or strategies to raise the level of service are made concurrent with the development. For the purpose of this section, “concurrent with the development” is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development.

Staff Findings: Impacts to level of service standards were not identified during a review of the proposal.

- vi. The area, location and features of any land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development, and are proportional to the impacts created by the development.

Staff Findings: No dedication of land is required as part of this proposal.

RECOMMENDATION:

Based upon the above findings, the City of Grandview Administrative Official hereby recommends **APPROVAL WITH CONDITIONS** of the requested Conditional Use, subject to the conditions listed below.

CONDITIONS (NEXT STEPS):

1. Development of the site shall substantially conform to the site plan submitted with the application for conditional use.
2. A NPDES Construction Stormwater General Permit shall be obtained, unless the Washington State Department of Ecology waives the requirement.
3. The proposed facility shall not exceed 50-feet in height.
4. All landscaping and landscaping buffer requirements outlined GMC 17.75 shall be met.
5. A Landscaping Plan meeting the standards of GMC 17.75 shall be submitted and approved prior to issuance of building permits.
6. All applicable sitescreening requirements of GMC 17.75 shall be met.
7. All future fencing, hedges, or wall shall meet the standards of GMC 17.75.
8. 10 parking spaces meeting the standards of GMC 17.78 shall be completed prior to Certificate of Occupancy of the building.

NOTICE OF APPEAL:

In accordance with GMC 14.11.030, any person of standing may appeal the final decision made by the Grandview Hearing Examiner to Yakima County Superior Court. A notice of such appeal shall be filed in writing and delivered to the City Clerk or Mayor on or before 21 days from the date of the decision.