

**City of Grandview, Washington
Hearing Examiner's Recommendation**

December 19, 2025

**In the Matter of an Application for a)
Rezone Submitted on Behalf of:)
)
Rosario Verduzco, property owner,)
By John Glessner, Applicant)
)
Requesting a Rezone from the R-1)
Single-Family Residential District to)
The R-2 Medium Density Residential)
District for a Parcel at 611 E. 4th Street)**

RZ#2025-04

A. Introductory Findings. The introductory findings relative to the hearing process for this Rezone application to rezone a 0.27-acre parcel at 611 East 4th Street from the R-1 to the R-2 zoning district in order to allow a new duplex to be constructed on the lot following the demolition of a single-family residence on the lot may be summarized as follows:

(1) The Hearing Examiner conducted an open record public hearing for this application on December 11, 2025.

(2) Byron Gumz, Yakima Valley Conference of Governments Land Use Planning Manager who serves as the Planner for the City of Grandview for this matter, presented a staff report for this application which recommended approval of the Rezone request (*Pages 43-46 of the record*).

(3) Testimony was also presented in favor of the application by applicant John Glessner who submitted illustrations of the proposed design of the new duplex for the record (*Pages 47-50 of the record*).

(4) City Clerk Anita Palacios indicated that no written comments were submitted relative to this Rezone application. No one else testified at the hearing relative to this application.

(5) This recommendation has been issued and delivered within 10 business days of the open record public hearing and also within 14 calendar days of the open record public hearing as required by Subsection 14.09.030(A)(4) of the Grandview Municipal Code (GMC).

B. Summary of Recommendation. The Hearing Examiner recommends that the Grandview City Council approve this request to rezone the 0.27-acre lot at 611 East 4th Street from the R-1 Single-Family Residential District to the R-2 Medium Density Residential District so that a new duplex can be constructed on the lot where a single-family residence previously existed.

C. Basis for Recommendation. Based upon a view of the site and of the surrounding area without anyone else present on December 11, 2025; the information contained in the staff report, exhibits and testimony presented at the open record public hearing on December 11, 2025; and a consideration of the Grandview Comprehensive Plan and the Grandview Zoning Ordinance, Title 17 of the Grandview Municipal Code (GMC); the Hearing Examiner makes and issues the following:

FINDINGS

I. Applicant/Property Owner. The applicant who is submitting this application on behalf of the property owner who will live in the new duplex is John Glessner,

404 Pearl Avenue, Grandview, WA. 98930. The property owner is Rosario Verduzco, 611 East 4th Street, Grandview, WA 98930. *(Pages 3 and 4 of the record)*.

II. Location. The property is located on the north side of East 4th Street east of its intersection with Elm Street. The Assessor's Parcel Number is 230924-23407 *(Page 43 of the record)*.

III. Proposal. This application was submitted on October 29, 2025, and was determined to be complete for processing on November 6, 2025. The application requests approval of a Rezone of a 0.27-acre lot located on the north side of East 4th Street east of its intersection with Elm Street from the R-1 Single-Family Residential District to the R-2 Medium Density Residential District. The Rezone would allow a new duplex to be constructed on the lot which is allowed in the R-2 zoning district and is not allowed in the current R-1 zoning district *(Page 43 of the record)*.

IV. Public Notice. In accordance with the applicable City ordinance requirements for notice of open record public hearings conducted by the Hearing Examiner, the City's Notice of Development Application, Notice of Completeness, Notice of Environmental Review and Notice of Public Hearing for the December 11, 2025, open record public hearing was posted at the City Hall, Library and Police Department and on the City's website at www.grandview.wa.us and was mailed to the owners of property within 300 feet of the property under consideration, to interested parties and to governmental agencies on November 17, 2025 *(Pages 31-38 of the record)*; was posted on the property on November 19, 2025 *(Pages 39-42*

of the record); and was published in the official newspaper of the City (Grandview Herald) on November 19, 2025 (*Page 30 of the record*).

V. Environmental Review. The City issued a preliminary Determination of Non-Significance and distributed a Notice of Development Application, Notice of Completeness, Notice of Environmental Determination and Notice of Public Hearing on November 19, 2025, which allowed a 14-day comment period using the optional DNS process authorized by WAC 197-11-355 (*Pages 25-28 of the record*). The City's SEPA Responsible Official issued a Final Determination of Non-Significance (DNS) on December 5, 2025 (*Page 29 of the record*).

VI. The Comprehensive Plan Land Use Designation. The Comprehensive Plan land use designation of the parcel is Residential. The requested Rezone from the R-1 Single-Family Residential District to the R-2 Medium Density Residential District would be consistent with the Residential designation of the Comprehensive Plan which is intended to include areas appropriate for rural, single-family, and multifamily residential living (*Page 43 of the record*). The proposed rezone would allow additional housing by way of a new duplex to be constructed within a residential area of the City that would be consistent with Housing Element provisions of the Comprehensive Plan including, for example, the following Goals, Policies and Objectives:

Housing Element Goal 1: Provide safe and sanitary housing for all persons within the community.

Policy 1.1: Support the development of a housing stock that meets the varied needs of the present community while attracting higher income residents.

Objective 1: Encourage the construction of new units to increase the local housing supply. New construction should provide for a moderate- to low-income and senior housing market demand as well as upscale residences. It should also provide for an appropriate mix of housing types and intensities (single-family, multifamily, group homes, adult family homes).

Objective 5: Encourage infilling in residential areas.

Objective 6: Encourage more medium and high-value residential construction.

Policy 1.3: Support housing availability to meet the needs of all income groups.

Housing Element Goal 2: Residential areas that are safe, sanitary and attractive places to live will be established and maintained in Grandview.

VII. Zoning and Land Uses. The zoning and land uses of the parcel and of the nearby properties are as follows:

(1) The zoning of the subject parcel is currently the R-1 Single-Family Residential District. The purpose and function of that district is to provide neighborhoods for site-built and factory-assembled homes on platted lots, and that district does not allow the construction of new duplexes (*Pages 43-44 of the record*).

(3) The proposed zoning is the R-2 Medium Density Residential District. According to GMC §17.34.010, the R-2 zoning district is established to provide a medium-density residential environment. The lands within this district generally should contain multiple unit residential structures of a scale compatible with structures in lower density districts with useful yard spaces. The R-2 district is intended to allow for a gradual increase in density from low density residential districts and, where compatible, can provide a transition between different use areas (*Page 44 of the record*).

(4) The single-family residence and outbuildings on the lot have been removed, and the lot is currently vacant with a new wall constructed around it.

(5) This Rezone request would be an extension of the R-2 Medium Density Residential zoning to the south across East 4th Street. There is multifamily housing across the street and to the east of the subject lot. Otherwise most of the homes in the surrounding area are single-family residences.

(6) The comprehensive plan, zoning and land use characteristics of properties near the subject lot are as follows:

Location	Future Land Use	Zoning	Land Use
North	Residential	R-1 Low Density Residential	Residential
South	Residential	R-2 Medium Density Residential	Residential
East	Residential	R-1 Low Density Residential	Residential
West	Residential	R-1 Low Density Residential	Residential

(Page 44 of the record).

VIII. Rezone Jurisdiction and Review Process. The Rezone process set forth in GMC Chapter 17.88 requires a recommendation from the Grandview Hearing Examiner and a decision by the Grandview City Council that must be based on a consideration of the review criteria that are set forth in GMC §14.09.030(A)(3)(c) and GMC §17.88.060(A).

IX. Review Criteria for Rezones. GMC §14.03.035 provides that a Hearing Examiner may make land use decisions as determined by the City Council at the request of the Planning Commission or City Administrator. GMC §14.07.030(B) requires at least 10 days prior notice of public hearings by means of mailing, posting and publication in the City's official newspaper. GMC §14.03.040(A)(4) and GMC §14.09.030(A)(4) provide that a recommendation is to be made to the Grandview City Council regarding Rezones that must comply with the provisions of GMC §14.09.030(A)(3) and GMC §17.88.060. GMC §14.01.040(H) defines a development as any land use permit or action regulated by GMC Titles 14 through 18

including but not limited to subdivisions, binding site plans, rezones, conditional use permits or variances. GMC §14.09.030(A)(3)(c) provides that the Hearing Examiner is not to recommend approval of a proposed development without first making the following findings and conclusions:

(1) The development is consistent with the Comprehensive Plan and meets the requirements and intent of the Grandview Municipal Code. The requested Rezone will satisfy this requirement. Since the City's Comprehensive Plan Future Land Use Map designates the lot under consideration as Residential, the Rezone from the R-1 Single-Family Residential District to the R-2 Medium Density Residential District would continue to be in compliance with its Comprehensive Plan designation. It likewise would be consistent with Housing Element Goal 1; Housing Element Policy 1.1 and Objectives 1, 5 and 6 thereof; Housing Element Policy 1.3; and Housing Element Goal 2 which are all set forth verbatim in Section VI of this recommendation. The Rezone would also be consistent with the intent of the Grandview Municipal Code so long as it satisfies all of the Rezone criteria prescribed for its approval.

(2) The development makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes. The proposed new duplex would utilize the same features for drainage, streets, City water and City sewer which have been adequate to serve the single-family residence on the lot in the past.

(3) The development adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18. The City determined that the requested Rezone would not result in any probable significant adverse environmental impacts under GMC Title 18 by issuing a final SEPA Determination of Non-Significance on December 5, 2025.

(4) The development is beneficial to the public health, safety and welfare and is in the public interest. The proposed Rezone of the 0.27-acre lot would be beneficial to the public health, safety and welfare and would be in the public interest because (i) it would provide one additional housing unit which would be located near other existing residential uses and (ii) it would allow development of a residential use on the property that would not conflict with other residential uses in the area.

(5) 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 improvements 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. Here the information provided on the City’s Transportation Checklist indicates that a maximum of 6 daily trips and 4 daily peak hour trips would be expected to result from the occupancy of the duplex which would not cause the level of service ratings of surrounding streets to fall below the City’s acceptable ratings (*Pages 21-22 of the record*).

(6) 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. This Rezone would not require the dedication of any land.

X. Additional Specific Review Criteria for Rezones. GMC §17.88.060(A) provides that after the completion of an open record hearing regarding a request for a Rezone, the Hearing Examiner shall make and enter findings and conclusions which support a recommendation relative to five enumerated considerations. GMC §17.88.060(B) provides that those findings and conclusions are to be forwarded to the City Council to make a decision at a regular business meeting. GMC §17.88.080 provides that the City Council shall decide whether to approve the Rezone with or without modification, whether to enter into a concomitant agreement with the applicant or whether to deny the Rezone. GMC §17.88.060(A) provides that the Hearing Examiner shall make the following findings:

(1) Whether the proposal is in accord with the goals and policies of the comprehensive plan. The requested Rezone of the lot from the R-1 Single-Family Residential District to the R-2 Medium Density Residential District is in accord with the Comprehensive Plan Residential designation of the parcel and is also consistent with the Goals, Policies and Objectives of the Comprehensive Plan as set forth above in Section VI of this recommendation.

(2) Whether the effect of the proposal on the immediate vicinity will be materially detrimental. The effect on the immediate vicinity of the requested Rezone of the parcel to the R-2 Medium Density Residential District to allow a new duplex to be constructed on the subject lot where a single-family residence previously existed would not be materially detrimental because the Comprehensive Plan designation for the parcel and for all of the property surrounding the parcel is Residential, and because the existing use of the surrounding property is residential. None of the nearby property owners or others submitted written comments or appeared at the hearing to object to the proposal even though they were invited to provide written comments and/or testimony regarding this Rezone application by means of mailing the notice of the public hearing to property owners and agencies, posting the notice on the property, and publishing the notice in the City's official newspaper, the Grandview Herald.

(3) Whether there is merit and value in the proposal for the community as a whole. The merit and value for the community as a whole would be to have an additional housing unit within the City in an area which is already surrounded by residential uses and which would provide additional infill residential development consistent with the City's Housing Action Plan.

(4) Whether conditions should be imposed in order to mitigate any significant adverse impacts from the proposal. The City's SEPA Responsible Official determined that approval of the requested Rezone would not likely have any significant adverse environmental impacts in need of mitigation by issuing a final Determination of Non-Significance on December 5, 2025.

(5) Whether a development agreement should be entered into between the city and the petitioner, and if so, the terms and conditions of such an agreement. The nature of this Rezone of only one 0.27-acre lot which would result in the construction of only one additional residential unit on the subject lot is such that a development agreement is unnecessary.

CONCLUSIONS

Based on the Findings, the Hearing Examiner concludes as follows:

(1) The Hearing Examiner has authority to recommend that the Grandview City Council approve a Rezone application pursuant to GMC §2.50.080(C)(2), §14.09.030(A)(3)(c) and §17.88.060 where it satisfies the criteria for approval.

(2) The public hearing notice requirements have been satisfied.

(3) SEPA environmental review for the requested Rezone resulted in the issuance of a Final Determination of Non-Significance (DNS) on December 5, 2025.

(4) The City of Grandview has sufficient public services and sufficient water, sewer and street capacity for the requested Rezone.

(5) The public use and interest would be served by the requested Rezone because it would provide an additional housing unit within the City.

(6) The requested Rezone would be consistent and compliant with the Comprehensive Plan and with the zoning ordinance criteria for its approval.

(7) The Hearing Examiner's recommendation relative to this requested Rezone will be considered by the Grandview City Council at a closed record public hearing where it can either be approved, conditioned, modified or denied.

RECOMMENDATION

The Hearing Examiner recommends that the Grandview City Council approve the requested Rezone of Assessor's Parcel Number 230924-23407 consisting of a 0.27-acre lot at 611 East 4th Street from the R-1 Single-Family Residential District to the R-2 Medium Density Residential District.

DATED this 19th day of December, 2025.



Gary M. Cuillier, Hearing Examiner