



**GRANDVIEW HEARING EXAMINER
PUBLIC HEARING PACKET
DECEMBER 11, 2025
2:00 P.M.**

Applicant(s): John Glessner

Property Owner(s): Rosario Verduzco

Proposed Project: Rezone from R-1 Low Density Residential to R-2 Medium Density Residential

Current Zoning: R-1 Low Density Residential District

Current Use: Single Family Residence

Location of Project: 611 E. 4th Street. Grandview, WA 98930

Parcel Nos.: 230924-23407

- Public Hearing Procedure (Pages 1-2)
- Rezone Application (Pages 3-6)
- SEPA Environmental Checklist (Pages 7-24)
- Notice of Development Application, Environmental Determination & Notice of Public Hearing (Pages 25-27)
- Determination of Non-Significance (Page 28)
- Final Determination of Non-Significance (Page 29)
- Affidavit of Publication – Public Hearing Notice (Page 30)
- Affidavit of Mailing & Posting (Pages 31-38)
- Certificate of Posting Property (Pages 39-42)
- Public Comments (None)
- Staff Report (Pages 43-46)
- Property Site Photo (Page 47)
- Proposed Structure Rendition (48-49)
- Proposed Floor Plan (50)

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:

Applicant(s): John Glessner

Property Owner(s): Rosario Verduzco

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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
PH: 509-882-9200

RECEIVED

JUL 21 2023

CITY OF GRANDVIEW

REZONE APPLICATION
Grandview Municipal Code Chapter 17.88 Amendments and Rezoning

Applicant(s): John Glessner

Mailing Address: 404 Pearl Ave Grandview Wa 98930

Telephone: (Home) 949-312-0347 (Business) jwglessner@aol.com

Owner (if other than applicant): Rosario Verdugo

Mailing Address: 611 E 4th St Grandview Wa, 98930

Telephone: (Home) 509-832-0378 (Business) 509-830-0271

Property Address/General Location: _____

Parcel No(s): 230924 - 23407

Legal Description (or attach copy): _____

Current Zoning: R1 Proposed Zoning: R2

Current use of the property: Single residence

Proposed use of the property: Duplex

Comprehensive Plan Designation: residential

Use of adjacent properties: Residential

Property Dimensions: .75 Acres

Why is the proposed rezone in the public interest? For accommodate my
mother-in-law and her caregiver Daughter

APPLICATION MUST INCLUDE:

1. A completed and signed Rezone Application form.
2. A completed and signed SEPA Environmental Checklist.
3. A vicinity map showing the location of all property within 300 feet of the site and zoning.
4. A recent title certificate or other proof of title;
5. Application fees: Rezone \$500 and SEPA Checklist \$500

The land use zoning requested on this application must comply with the zoning as shown in the Grandview Comprehensive Plan.

If the zoning requested is in conflict with the Grandview Comprehensive Plan, an amendment to the Comprehensive Plan must be requested pursuant to Grandview Municipal Code Chapter 17.92. Plans may not be amended more than once per year unless an emergency exists.

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

The applicant/property owner hereby certifies that all of the above statements and the statements in any exhibits and maps transmitted herewith are true under penalty of perjury by the laws of the State of Washington; and the applicants acknowledge that any rezone granted based on this application may be revoked if any such statement is false.

Application prepared by: John Glessner Dated: 10-17-25

on behalf of Rosario Verdugo Applicant

*Owner's authorization, by notarized signature, is required for any application submitted by an agent.

Signature of Applicant(s): [Signature]

Signature of Property Owner(s): Rosario Verdugo

=====

Date Received: 10/26/25 Receipt No. 200790 By: AP

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

APPLICATION ACCEPTED AS COMPLETE: _____

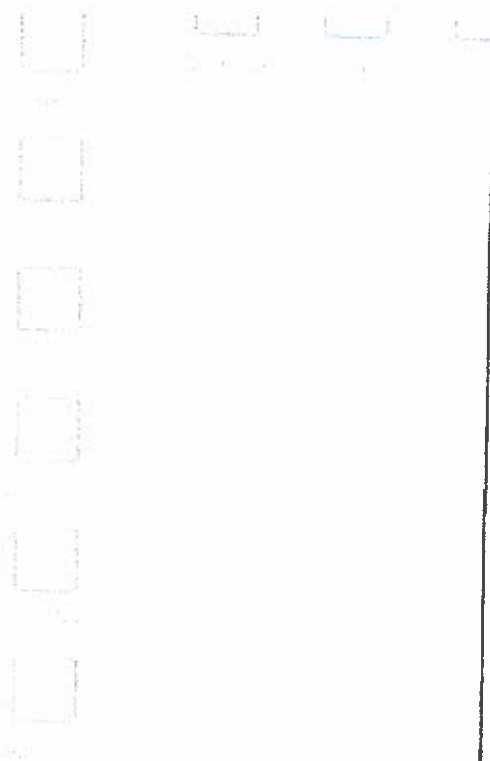


611 East Fourth Street, Grand...

230924-23407



Search result



Zoom In

Parcel Owner(s)	ROSARIO & GUADALUPE VERDUSCO	
Parcel Address	611 E 4TH ST, GRANDVIEW, WA 98930	
Parcel Number	23092423407	Parcel Size: 0.27 Acre(s)
Property Use	11 Single Unit (Neighborhood, GV)	
Tax Year	2026	Trade Area: TCA: 440
Land Value	\$79,700	Assessment Value: \$60,700
Current Use Value	\$	Improvement: \$
New Construction	\$	Market Assessed Value: \$140,400



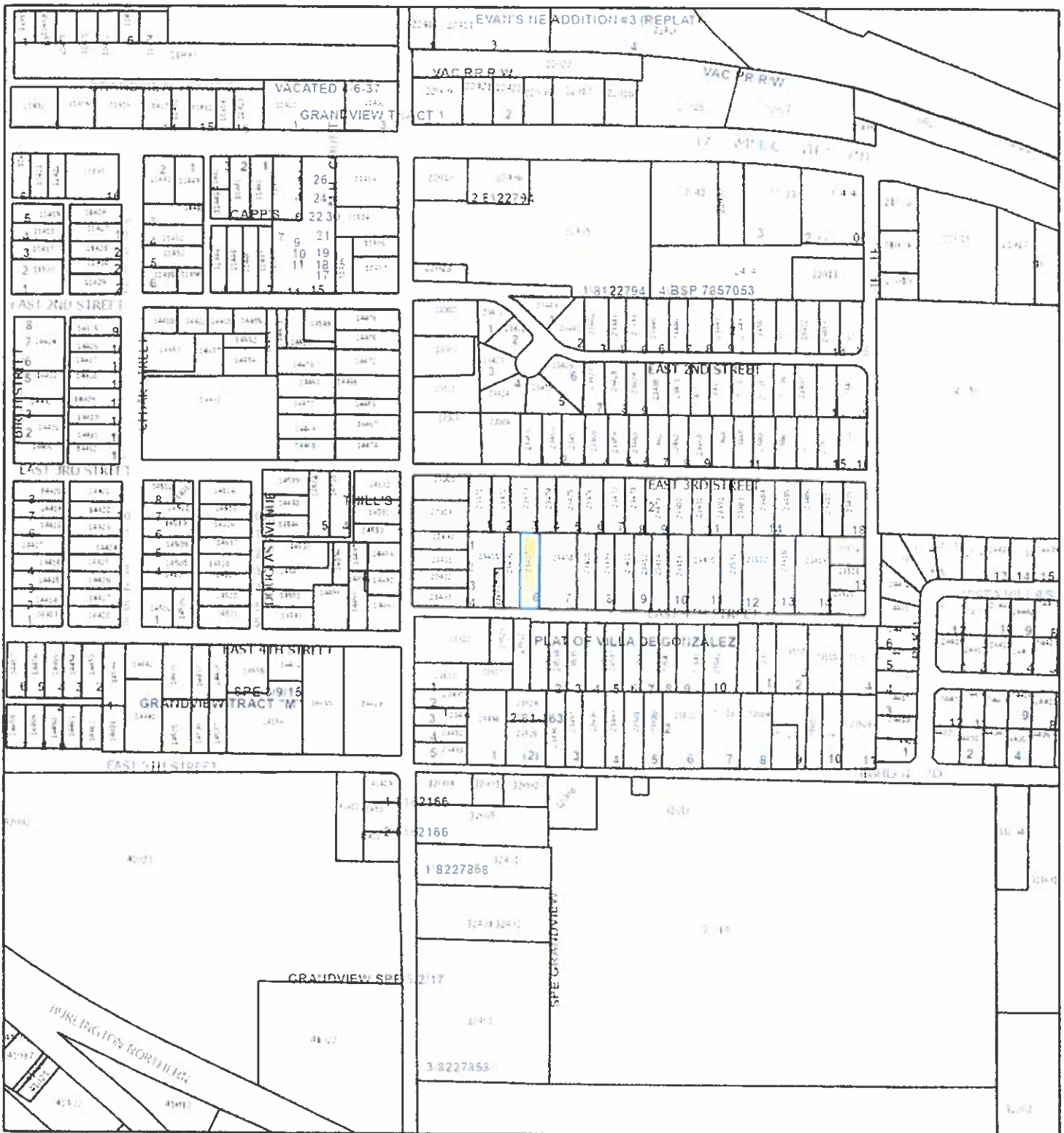
23404

119°53'34.74"W 46°11'16.00"N

10 ft

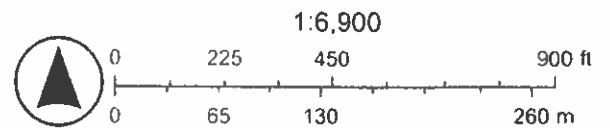


Yakima County - Land Information Portal



10/27/2025, 4:03:51 PM

 City Limits



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 nonprojects) 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 questions¹ 1.

Name of proposed project, if applicable:

611

2. Name of applicant:

Ma Rosario Verduzco

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

611 E. 4th St. Grandview, Wa. 98930

4. Date checklist prepared:

10/28/25

5. Agency requesting checklist:

City of Grandview

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

Demolition will be completed 10/31/25, Building to be completed within six months of receiving rezoning approval and building permit.

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.

No

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

Demolition, rezoning and building permits

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.)

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

Duplex for homeowner and caretaker sister's family

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,

611 E. 5th St. Grandview, Wa. 98930 legal description Craigo Trs: E1/2 of Lot 6

13. 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.

Vicinity map provided.

B. Environmental Elements

1. Earth

Find help answering earth questions²

a. General description of the site:

Flat

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

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

1%

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.

Clay and loam

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.

Grading for positive drainage.

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

² <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklistguidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

No

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

52%_____

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

Landscaping and sod.

2. Air

Find help answering air questions³

- 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.

No additional

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

None

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

None

3. Water

Find help answering water questions⁴

- a. Surface:

Find help answering surface water questions⁵

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

None

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

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklistguidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

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

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.

N/A _____

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 on city sewer

b. Ground:

Find help answering ground water questions⁶

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 on city water.

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):

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.

Storm water to storm water sewer.

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:

None

4. Plants

Find help answering plants questions

a. Check the types of vegetation found on the site:

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?

Sod and trees

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

Not aware of any

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

Sod, 4 trees and decorative rock

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

None

5. Animals

Find help answering animal questions⁷

- 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: None

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

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

Not aware of any

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

Not aware of any

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

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

6. Energy and natural resources

Find help answering energy and natural resource questions⁸

- 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, gas, city sewer and water.

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

No

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklistguidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklistguidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou> ¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklistguidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

- 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. Efficient appliances, furnace and air conditioner to be used.**

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.**

None

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

None

- 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)?**

Short-term construction traffic and construction noise.

3. **Proposed measures to reduce or control noise impacts, if any: Limit construction traffic**

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.**

No

- 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**

NO _____

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

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A

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

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

Single family residence

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

Residence demolition in progree.

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

R-1

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

None

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

None

- 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?**

Six

- j. **Approximately how many people would the completed project displace? None**

- k. Proposed measures to avoid or reduce displacement impacts, if any. N/A**

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. None**

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: N/A**

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

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? 16 feet**
- b. **What views in the immediate vicinity would be altered or obstructed?**
None
- c. **Proposed measures to reduce or control aesthetic impacts, if any:**
None

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?**
None
- 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?**
None
- d. **Proposed measures to reduce or control light and glare impacts, if any: None**

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

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

12. Recreation

Find help answering recreation questions

- a. **What designated and informal recreational opportunities are in the immediate vicinity? School, parks and bike paths.**

- 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:**
None

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.**
None that I am aware of.

- 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.**
None

- 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.**
None

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

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.**

Wine Country Rd. to Elm St. To East 4th St.

- 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).**

No

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

No

- 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?**

No additional. All passenger vehicles. 2 to 3.

- 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:**

None

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.**

No

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**
None

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklistguidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation> ¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklistguidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

16. Utilities

Find help answering utilities questions¹⁸

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

Electricity, natural gas, city water, refuse, telephone, city sewer, internet

- 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.**

Pacific Power, Cascade Natural Gas, City of Grandview, Verizon, and Spectrum.

C. Signature

Find help about who should sign¹⁹

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.

X
Ma Rosario Verdusco

Type name of signee:

Position and agency/organization:

Date submitted:

D. Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet²⁰ **Do not use this section for project actions.**

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: Ma Rosario Verduzco
Development Address: 611 East 4th St. Grandview, Wa. 98930

Developer Name: Ma Rosario Verduzco
Developer Address: 404 Pearl Ave. Grandview, Wa. 98930

- 1. Type of development:
[] Single Family Residential
[X] Duplex Residential
[] Multi-Family Residential
[] Commercial
[] Industrial
[] Other

Number of Units: 2

- 2. Average vehicle trips per unit:
[] Single Family 10 trips per day
[] Mobile Home Park 5 trips per day
[X] Duplex 8 trips per day
[] Retirement Community 4 trips per day
[] Multi-family 6 trips per day
[] Other

3. Total vehicle trips per day for the development: 6

4. Trip distribution to existing public streets from proposed development:

trips E. 4th to W. 1st Street daily
ELM daily trips to 6

5. Peak hour trips to public streets from development:

6:00am - 8:00am 2 Peak hour trips to
4:00pm - 7:00pm 2
Peak hour trips to

6 Existing traffic count (ADT) for public streets accessed by proposed development:

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

John Glesner
Completed By

Date 10/28/25



Assessor

Planning

County Roads

611 East Fourth Street, Grand...

230924-23407



Search result

- Measure
- Draw
- Rotate
- Colors
- Favorites
- Legend
- Transparency
- Web Style
- Terrain Map

Zoom to

PROPERTY INFORMATION			
Parcel Owner(s):	ROSARIO & GUADALUPE VERDUSCO		
Parcel Address:	611 E 4TH ST, GRANDVIEW, WA 98930		
Parcel Number:	23092423407	Parcel Size:	0.27 Acre(s)
Property Use:	11 Single Unit (Neighborhood: GV)		
TAX AND ASSESSMENT INFORMATION			
Tax Year:	2026	Tax Code Area:	TCA: 440
Land Value:	\$79,700	Improvement Value:	\$60,700
Current Use Value:	\$	CU Improvement:	\$
New Construction:	\$	Total Assessed Value:	\$140,400

Parcel Image



23404

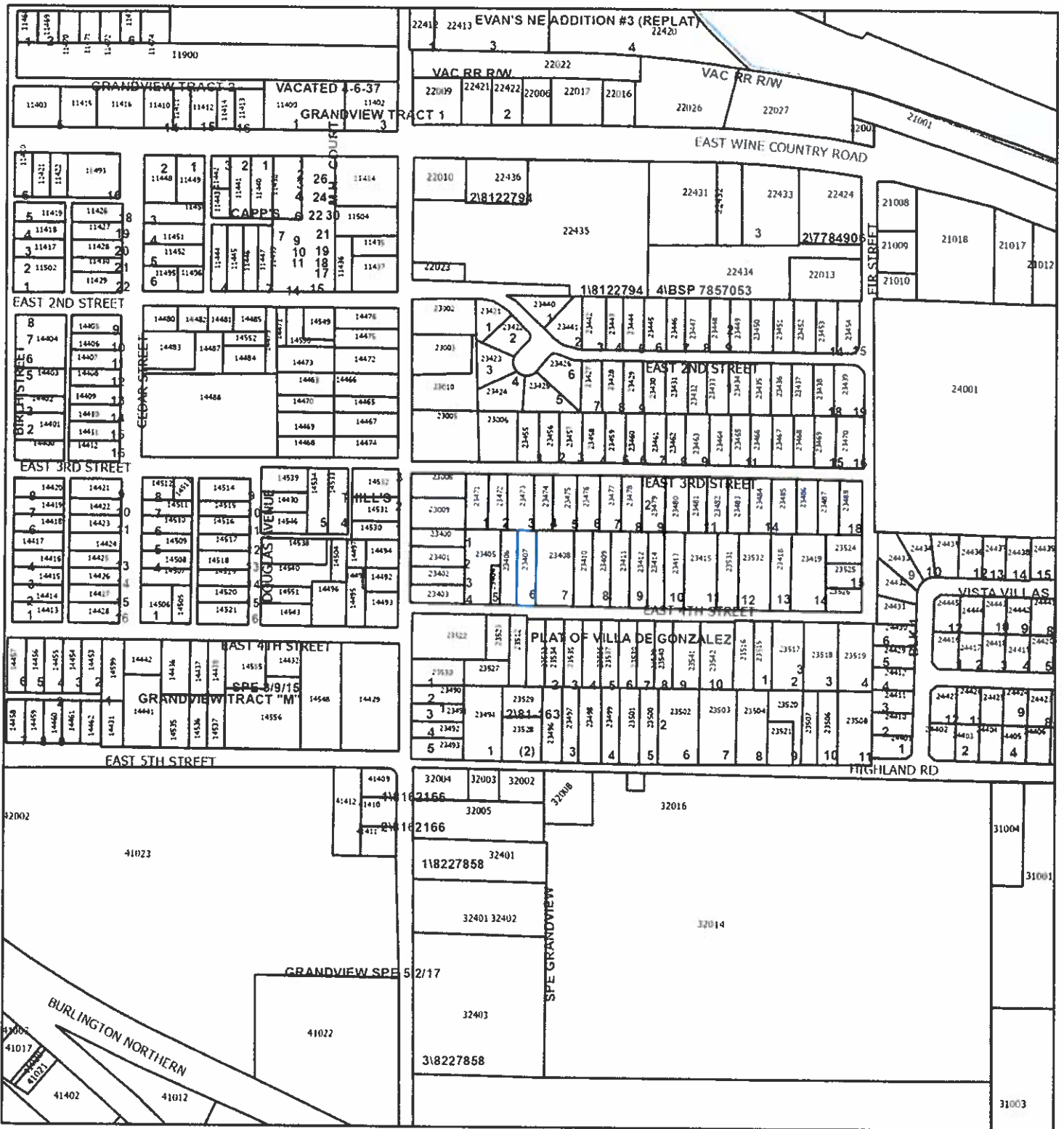
119°53'34.648"W 46°15'10.029"N

10 ft

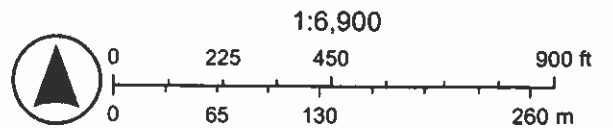
Powered by Esri

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN...

Yakima County - Land Information Portal



 City Limits





**CITY OF GRANDVIEW
NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF
ENVIRONMENTAL DETERMINATION, 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) 197-11-340:

Applicant(s): John Glessner
Property Owner(s): Rosario Verduzco
Proposed Project: Rezone from R-1 Low Density Residential to R-2 Medium Density Residential
Current Zoning: R-1 Low Density Residential District
Current Use: Single Family Residence
Location of Project: 611 E. 4th Street. Grandview, WA 98930
Parcel Nos.: 230924-23407
Application Date: October 29, 2025
Application Acceptance: November 6, 2025
Decision-Making Authority: City of Grandview

Project Description: The proposed rezone is to change approximately 0.27 acres of land from R-1 Low Density to R-2 Medium Density Residential District in order to construct a duplex on the property.

Requested Approvals & Actions: Approval of the rezone.

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

Environmental Determination

The City of Grandview is the lead agency for this application and has issued a Determination of Non-Significance. The City is utilizing the threshold determination process set forth in WAC 197-11-340(2). 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 hearings on the application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by December 4, 2025.

Comment Period and Where to View Documents

The 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 decisions 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 December 4, 2025. While comments will be accepted through closing of the open record public hearing on this proposal, comments received after December 4, 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 December 11, 2025, beginning at 2 p.m. The public hearings will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

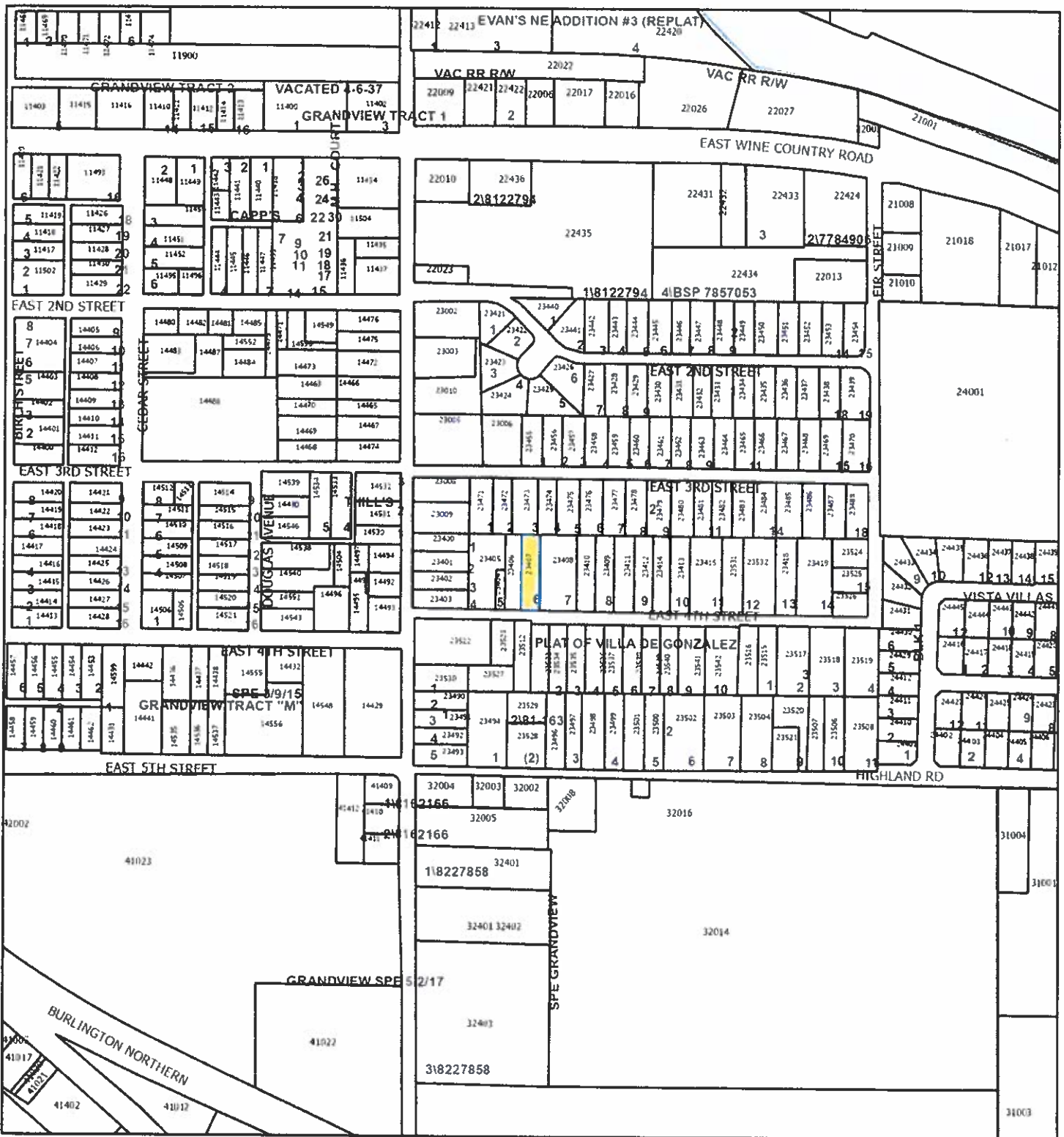
The public hearings will consider the applications of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

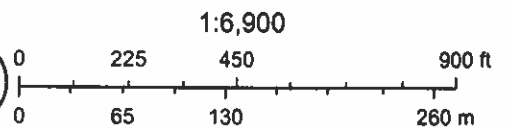
Publication in the Grandview Herald: November 19, 2025
Property Posted: November 19, 2025
Public Hearing Notice Mailed to property owners within 300 feet of the subject parcel(s):
November 17, 2025

Yakima County - Land Information Portal



10/27/2025, 4:03:51 PM

 City Limits





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

Description of Proposal: The City of Grandview has received a request to rezone approximately 0.27 acres of land in the R-1 Low Density Residential District to R-2 Medium Density Residential District.

File Number: Verduzco Rezone

Proponent: John Glessner
404 Pearl Ave.
Grandview, WA 98930

Owner: Rosario Verduzco
611 E. 4th Street
Grandview, WA 98930

Location of Proposal: 611 E. 4th Street. Grandview, WA 98930. (Parcel No.: 230924-23407)

Lead Agency: City of Grandview

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 is available to the public on request and can be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us.

Comment and Appeal Information: 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 of issuance. You may submit comments on this proposal to the address below no later than December 4, 2025. Agencies and those providing comments will receive a copy of the final threshold determination. 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: November 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): John Glessner

Property Owner(s): Rosario Verduzco

Proposed Project: Rezone from R-1 Low Density Residential to R-2 Medium Density Residential

Current Zoning: R-1 Low Density Residential District

Current Use: Single Family Residence

Location of Project: 611 E. 4th Street, Grandview, WA 98930

Parcel Nos.: 230924-23407

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: December 5, 2025

Signature:

AFFIDAVIT OF PUBLICATION

State of Washington }
County of Yakima } ss.

Notice

CITY OF GRANDVIEW
NOTICE OF APPLICATION, NOTICE OF
COMPLETENESS, NOTICE OF ENVIRONMENTAL
DETERMINATION, and NOTICE OF PUBLIC HEARING

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 continu-
ally as a weekly newspaper in Grandview, Yakima County, Wash-
ington. 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 regu-
larly distributed to its subscribers during the below stated period.

The annexed notice, a City of Grandview
Notice of Application -
John Glessner - Verduzco
Rezone

was published on November 19, 2025

The amount of the fee charged for the foregoing publication is the
sum of \$ 133.13 which amount has been paid in full.

[Signature]

Subscribed and sworn to before me on

November 19, 2025
Cynthia C. Jensen

Notary Public for the State of Washington

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-
11-340:

Applicant(s): John Glessner
Property Owner(s): Rosario Verduzco
Proposed Project: Rezone from R-1 Low Density Residential to
R-2 Medium Density Residential
Current Zoning: R-1 Low Density Residential District
Current Use: Single Family Residence
Location of Project: 611 E. 4th Street, Grandview, WA 98930
Parcel Nos.: 230924-23407

Application Date: October 29, 2025
Application Acceptance: November 6, 2025
Decision-Making Authority: City of Grandview
Project Description: The proposed rezone is to change
approximately 0.27 acres of land from R-1 Low Density to R-2
Medium Density Residential District in order to construct a
duplex on the property.

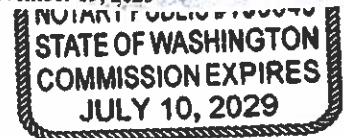
Requested Approvals & Actions: Approval of the rezone.
Existing Environmental Documents: An Environmental
Checklists has been prepared for the rezone and is available from
the City upon request.

Environmental Determination
The City of Grandview is the lead agency for this application
and has issued a Determination of Non-Significance. The City
is utilizing the threshold determination process set forth in WAC
197-11-340(2). 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 hearings on the application. A copy of the threshold
determination ultimately issued with respect to this application
may be obtained upon request. Comments on the environmental
impacts of this proposal must be received by December 4, 2025.

Comment Period and Where to View Documents
The 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 decisions 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
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on this proposal, comments received after December 4, 2025 may
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hearing pursuant to GMC 14.03 on December 11, 2025, beginning
at 2 p.m. The public hearings will be held in person in the Council
Chambers at City Hall, 207 West Second Street, Grandview, WA.
The public hearings will consider the applications 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
Published: The Grandview Herald
Published: November 19, 2025





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

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 17th day of November, 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 COMPLETENESS, NOTICE OF ENVIRONMENTAL REVIEW AND NOTICE OF PUBLIC HEARING with map regarding the following land use proposal:

Applicant(s): John Glessner

Property Owner(s): Rosario Verduzco

Proposed Project: Rezone from R-1 Low Density Residential to R-2 Medium Density Residential

Current Zoning: R-1 Low Density Residential District

Current Use: Single Family Residence

Location of Project: 611 E. 4th Street. Grandview, WA 98930

Parcel Nos.: 230924-23407

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 APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF
ENVIRONMENTAL DETERMINATION, 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) 197-11-340:

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Property Owner(s): Rosario Verduzco
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Current Zoning: R-1 Low Density Residential District
Current Use: Single Family Residence
Location of Project: 611 E. 4th Street. Grandview, WA 98930
Parcel Nos.: 230924-23407
Application Date: October 29, 2025
Application Acceptance: November 6, 2025
Decision-Making Authority: City of Grandview

Project Description: The proposed rezone is to change approximately 0.27 acres of land from R-1 Low Density to R-2 Medium Density Residential District in order to construct a duplex on the property.

Requested Approvals & Actions: Approval of the rezone.

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

Environmental Determination

The City of Grandview is the lead agency for this application and has issued a Determination of Non-Significance. The City is utilizing the threshold determination process set forth in WAC 197-11-340(2). 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 hearings on the application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by December 4, 2025.

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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 December 4, 2025. While comments will be accepted through closing of the open record public hearing on this proposal, comments received after December 4, 2025 may not be considered in the staff report.

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The public hearings will consider the applications 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

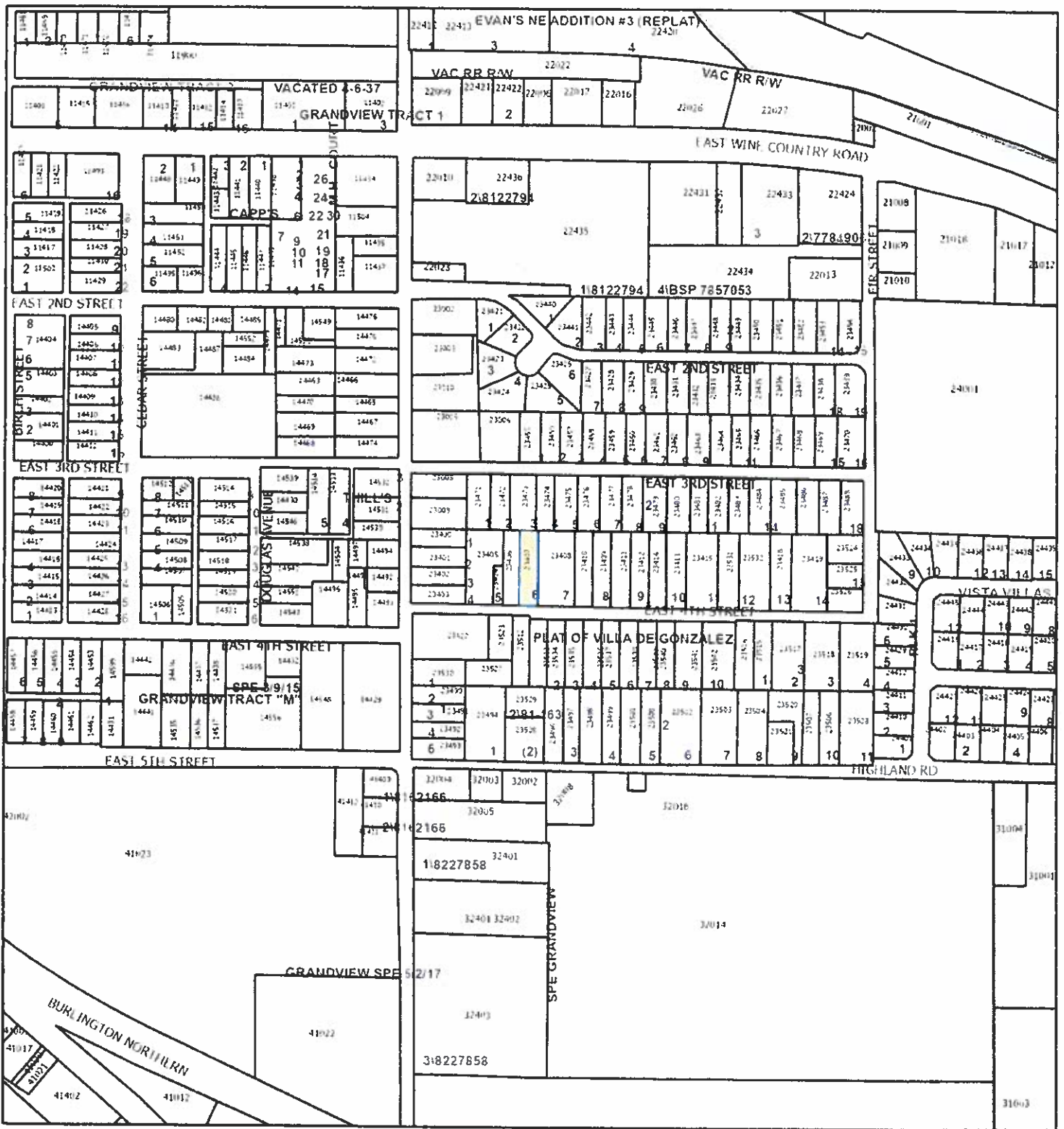
Anita G. Palacios, MMC, City Clerk

Publication in the Grandview Herald: November 19, 2025

Property Posted: November 19, 2025

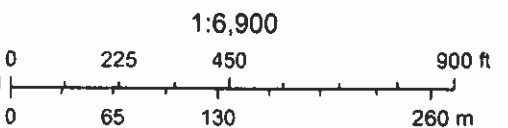
Public Hearing Notice Mailed to property owners within 300 feet of the subject parcel(s):
November 17, 2025

Yakima County - Land Information Portal



10/27/2025, 4:03:51 PM

 City Limits



230924-23407
Maria R. Verduzco
404 Pearl Avenue
Grandview, WA 98930

230924-23409/23406
Samuel Orozco
2820 Hornby Road
Grandview, WA 98930

2320924-23414
Jorge Aguilar
625 East Fourth Street
Grandview, WA 98930

230924-23402
Ramon & Aniceta Barajas
311 Elm Street
Grandview, WA 98930

230924-23009
Casey Castillo
305 Elm Street
Grandview, WA 98930

230924-23473
Josefina Arevalo
608 East Third Street
Grandview, WA 98930

230924-23476
Efrain Pineda
614 East Third Street
Grandview, WA 98930

230924-23479
Lyle & Glocelyn Mulkins
620 East Third Street
Grandview, WA 98930

230924-23455
Bonifacio Cuevas
404 East Third Street
Grandview, WA 98930

230924-23458
Jacob & Amanda Landenglos
615 East Third Street
Grandview, WA 98930

230924-23408
Antonia Ochoa
400 Egan Lane
Wapato, WA 98951

230924-23411
Maria Flores
118 Cardinal Lane
Laredo, TX 78045

230924-23404/23405
Erasmus & Angelina Cerda
2261 Ray Road
Sunnyside, WA 98944

230924-23401
Antonio & Maria Ramos
309 Elm Street
Grandview, WA 98930

230924-23008
Esther Uribe & Alfredo Magana
301 Elm Street
Grandview, WA 98930

230924-23474/23471
Jimmy Wright
604 East Third Street
Grandview, WA 98930

230924-23477
Noelia Gonzalez
616 East Third Street
Grandview, WA 98930

230924-23005
Sofia Torres
211 Elm Street
Grandview, WA 98930

230924-23456
Kathryn Key
611 East Third Street
Grandview, WA 98930

230924-23459
John & Eva Garcia
617 East Third Street
Grandview, WA 98930

230924-23410
Francisco Cavazos
617 East Fourth Street
Grandview, WA 98930

230924-23412
Moises Barragan
1861 High School Road
Mabton, WA 98935

230924-23403
Claudia Martinez
313 Elm Street
Grandview, WA 98930

230924-23400
Lucio Alvarez & Maria E Ramos
307 Elm Street
Grandview, WA 98930

230924-23472
Mariano Cuevas
606 East Third Street
Grandview, WA 98930

230924-23475
Adrian & Alejandra Gomez
612 East Third Street
Grandview, WA 98930

230924-23478
Ismael & Maria Aguilar
618 East Third Street
Grandview, WA 98930

230924-23006
Pedro & Maria Sales
2140 Grandridge Road
Grandview, WA 98930

230924-23457
Juaquin & Maria Ruiz
P.O. Box 1313
Sunnyside, WA 98944

230924-23522
Irene Rojas & Gaylnn Schloss
606 East Fourth Street
Grandview, WA 98930

230924-23523
Teresa Hernandez
608 East Fourth Street
Grandview, WA 98930

230924-23533
Jose M. Ibarra
612 East Fourth Street
Grandview, WA 98930

230924-23536
Gabriela Perez/Patrick Soberanis
618 East Fourth Street
Grandview, WA 98930

230924-23530
Miguel Gonzalez
407 Elm Street
Grandview, WA 98930

230924-23529
Tolman Property
P.O. Box 64
Mabton, WA 98935

230924-23497
Ramon Godinez
615 Highland Road
Grandview, WA 98930

230924-23527
Jose Mendoza
2141 Sunnyside Mabton Road
Sunnyside, WA 98944

230924-23534
Blanca Ramos
614 East Fourth Street
Grandview, WA 98930

230924-23537
Alicia Rodriguez/ Maria Hernandez
620 East Fourth Street
Grandview, WA 98930

230924-23490
Kayla Ramos & Lorenzo Ramirez
409 Elm Street
Grandview, WA 98930

230924-23528
Jose L Perea
609 Highland Road
Grandview, WA 98930

230924-23498
Floriberto Morales
805 West Fifth Street
Grandview, WA 98930

230924-23512
Alberto & Elizabeth Medina
107002 West McCreadie Road
Prosser, WA 99350

230924-23535
Jose Verdugo & Dinora Lopez
616 East Fourth Street
Grandview, WA 98930

230924-23538
Jose & Marcela Arellano
622 East Fourth Street
Grandview, WA 98930

230924-23494
Karla Freeman
607 Highland Road
Grandview, WA 98930

230924-23496
Robert & Rosie Barrientes
613 Highland Road
Grandview, WA 98930

Anita Palacios

From: Anita Palacios
Sent: Thursday, November 13, 2025 3:19 PM
To: 'Brandon Walker'; 'Byron Gumz'; 'EROADMIN@DOH.WA.GOV'; 'GRANDVIEW SCHOOL DISTRICT'; 'ODW.Mail@doh.wa.gov'; 'PORT OF GRANDVIEW'; 'Ron Cowin'; 'ROZA IRRIGATION DISTRICT'; 'sepa@dahp.wa.gov'; 'WA Department of Fish & Wildlife'; '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 Cultural Resource Program'; 'Yakama Nation Tribal Historic Preservation'; '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 COUNTY WATER RESOURCES'; 'Yakima Health District'; 'YAKIMA REGIONAL CLEAN AIR AUTHORITY'
Subject: City of Grandview - SEPA Checklist & DNS - Verduzco Rezone - 611 East Fourth Street, Grandview, WA
Attachments: Verduzco Rezone - SEPA DNS & Checklist.pdf

Attached is a SEPA Environmental Checklist and Notice of Determination of Nonsignificance for a proposed rezone submitted by Rosario Verduzco located at 611 East Fourth Street, Grandview, Yakima County, Washington.

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: Friday, November 14, 2025 8:46 AM
To: Anita Palacios
Subject: SEPA record published

CAUTION: External Email

The SEPA admin reviewed and published [SEPA record number 202504790, "Verduzco Rezone"](#).
It will now be available to the public.

From: Amanda Hiebert
Email: separegister@ecy.wa.gov
Phone number: (509) 329-3442



**CITY OF GRANDVIEW
CERTIFICATE OF POSTING PROPERTY**

T. J. Manuel Ibarra 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 19th day of November, 2025, I posted the attached NOTICE OF DEVELOPMENT 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): John Glessner

Property Owner(s): Rosario Verduzco

Proposed Project: Rezone from R-1 Low Density Residential to R-2 Medium Density Residential

Current Zoning: R-1 Low Density Residential District

Current Use: Single Family Residence

Location of Project: 611 E. 4th Street. Grandview, WA 98930

Parcel Nos.: 230924-23407

Dated this 19th day of November, 2025.

GRANDVIEW PUBLIC WORKS DEPARTMENT

BY:


Signature

T. Manuel Ibarra
Printed Name



**CITY OF GRANDVIEW
NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF
ENVIRONMENTAL DETERMINATION, and NOTICE OF PUBLIC HEARING**

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Proposed Project: Rezone from R-1 Low Density Residential to R-2 Medium Density Residential
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Application Date: October 29, 2025
Application Acceptance: November 6, 2025
Decision-Making Authority: City of Grandview

Project Description: The proposed rezone is to change approximately 0.27 acres of land from R-1 Low Density to R-2 Medium Density Residential District in order to construct a duplex on the property.

Requested Approvals & Actions: Approval of the rezone.

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

Environmental Determination

The City of Grandview is the lead agency for this application and has issued a Determination of Non-Significance. The City is utilizing the threshold determination process set forth in WAC 197-11-340(2). 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 hearings on the application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by December 4, 2025.

Comment Period and Where to View Documents

The 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 decisions 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 December 4, 2025. While comments will be accepted through closing of the open record public hearing on this proposal, comments received after December 4, 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 December 11, 2025, beginning at 2 p.m. The public hearings will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

The public hearings will consider the applications 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

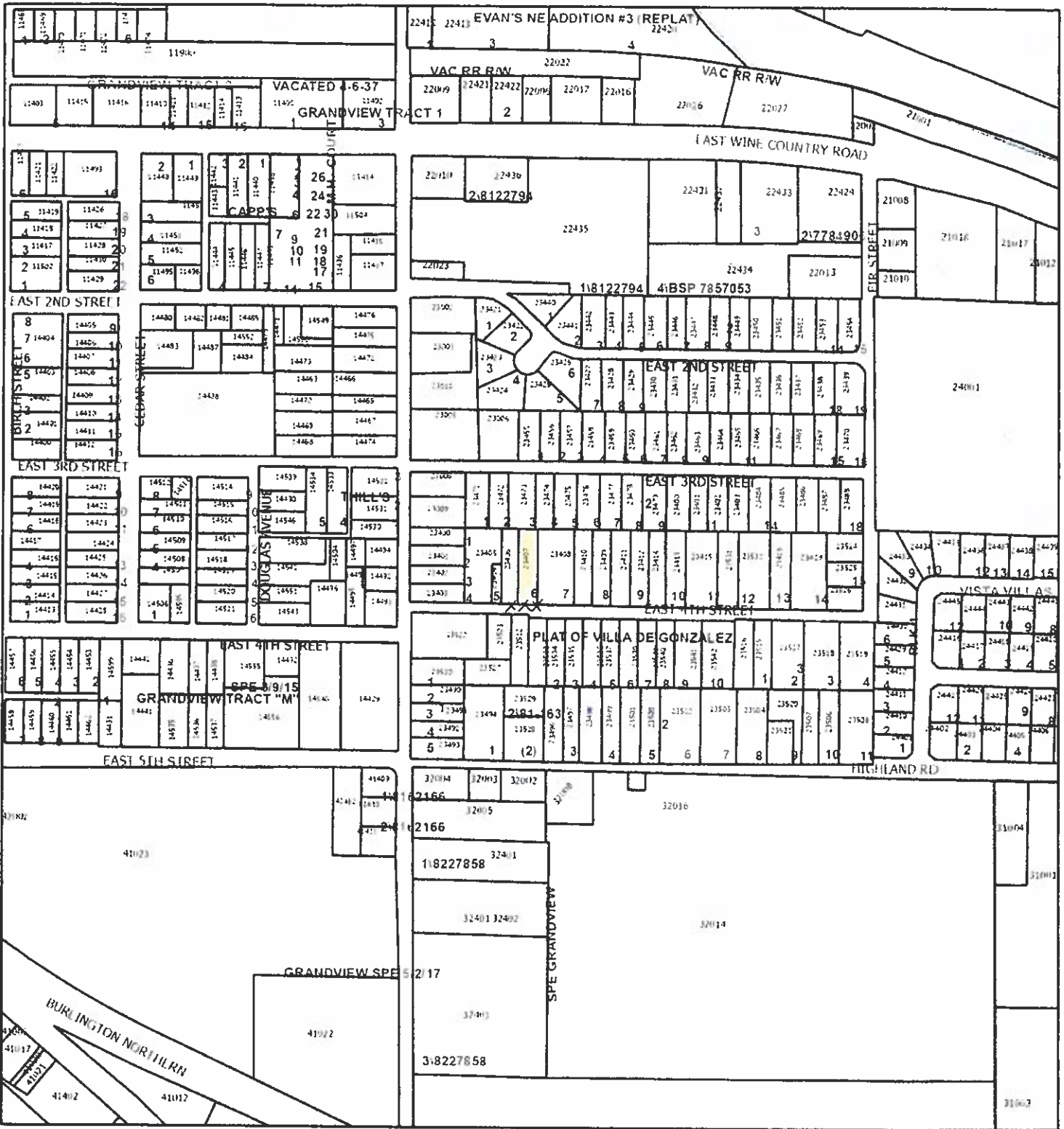
Anita G. Palacios, MMC, City Clerk

Publication in the Grandview Herald: November 19, 2025

Property Posted: November 19, 2025

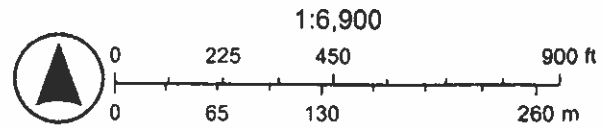
Public Hearing Notice Mailed to property owners within 300 feet of the subject parcel(s):
November 17, 2025

Yakima County - Land Information Portal



10/27/2025, 4:03:51 PM

 City Limits



CITY OF GRANDVIEW HEARING EXAMINER

STAFF RECOMMENDATION FOR THE ROSARIO VERDUZCO REZONE

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

APPLICATION INFORMATION:

<u>Project Name:</u>	Verduzco Rezone
<u>Zoning Designation:</u>	R-1 Low Density Residential
<u>Future Land Use Designation:</u>	Residential
<u>Subject Parcel Number(s):</u>	230924-23407
<u>Property Location:</u>	611 E. 4 th St. Grandview, WA 98930. On the north side of E. 4 th Street, approximately 300 feet east of the intersection of Elm Street and E. 4 th Street.

<u>Property Owner:</u>	Rosario Verduzco 611 E. 4 th St. Grandview, WA 98930
<u>Representative:</u>	John Glessner 404 Pearl Ave. Grandview, WA 98930

<u>Recommendation:</u>	Approval
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FINDINGS AND ANALYSIS

Based upon information supplied by the applicant, comments from public agencies and a review of the Grandview Municipal Code and the Grandview Comprehensive Plan, the Administrative Official enters the following:

1. **Project Description:**

John Glessner, on behalf of Rosario Verduzco, is proposing to change the subject property's zoning district from R-1 Low Density Residential to R-2 Medium Density Residential. It is a single parcel 0.27 acres in size. An existing single-family residence and outbuildings are currently on the parcels. The intent of the rezone is to allow a duplex to be constructed on the property.

2. **Future Land Use Map (FLUM) Designation:**

The existing FLUM designation is Residential. The Grandview Comprehensive Plan defines that as areas appropriate for rural, single-family, and multifamily residential living.

3. **Zoning:**

The existing zoning is the R-1 Low Density Residential District. The purpose and function of the R-1 Zoning District is to provide neighborhoods for site-built and factory-assembled homes

on platted lots. Certain public facilities and institutions may also be permitted provided their nature and location are not detrimental to the intended residential environment.

The proposed zoning is R-2 Medium Density Residential District. According to GMC Title 17.34.010, the R-2 Zoning District is established to provide a medium-density residential environment. 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.

4. Land Use:

The site is currently developed with a single-family residence. The properties surrounding the subject property are all developed with single family and multi-family properties.

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

5. Jurisdiction and Process:

Grandview Municipal Code 17.88 identifies the rezone process. A rezone requires a recommendation from the Grandview Hearing Examiner and is approved by City Council if it complies with the standards in Section 7 below.

6. Processing Timeframe:

The application has been processed as follows:

Application Submitted: October 29, 2025

Application Determined Complete: November 6, 2025

Notice of Application, Environmental Review, and Public Hearing: November 17, 2025

Property Posted: November 19, 2025

Legal Notice in Grandview Herald: November 19, 2025

Issuance of Final SEPA Threshold Determination: December 5, 2025

Open Record Public Hearing: December 11, 2025

Closed Record Public Hearing: TBD

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 on November 17, 2025, with the comment period ending on December 4, 2025. There were no comments received.

7. **Rezone Findings:**

Grandview Municipal Code 17.88.060(A) states that after completion of an open record hearing on a petition for reclassification of property, the hearing examiner shall make and enter findings from the records and conclusions thereof which support its recommendation and find whether or not:

A. The proposal is in accord with the goals and policies of the comprehensive plan.

Staff Findings: The proposed residential zoning is in accord with the goals and policies of the Grandview Comprehensive Plan.

B. The effect of the proposal on the immediate vicinity will be materially detrimental.

Staff Findings: The proposal results in an expansion of the R-2 Zoning District within the eastern portion of Grandview that contains existing low and medium density residential development. This proposal fits with the existing development patterns and does not result in a detriment to the surrounding area.

C. There is merit and value in the proposal for the community as a whole.

Staff Findings: Allowing additional residential development in the community benefits Grandview by allowing more housing options.

D. Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.

Staff Findings: No significant adverse impacts have been identified.

E. A development agreement should be entered into between the city and the petitioner, and if so, the terms and conditions of such an agreement.

Staff Findings: The need for a development agreement has not been identified.

CONCLUSIONS:

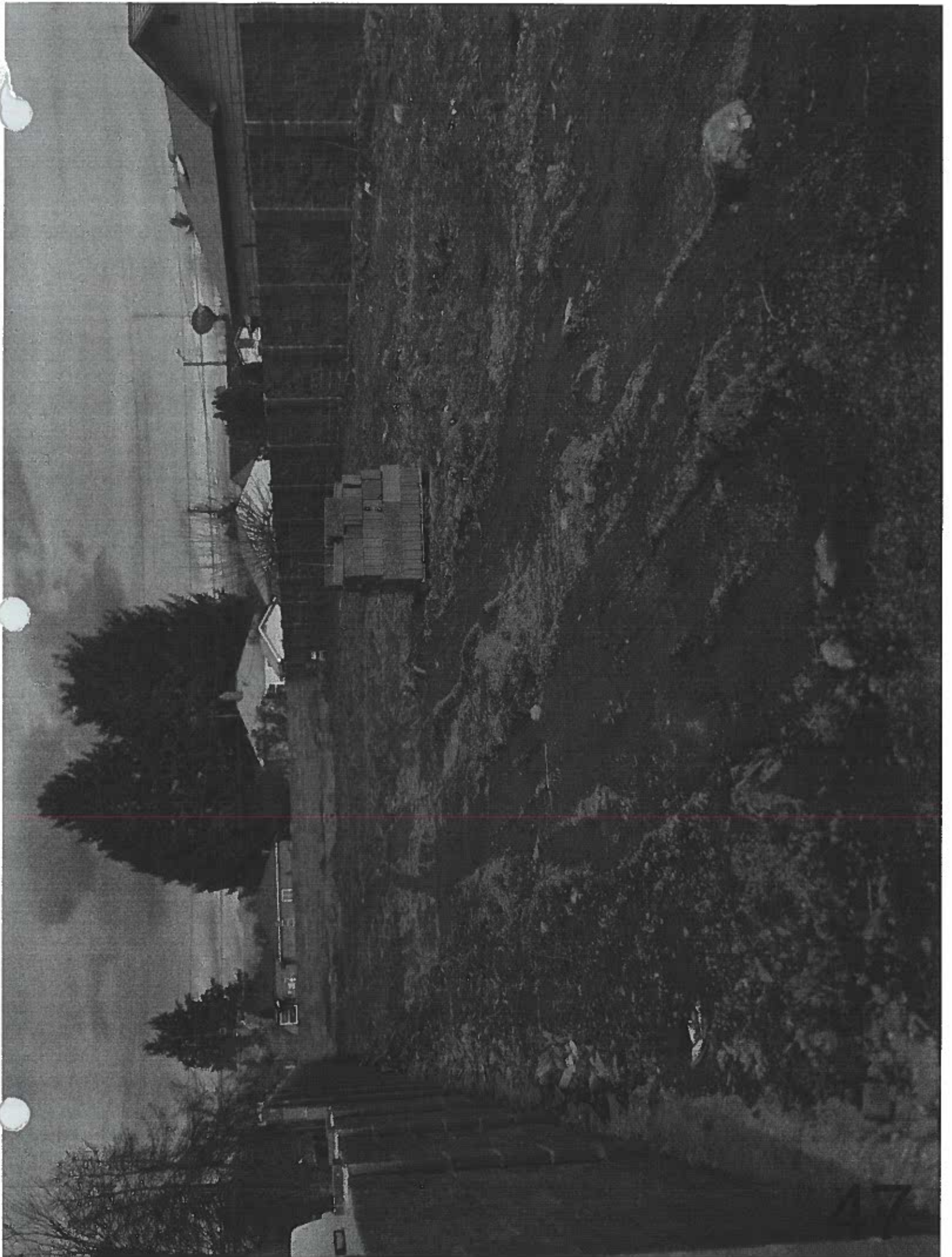
1. The public notice requirements of the Grandview Municipal Code have been satisfied.
2. The City of Grandview has sufficient water, sewer, and street capacity.
3. SEPA Environmental review, as required by RCW 43.21C, has been completed, resulting in the issuance of a Determination of Non-Significance (DNS) on December 5, 2025.
4. Surrounding land uses are compatible with the proposed R-2 Medium Density Residential District.
5. The proposal is consistent with the goals and policies of GMA, the Grandview Comprehensive Plan, and the provisions of the Grandview Municipal Code.
6. The public use and interest will be served.

RECOMMENDATION:

The Yakima Valley Conference of Governments, acting as staff for the City of Grandview, recommends that the Grandview Hearing Examiner recommend **approval** of the proposed Rezone from R-1 Low Density Residential to R-2 Medium Density Residential to Grandview City Council.

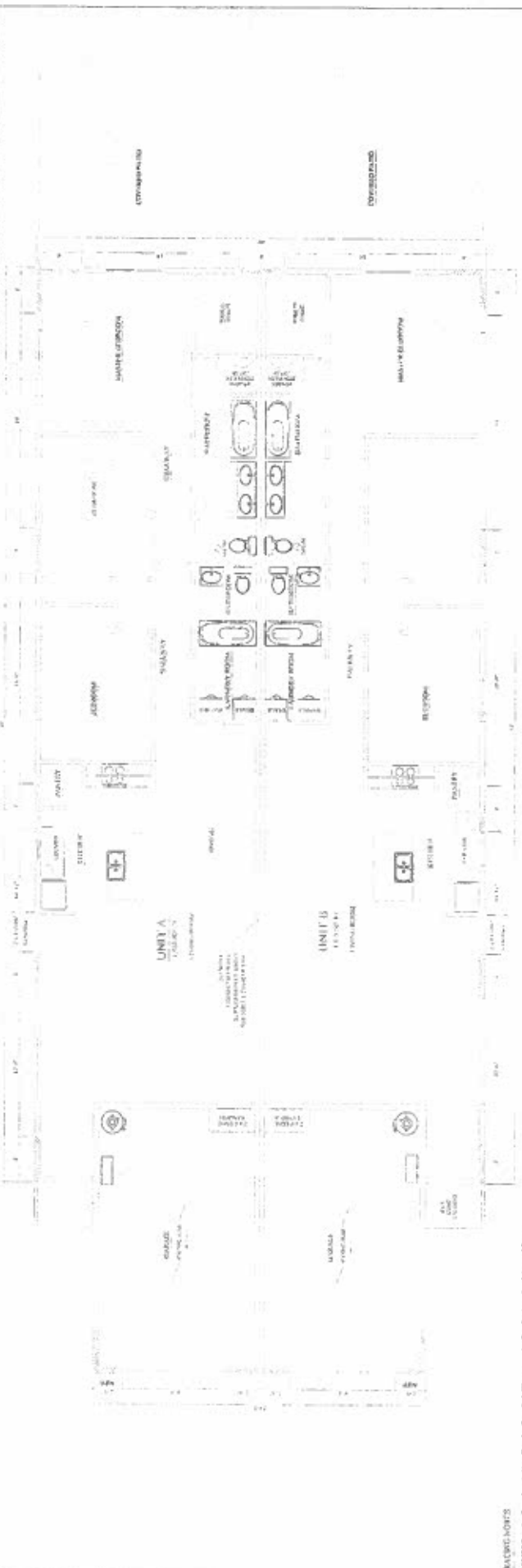
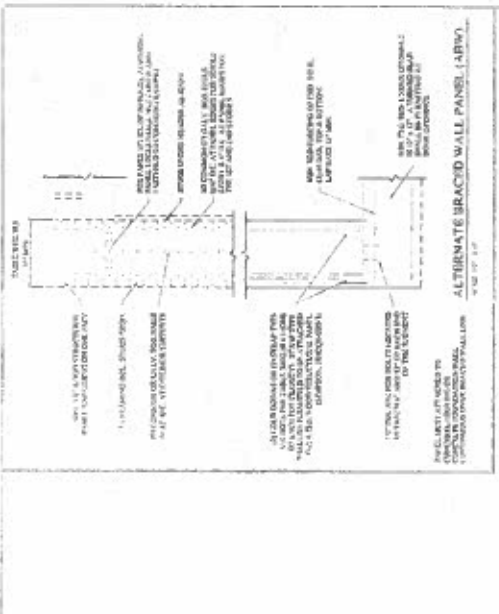
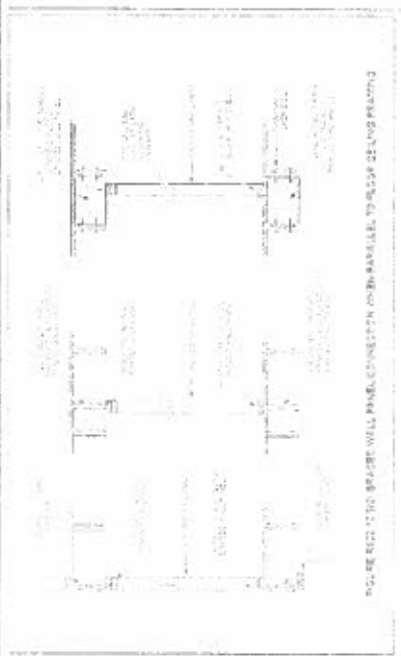
NOTICE OF APPEAL:

In accordance with GMC 14.11.030, any person of standing may appeal the final recommendation made by the Grandview City Council 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.









BRACING NOTES

1. ALL BRACED WALL PANELS SHALL BE DESIGNED TO RESIST THE EFFECTS OF SEISMIC AND WIND LOADS AS SHOWN ON THESE PLANS.
2. BRACED WALL PANELS SHALL BE DESIGNED TO RESIST THE EFFECTS OF SEISMIC AND WIND LOADS AS SHOWN ON THESE PLANS.
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FIGURE 4-11-13

PROJECT ADDRESS: 101 EAST LINDSEY, GARDEN CITY, N.Y.

DATE: 10/11/1995

SCALE: 1/4" = 1'-0"

FIGURE 4 OF 5