

**CITY OF GRANDVIEW
NOTICE OF DEVELOPMENT APPLICATION
ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING**

The general public is hereby provided notice of the following development application, pursuant to Grandview Municipal Code (GMC) 14.07 and Washington Administrative Code (WAC) 197-11-355:

Applicant(s) & Property Owner(s): Hugo Garibay
Proposed Project: Annexation & Rezone
Location of Project: 160 Hickory Road, Grandview, Yakima County, WA
Parcel No(s): 230927-11424 and 230927-11425
Current Zoning: R-1 Single Family Residential
Jurisdiction: Yakima County
Urban Growth Area: City of Grandview
Future Land Use: Residential
Proposed Zoning: R-2 Medium Density Residential
Application Date: March 4, 2026
Application Acceptance: March 31, 2026
Decision-Making Authority: City of Grandview

Project Description: Applicant requests annexation and rezone to R-2 Medium Density Residential

Requested Approvals & Actions: Annexation and rezone

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

A decision on this application will be made within 120 days of the date of the letter of completeness.

Environmental Determination

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any

are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **WEDNESDAY, MAY 13, 2026**.

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 **WEDNESDAY, MAY 13, 2026**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **WEDNESDAY, MAY 13, 2026** 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 **WEDNESDAY, MAY 20, 2026 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 – April 22, 2026

Property Posted: April 20, 2026

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): April 20, 2026



Assessor

Planning

County Roads

160 Hickory Road, grandview,...

7137139 31501 83

Measure Draw Pro

34403 402

Pecan Rd

81

33400

77

22420

22407

27

22404

22406 21400

26 28

21409 30 32 33 35 36 37

21403 21004

51 52 53

119°55'13.442"W 46°14'34.021"N

200 ft

Click on Parcel to Get

1 of 2

230927-11424

Zoom to

| PROPERTY INFORMATION | | |
|--------------------------------|-------------------------------------|---------------------------------|
| Parcel Owner(s): | HUGO GARIBAY | |
| Parcel Address: | 160 HICKORY RD, GRANDVIEW, WA 98930 | |
| Parcel Number: | 23092711424 | Parcel Size: 0.39 Acre(s) |
| Property Use: | 11 Single Unit (Neighborhood: GV) | |
| TAX AND ASSESSMENT INFORMATION | | |
| Tax Year: | 2026 | Tax Code Area: TCA: 441 |
| Land Value: | \$80,700 | Improvement Value: \$64,800 |
| Current Use Value: | \$ | CU Improvement: \$ |
| New Construction: | \$ | Total Assessed Value: \$145,500 |
| Parcel Image | | |



GRANDVIEW

22407

27

22404

22406 21400

26 28

21409 30 32 33 35 36 37

21403 21004

51 52 53

119°55'13.442"W 46°14'34.021"N

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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

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Assessor

Planning

County Roads

160 Hickory Road, grandview,...

Click on Parcel to Get

230927-11425

Zoom to

7137139 31501 83

Measure Draw Pro

34403 402

Pecan Rd

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GRANDVIEW 22407

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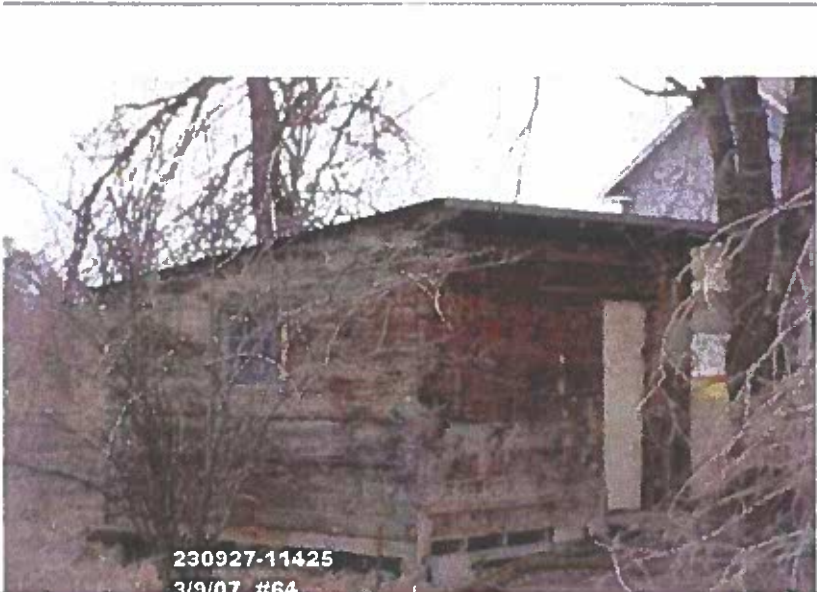
22404

22406 21400

26 28

30 32 33 21409 21403 35 21004 36 37

| PROPERTY INFORMATION | |
|--------------------------------|--|
| Parcel Owner(s): | HUGO GARIBAY |
| Parcel Address: | 160 HICKORY RD, GRANDVIEW, WA 98930 |
| Parcel Number: | 23092711425 |
| Parcel Size: | 1.77 Acre(s) |
| Property Use: | 91 Undeveloped Land (Neighborhood: GV) |
| TAX AND ASSESSMENT INFORMATION | |
| Tax Year: | 2026 |
| Tax Code Area: | TCA: 441 |
| Land Value: | \$87,800 |
| Improvement Value: | \$0 |
| Current Use Value: | \$ |
| CU Improvement: | \$ |
| New Construction: | \$ |
| Total Assessed Value: | \$87,800 |



119°55'09.847"W 46°14'34.586"N

200 ft

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