CITY OF GRANDVIEW NOTICE OF DEVELOPMENT APPLICATION: NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF ENVIRONMENTAL REVIEW, and NOTICE OF PUBLIC HEARING

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

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

Property Owner(s): Grandview Residential Care LLC

Proposed Project: Vista Grande Mental Health Assisted Living Facility

Current Zoning: C-2 General Business District

Current Use: Vacant

Proposed Conditional Use: Community Service Facility – Level Two

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

Parcel No.: 230924-24522

Application Date: September 15, 2026

Application Acceptance: September 17, 2026

Decision-Making Authority: City of Grandview

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

Requested Approvals & Actions: Conditional Use Permit approval.

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

Environmental Determination

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application. A copy of the threshold determination issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **Tuesday, October 6, 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 **Tuesday, October 6, 2026.** While comments will be accepted through closing of the public hearing on this proposal, comments received after **Tuesday, October 6, 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 **Tuesday, October 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 – September 23, 2026
Property Posted: September 23, 2026
Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): September 23, 2026

EXHIBIT 2

Wangai CUP Vicinity Map

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

Taxlots

City Limits

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

N

Yakima County, Maxar, Microsoft

Yakima County

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