GRANDVIEW HEARING EXAMINER
PUBLIC HEARING PACKET
OCTOBER 20, 2026
2:00 P.M.

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

- Public Hearing Procedure (Pages 1-2)
- Conditional Use Permit Application – (Pages 3-42)
- SEPA Environmental Checklist (Pages 43-72)
- Notice of Development Application, Notice of Completeness, Notice of Environmental Review & Notice of Public Hearing (Pages 73-75)
- Determination of Non-Significance (Pages 76)
- Final Determination of Non-Significance (Page 77)
- Affidavit of Mailing & Posting (Pages 78-85)
- Certificate of Posting Property (Pages 86-89)
- Affidavit of Publication – Public Hearing Notice (Page 90)
- Public Comments (Pages 91-95)
- Staff Report (Pages 96-109)

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): Shane O'Neill dba Clover Planning & Zoning LLC
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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.

Docusign Envelope ID: 46E10795-4C60-8795-8389-96C4D27598B8

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

RECEIVED
SEP 15 2026
CITY OF GRANDVIEW

CONDITIONAL USE PERMIT APPLICATION

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

Mailing Address: 6904 Rogue Drive, Pasco, WA 99301

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

Owner (If other than applicant): Grandview Residential Care

Mailing Address: 10510 E 20th Avenue, Spokane Valley, WA 99206

Telephone: (Home) (509) 507 4493 (Business): (770) 292 0854

Property Address/General Location: Yakima Tax Parcel # 23092424522

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

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

Current Zoning: C-2

Proposed Conditional Use: Community Service Facility -Level 2

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

APPLICATION MUST INCLUDE:

Docusign Envelope ID: 46E10795-4C60-8795-8389-96C4D27598B8

1. A completed, signed application form.
2. A completed, signed environmental checklist.
3. A vicinity map showing the location of all property within 300 feet of the site and the zoning.
4. All applicable fees.

If this application does not comply with existing zoning ordinances and codes, there is no right to development, and this application will be void.

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

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

Signature of Applicant: Signed by: 39AB44B88845447... Date 9/14/2026

Signature of Owner: (If other than Applicant): Signed by: D342B724C5C44BD... Date 9/14/2026

****

Date Received: 9/15/26 By: AP

Receipt No.: 217450 Amount of Fee $ 1,000.00

Additional Applications: SEPA

Additional Fees: _____ DATE

APPLICATION ACCEPTED AS COMPLETE: 9/17/26 BY AP

Docusign Envelope ID: 46E10795-4C60-8795-8389-96C4D27598B8

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

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

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

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

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

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

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

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

PROCESS

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

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

Docusign Envelope ID: 46E10795-4C60-8795-8389-96C4D27598B8

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

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

Docusign Envelope ID: 46E10795-4C60-8795-8389-96C4D27598B8

Clover Planning & Zoning, LLC

Land Use Services Consultant

8/26/2026

Corrected 10/9/2026

To: Grandview Hearing Examiner

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

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

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

The owner of Yakima County Tax Parcel #23092424522 (GRANDVIEW RESIDENTIAL CARE LLC) seeks land use approval to allow development and operation of a Community Service Facility- Level 2 on a 0.5-acre parcel located on the west side of Vista Grande Way. The mental health assisted living facility will have a footprint of approximately 9,060 square feet and will offer nine (9) on-site parking stalls. The 0.5-acre parcel is zoned C-2 (General Business).

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

Proposed Use

On behalf of a prospective buyer, the owner of the subject site requests Special Use Permit approval to allow site development and operation of a mental health assisted living facility or mental health assisted living facility. The 9,060 square-foot mental health assisted living facility building will offer approximately sixteen (16) beds for residents who will be supported by on-site staff. The front yard area will offer nine (9) parking stalls and landscaping. A draft proposed site plan is included as Exhibit 1.

Site & Vicinity

The half-acre site is vacant land. Adjacent parcels to the north, south and to the east are vacant. The site to the west contains an elementary school, having the outdoor recreational field nearest to the subject site. The nearest school building is approximately 150 feet from the subject site. Vista Grande Way is a short, loop road connecting directly to Wine Country Road. There are no outstanding code violations attached to the subject site. The site does not contain any critical areas. Having been previously cleared, the site is devoid of any significant or native vegetation. Public infrastructure was previously installed along the Vista Grande Way parcel frontage. The site is not adjacent to any residentially zoned properties. A vicinity map is provided as Exhibit 2. Site images are provided as Exhibit 3.

Grandview Comprehensive Plan

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

Grandview Municipal Code

GMC 17.44.010 C-2 General Business District Purpose

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

C-2 Land Uses

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

17.12.155 Community service facilities level one – Definition

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

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

GMC 17.12.156 defines community service facilities level two as follows:

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

Despite the apparent consistency between the proposed use and the definition of a Level 1 Community Service Facility, the City and their counsel have interpreted that the proposal qualifies as a Level 2 Community Service Facility. The proposed mental health assisted living facility lacks a criminal element. Residents are not placed in the facility via court order, nor will it serve as emergency/crisis housing.

C-2 Zone Development Standards

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

Dimension	C-2 Requirements	Proposed Dimension
Side Yard Setback	0 feet	9.9 feet
Front Yard Setback	0 feet	66 feet
Rear Setback	0 feet	9.5 feet
Building Height	50 feet	18'5" @ peak

17.86.060 Special Use Permit Application requirements

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

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

The site is vacant.

B. Detailed description of the proposed use;

The 9,060 square-foot mental health assisted living facility building will offer approximately sixteen (16) beds for residents who will be supported by on-site staff. The development will offer nine (9) parking stalls located in the front yard area.

C. Description of any existing zoning ordinance violation;

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

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

1. Exterior property lines and any adjacent public street or alley rights-of-way.

2. Existing and proposed buildings and other structures.

3. Existing and proposed points of ingress and egress, drives and driveways and circulation pattern.

4. The location of existing and proposed parking areas with each parking space shown.

5. Existing and proposed open spaces and landscape areas;

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

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

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

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

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

17.86.080 Findings of fact by the hearing examiner.

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

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

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

B. The proposal will adversely affect public infrastructure;
In no way will the proposed community service facility place undue demand on public services or infrastructure. The sewer and water demands of the proposal will be similar to a small multi-family residential apartment building. The adjacent roadway was recently developed to City standards. Utility extensions are not necessary for site development. The proposal carries a very low vehicle trip generation volume as the tenants will not own and operate their own private vehicles.

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

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

D. The location and height of proposed structures and the site design will discourage the development of permitted uses on property in the general vicinity or impair the value thereof;
As illustrated in Exhibit 2, the development exceeds the minimum setback requirements of the C-2 zone. At 18'5", the building will be much lower than the fifty (50) foot maximum building height offered by the C-2 zone. Regardless of building height, there are no scenic views enjoyed by nearby properties warranting heightened consideration. In no way will the proposal interfere with or otherwise impair development of vacant land in the vicinity.

E. The operations in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district; and
The proposal will operate as a residential use. Residential uses do not generate nuisances or impacts at levels above those permitted in the C-2 zone. There will be no flashing lights, dust, noise, fumes or

vibrations emanating from the community service facility. Minimal traffic volumes will be generated by the proposal.

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

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

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

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

Sincerely,

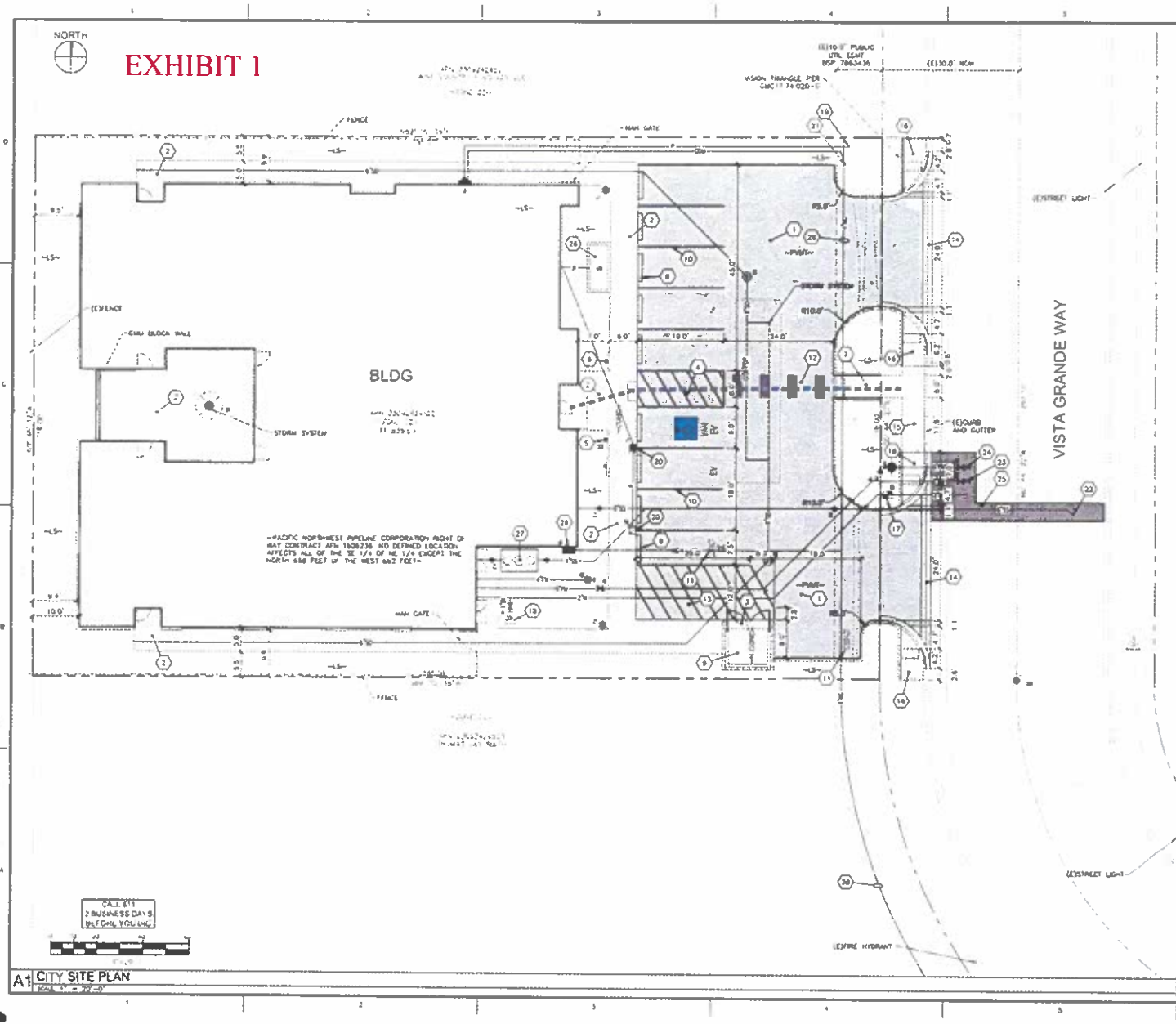
Shane O'Neill

Shane O'Neill
Clover Planning & Zoning LLC
www.planclover.com
(509)713-4560
planclover@outlook.com

Exhibit List

1) *Site Plan*
2) *Vicinity map*
3) *Vicinity Images*
4) *Prior CUP Approval Decision Report*
5) *Notice of CUP Expiration*
6) *Architectural Elevations*

EXHIBIT 1



A1 CITY SITE PLAN
SCALE: 1" = 20'-0"

KEY NOTES

1. STANDARD ASPHALT SECTION – 2-1/2" THICK ASPHALT OVER 6" TOP COURSE PER WSDOT 8-03.9(3)
2. STANDARD CONCRETE SECTION – 4" THICK CONCRETE SIDEWALK OVER 4" TOP COURSE PER WSDOT 8-03.9(3) TROWEL CONTROL JOINTS AT 5' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C.
3. HEAVY CONCRETE SECTION – 8" THICK CONCRETE SIDEWALK OVER 6" TOP COURSE PER WSDOT 8-03.9(3). TROWEL CONTROL JOINTS AT 10' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C.
4. PAINT WHITE 4" WIDE PARKING STRIPING, LETTERING, AND ACCESSIBLE PARKING SYMBOLS PER ADA REQUIREMENTS AS SHOWN ON PLAN
5. ACCESSIBLE PARKING SIGN
6. ACCESSIBLE AISLE SIGN
7. ACCESSIBLE RAMP
8. WHEEL STOP
9. TRASH ENCLOSURE
10. PAINT 4" WHITE PARKING STRIPE, TYP
11. PAINT 18" TALL WHITE COMPACT STALL
12. PAINT 24" WIDE WHITE CROSS WALK STRIPE, WITH 48" SPACE, TYPICAL
13. PAINT 4" WIDE WITH 36" SPACE "NO PARKING" STRIPING
14. DRIVEWAY, PER CITY STD ST-10
15. SIDEWALK, PER CITY STD ST-5
16. ACCESSIBLE RAMP, PER WSDOT STD
17. 1" WATER METER WITH BACKFLOW PROTECTION INSIDE BUILDING, PER CITY STD W-6 AND W-10
18. IRRIGATION POINT OF CONNECTION, PER CITY STD W-11
19. POWER TIED INTO EXISTING TRANSFORMER, COORDINATE WITH POWER COMPANY
20. EV STALL INFRASTRUCTURE
21. TELEPHONE/TV POINT OF CONNECTION
22. TIE SEWER SERVICE INTO EXISTING SEWER, PER CITY STD SS-7
23. FIRE WATER POINT OF CONNECTION WITH BACKFLOW INSIDE BUILDING
24. FIRE HYDRANT ASSEMBLY, PER CITY STD W-2
25. ASPHALT PATCH, PER CITY STD ST-11
26. GENERATOR, REFER TO MECHANICAL
27. GREASE INTERCEPTOR
28. GAS EXTENSION ALONG ROW, BY OTHERS
29. GAS METER AND SERVICE TO MAIN

LEGEND

ADA COMPLIANT PATH SIDEWALK

VICINITY MAP



NOTES

1. PARKING:
   6 STANDARD STALLS, 1 ACCESSIBLE VAN/EV STALL, 1 EV STALL, 1 CVC/COMPACT STALL, 1 COMPACT STALL, FOUR (4) STALLS
   REQUIRED 10 STALLS (1 STALL PER 3 BED WITH 18 BEDS = 6 STALLS AND 1 STALL PER 2 STAFF WITH 8 STAFF = 4 STALLS).
2. AREA:
   11,021 SF IMPERVIOUS AREA, 4,814 SF PERVIOUS AREA (22%), 31,835 SF TOTAL PROPERTY AREA

KNUTZEN ENGINEERING
2401 HOGEBEEN DR
SUITE 160
ATHENA, WA 99330
1-509-422-0374

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY		

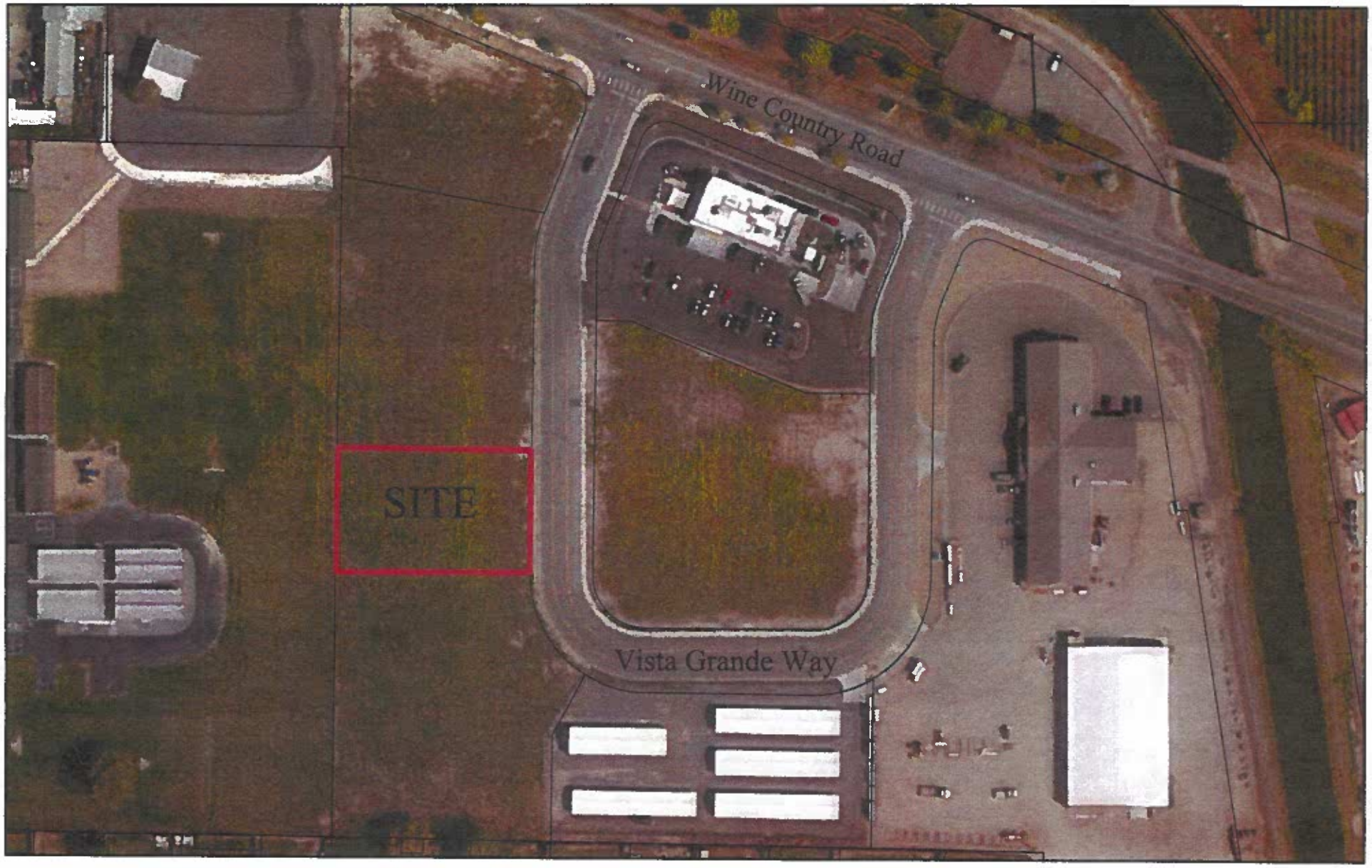
NOT FOR CONSTRUCTION
CITY SITE PLAN
GRANDVIEW RESIDENTIAL CARE LLC
GRANDVIEW RESIDENTIAL CARE
VISTA GRANDE WAY GRANDVIEW, WA

DESIGNED	SJT	08/31/23
DRAWN	SJT	08/31/23
CHECKED	PTH	08/31/23
APPROVED	PTH	08/31/23
SCALE	AS NOTED	
CAD FILE	25003SP01	
JOB No.	25003	REV. 1
DWG. No.	SP01	

4

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

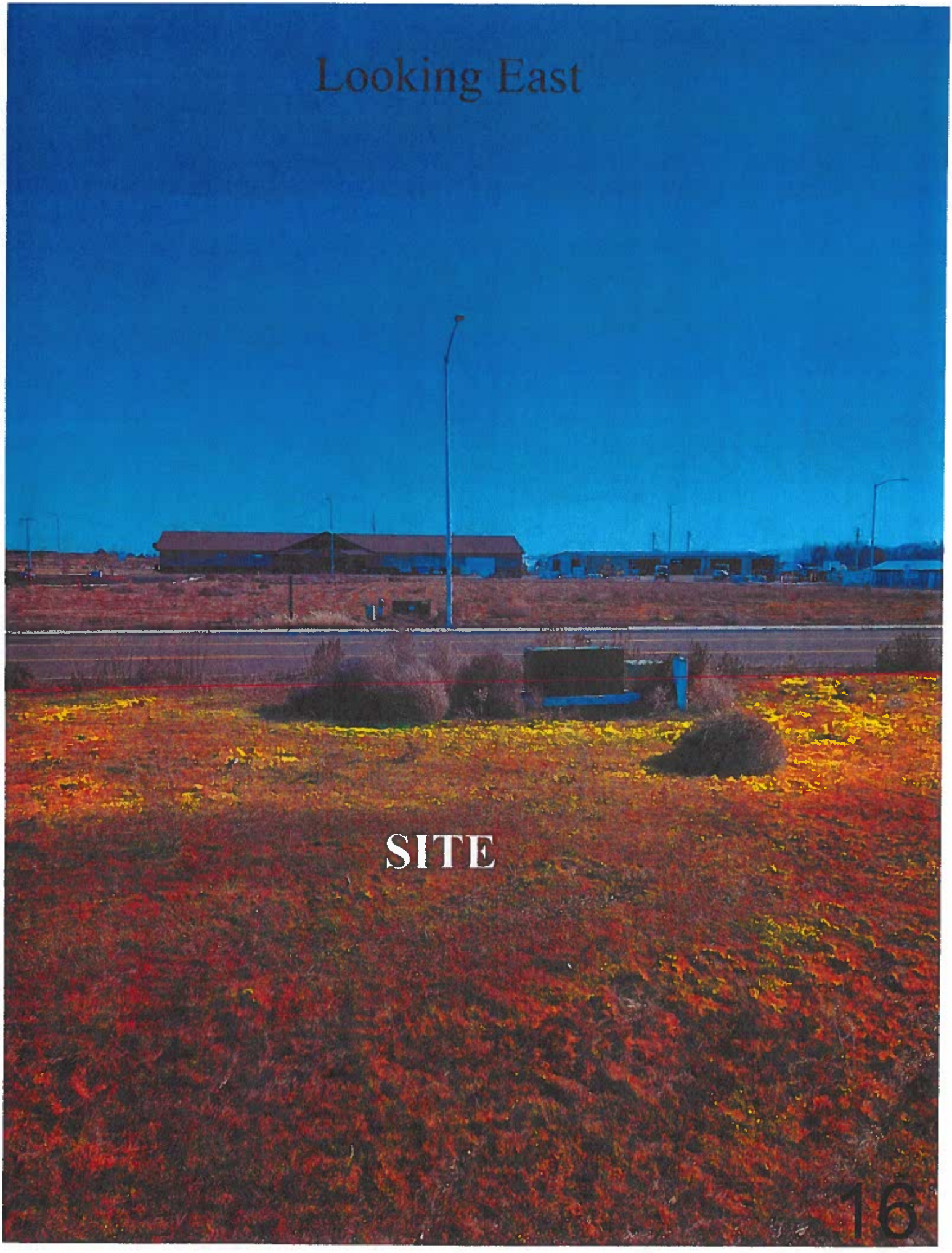
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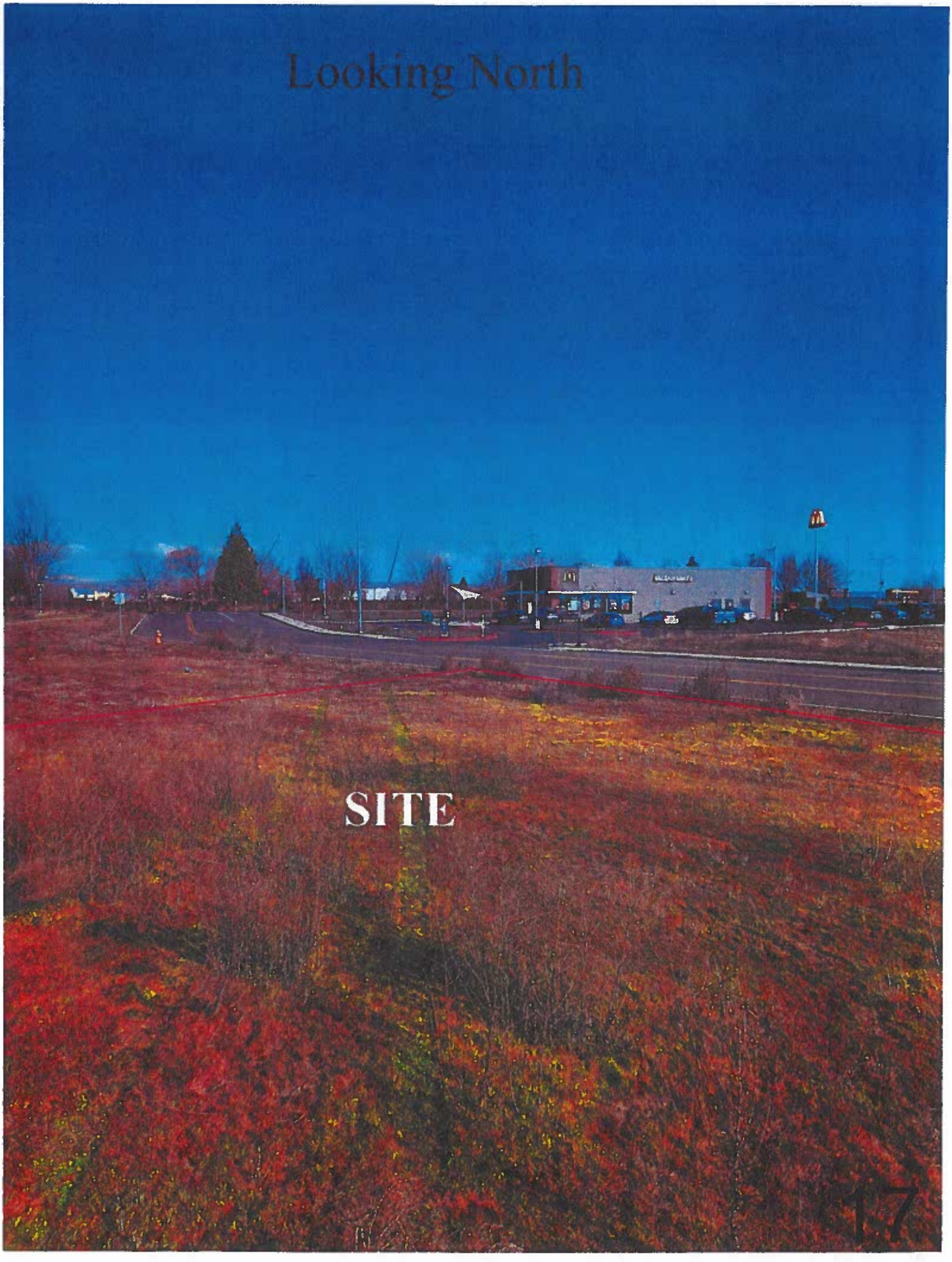
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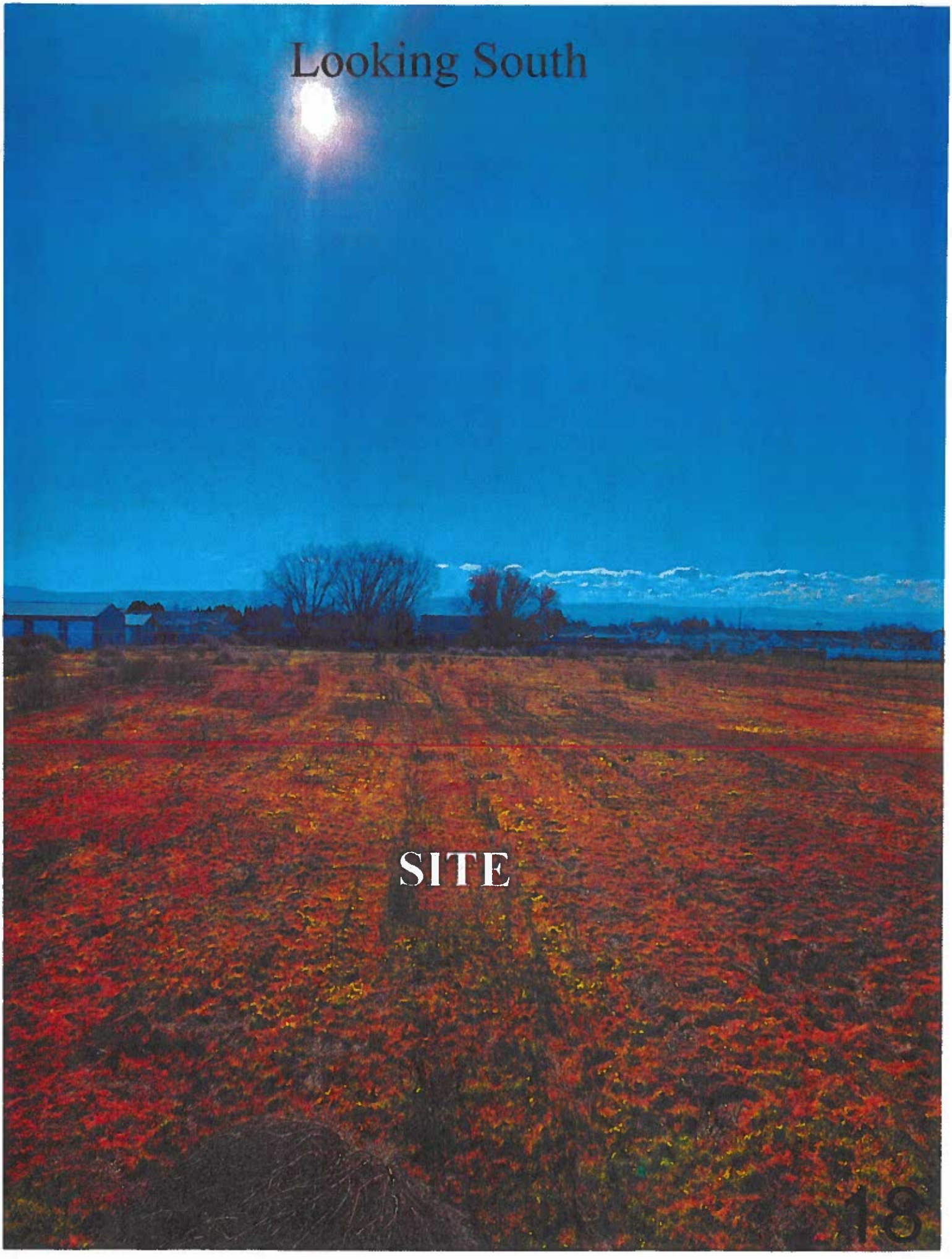
Yakima County, Maxar, Microsoft

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 |


Looking East
SITE
16


Looking North
SITE


Looking South
SITE

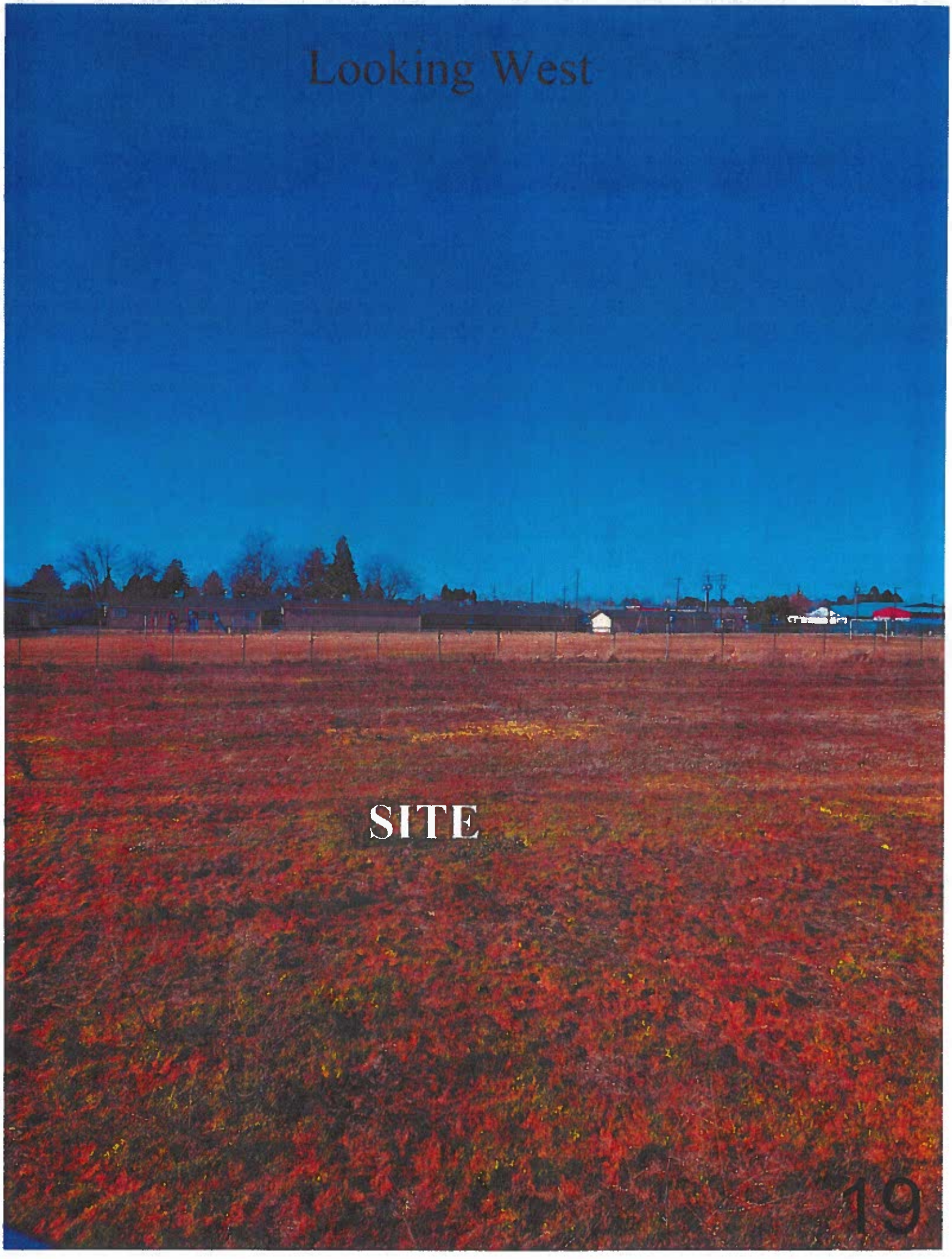

Looking West
SITE

Exhibit 4

City of Grandview, Washington
Hearing Examiner's Decision

May 7, 2025

In the Matter of Application	)	
For a Conditional Use Permit	)	
Submitted for:	)	
	)	**CUP#2025-01**
Cliff Lewis d/b/a Scantlings, LLC	)	
By Their Agent Shane O'Neill	)	
	)	
To Develop & Operate a Mental	)	
Health & Behavioral Health	)	
Assisted Living Facility on the	)	
West Side of Vista Grande Way	)	
Located about 400 Feet South	)	
Of East Wine Country Road	)	

A. <u>Introductory Findings.</u> The introductory findings relative to the hearing process for this Conditional Use Permit application may be summarized as follows:

(1) The Hearing Examiner conducted an open record public hearing for this application on April 23, 2025.

(2) On that date Yakima Valley Conference of Governments Regional Land Use Planner Byron Gumz, who serves as the Planner for the City of Grandview, presented his staff report which recommended approval of this application subject to conditions.

(3) Shane O'Neill d/b/a Clover Planning & Zoning LLC represented the applicant and land owner at the hearing by answering questions and otherwise testifying in favor of approval of the application.

(4) City Clerk Anita Palacios submitted written comments for the record from the Sunnyside Valley Irrigation District indicating that there are no SVID facilities within the project parcel, from the Washington State Department of Ecology indicating that an NPDES Construction Stormwater General Permit may be required and from Government Affairs Director Matt Heur indicating that the proposal should be subject only to administrative review and that the ordinance provisions should be clarified as to the difference between a Level 1 and a Level 2 Community Service Facility.

(5) No other testimony was presented at the hearing and no other written comments were submitted prior to or during the hearing. This Conditional Use Permit decision has been issued within 10 business days of the public hearing as is required by Subsection 2.50.130(A) of the Grandview Municipal Code.

B. Basis for Decision. Based upon a view of the site and the surrounding area without anyone else present on April 23, 2025; the information contained in the staff report, exhibits and testimony presented at the open record public hearing on April 23, 2025; and consideration of the Grandview Comprehensive Plan and the Grandview Zoning Ordinance, Title 17 of the Grandview Municipal Code (GMC); the Hearing Examiner makes the following:

FINDINGS

I. Applicant/Property Owner/Representative. The applicant and property owner is Cliff Lewis d/b/a Scantlings, LLC, P.O. Box 605, Grandview, WA 98930. The representative of the applicant and property owner for this application

is Shane O'Neill d/b/a Clover Planning & Zoning LLC, 6904 Rogue Drive, Pasco, WA 99301.

II. Location. The subject parcel no. 230924-24522 has no assigned address at this time. It is located on the west side of Vista Grande Way along the westerly loop of that street approximately 400 feet south of its intersection with East Wine Country Road.

III. Proposal. The proposal is to construct a 10,000-square-foot building with 10 parking spaces on a one-half acre lot in order to operate a 16-bed mental health and behavioral health assisted living facility which would have caregivers and professional staff necessary to provide such a service for its residents.

IV. Jurisdiction and Process. The proposed mental health and behavioral health assisted living facility was determined to be a similar use to Community Service Housing defined by GMC §17.12.457. The main difference is that Community Service Housing is provided at a cost, if any, that is subsidized by charitable or government agencies which may or may not be the case here. Community Service Housing is included in the definition of a Level 2 Community Service Facility set forth in GMC §17.12.156. GMC §17.44.050(B) provides that a Level 2 Community Service Facility is a Conditional Use in the C-2 General Business District. GMC Table 14.09.080 requires an open record public hearing for the consideration of a Conditional Use Permit application. The hearing is required by GMC §2.50.080(A) to be conducted by the Hearing Examiner.

V. **The Comprehensive Plan.** The Comprehensive Plan designation for the property and for adjacent property to the north, south and east is "Commercial." This proposal is a commercial business use consisting of urban infill development that will be consistent with the following Comprehensive Plan Goals and Policies:

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

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

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

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

VI. **Zoning and Land Uses.** The subject property is within the C-2 General Business District. GMC §17.44.010 provides in part that this zoning district is intended to promote the centralization of business and reinforce a positive public image. Although the subject property and the properties to the north, south and east are currently vacant, the subject property will be improved with a new 10,000-square-foot building that has 10 parking spaces within an area where a fast food restaurant, mini-storage facility and lumber yard are already located. An elementary school is located to the east of the subject parcel.

VII. **Environmental Review.** After consideration of a SEPA Environmental Checklist dated February 25, 2025, and consideration of the comments submitted,

the City issued a final Determination of Non-Significance on April 4, 2025, which was not appealed.

VIII. Concurrency. The concurrency test and requirements of Chapter 14.10 of the Grandview Municipal Code entitled Transportation Concurrency Management were applied to the proposed Conditional Use Permit application. Consideration of the applicant's Transportation Checklist dated February 25, 2025, resulted in a finding that traffic volumes would not be expected to cause any streets to fall below the City's adopted Level of Service (LOS).

IX. Public Notice for the Hearing. This application was submitted on February 27, 2025, and was determined to be complete for processing on March 13, 2025. 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, Environmental Determination & Notice of Public Hearing for the April 23, 2025 open record public hearing (i) was posted at City Hall, the Library, the Police Department and the City's website and was also mailed to owners of property within 300 feet of the property under consideration, to interested parties and to governmental agencies on March 13, 2025; (ii) was posted conspicuously at a total of three places on the property on March 14, 2025; and (iii) was published in the City's official newspaper (Grandview Herald) on March 19, 2025.

X. Selected C-2 General Business District Development Requirements.

Since some of the criteria for review and approval of Conditional Use Permits require compliance with the Grandview Municipal Code (GMC) requirements and since there is a desire to inform the developer of this proposal about some of the C-2 General Business District development standards that are required by this Decision, the following provisions are set forth for that purpose without any attempt to provide an exhaustive review of all of the applicable requirements:

(1) The provisions of GMC §17.44.060(B), (C) and (D) applicable to this proposal do not limit the amount of lot coverage or require minimum yard setbacks, but do limit the maximum building height to 50 feet.

(2) The provisions of GMC §17.75.050(A) and (B)(6) applicable to this "major project", which is defined by GMC §17.75.030(H) to include any new nonresidential building with a gross floor area of 6,000 square feet or more, require the area between property lines and the back edge of street curbs, exclusive of city right-of-way and exclusive of sidewalks and driveways for ingress/egress, to be 100 percent treated with landscape materials, including live vegetation and/or decorative rock. A developer or property owner may receive credit toward the required landscape area for pedestrian walks or ways when such walks or ways are decorative and/or textured in character and are designed as a complementary part of the landscape area. No more than 25 percent of the landscaped area can be treated with decorative pedestrian ways and be included in the overall calculations for landscaped area.

(3) The applicable provisions of GMC §17.75.050(B) require the following features for refuse collection and outdoor storage:

(a) Refuse, including garbage and rubbish, may only be stored for disposal or collection in authorized garbage cans, dumpsters, self-contained, liquid-tight compacting solid waste containers and/or detachable containers. Plastic bags may not be used except as liners for garbage cans.

(b) In no case shall such enclosure and trash collection receptacles be permitted within the required front yard setback areas.

(c) Outdoor storage and trash collection areas located in a commercial or industrial zone shall be sight screened from any adjacent residential zones, from residential zones across a public street or alley and from any abutting street.

(d) Outdoor storage and trash collection areas shall be sight screened on three sides by one or a combination of the following:

(i) A building or hillside;

(ii) Dense evergreen shrubs and/or trees planted to provide a year-round sight-obscuring sight screen to achieve a minimum height of six feet within three years of planting; and/or

(iii) A solid or otherwise sight-obscuring fence or wall at least six feet in height.

(e) Sight screening shall not be required for dumpsters or containers located on a temporary one-time basis for special circumstances such as construction projects and large-scale cleanup efforts.

(f) Sight screening shall not be required for designated recycling bins or facilities maintained by the City of Grandview for public use.

(4) Applicable provisions of GMC §17.75.050(C)(1) require the following design standards for fences, walls and hedges:

(a) The height of fences, walls and hedges located between a structure and a street or alley shall be measured from the street curb or alley grade except in those cases where topographical irregularities occur. The height of fences, walls and hedges between a structure and a common lot line shall be measured from the grade along the common lot line or top of any structural retaining wall occurring at the common lot line.

(b) The height of fences, walls and hedges shall be limited to four feet within the front yard area of residentially zoned lots, retail business and office zoned lots; provided, when two contiguous corner lots, or two corner lots separated only by an alley right-of-way, form the entire frontage between parallel or nearly parallel streets, the height of fences, walls and hedges shall be limited to six feet within the front yard adjacent to the side street; except where the front door of a house faces the side street all fences greater than four feet in height must be set back to the building line of the house facing the side street.

(c) The height of fences, walls and hedges within the side and rear yards of residentially zoned lots, retail business and office zoned lots shall be limited to six feet. A gate or opening with a minimum three-foot width leading into at least one side yard shall be provided.

(d) Fences shall not be constructed out of tires, pallets, bed springs, multicolored materials, tarps, plastic sheets, wheel rims and similar or like materials not traditionally manufactured or used for fencing purposes. Corrugated sheet metal for fences shall be allowed only in industrial districts. Hog wire, chicken wire, horseman wire mesh, v-mesh, field fence, woven field fence, welded utility fence, or any similar or like wire fencing material is not permitted in residential or commercial zones.

(e) In the C-2 general business district only one strand of barbed wire is permitted along the top rail or within two inches of the top rail and provided it is located outside of the designated central business district (GMC Chapter 17.45).

(f) In all front yards, whether on properties with single, double, or triple frontage, rails, posts and other structural fence supports shall not be visible from a public street; except that posts and rails that are an integral part of the fence design and aesthetics and not used solely for structural support may be visible from a public street.

(g) All fencing in commercial and industrial districts shall be placed on the inward side of any required perimeter landscaping, with landscape treatments occurring along the street frontage.

(h) Fences constructed in any zoning district may be permitted at the back of sidewalks in public right-of-way upon approval of the public works department, except where there is landscaping along the street frontage.

(i) No fence or wall shall be erected without first obtaining a building permit from the public works department.

(5) Applicable provisions of GMC §17.75.050(C)(2) require that where a fire hydrant is located within a landscape area it shall be complemented by a minimum clearance radius of three feet and that no tree, as measured from its center, shall be located within ten feet of a street light standard, or within five feet of a driveway or a fire hydrant.

(6) Applicable provisions of GMC §17.75.050(C)(3) require the following design standards for landscape buffers in commercial and industrial districts:

(a) Landscape buffers shall be 100 percent landscaped with live vegetation or a combination of live vegetation and ornamental rock.

(b) Live vegetation within the landscape buffer shall be planted with a mix of evergreen and deciduous trees and shrubs interspersed throughout the landscape buffer. At maturity, the live vegetation shall cover a minimum of 25 percent of the landscape buffer.

(7) Applicable provisions of GMC §17.75.050(D)(1) and (D)(2) require that a new parking lot between a building and a local access street such as Vista Grande Way having 11 or fewer new parking spaces not previously in use prior to construction qualify as a "minor project" defined by GMC §17.75.030 which shall have a minimum landscape buffer of five feet between the parking lot and the property line.

(8) The applicable provisions of GMC §17.75.060 require the following standards for all landscape areas:

(a) All new plants, except those planted on single-family residential properties, shall conform to American Nursery and Landscape Association (ANLA) grades and standards as published in the "American Standard for Nursery Stock" manual (ANSI Z60.1 or latest edition).

(b) Single-stemmed trees required pursuant to Chapter 17.75 shall at the time of planting conform to the following standards:

(i) Deciduous trees shall have a minimum caliper of one and three-quarters inches and a height of eight feet; and

(ii) Coniferous evergreen trees shall be at least five feet in height.

(c) Multistemmed trees shall be permitted as an option to single-stemmed trees, provided that such multistemmed trees are:

(i) At least six feet in height; and

(ii) Not allowed in street rights-of-way.

(d) When the width of any landscape strip, buffer, or setback is 15 feet or greater, the required trees shall be staggered in two or more rows.

(e) Shrubs shall be:

(i) At least an ANLA container class No. 2 (two-gallon) size at time of planting; and

(ii) At least 18 inches in height at the time of planting.

(f) Shrubs within required parking lot landscape areas shall be maintained at a height not exceeding 42 inches.

(g) Live vegetation used as groundcovers shall be planted and spaced to result in total coverage of the required landscape area in three years.

(h) Lawns shall be planted with grass species normally grown as permanent lawn in Yakima County. Lawn areas may be sodded, sprigged, or seeded, except that solid sod shall be used in commercial zones for swales or other areas subject to erosion.

(i) Plant selection shall consider adaptability to climatic, hydrologic, geologic, and topographical conditions of the site.

(j) Plants having similar water use characteristics shall be grouped together in distinct hydrozones.

(k) Lava rock shall not be permitted in any commercial landscaped areas.

(l) When approving an area as a xeriscaped area, the city shall apply all or some of the following criteria:

(i) Analysis of the site considering such factors as slopes, drainage, winds, and existing and proposed site improvements;

(ii) Use of appropriate techniques for soil improvements to support plant growth;

(iii) Use of low water-demand or drought-resistant turf grasses and plant materials;

(iv) Use of mulches and other ground covers in planting areas that cover soil, save moisture, and protect from soil erosion; and/or

(v) Use of appropriate type of irrigation for each area of the xeriscaped landscape.

(9) The applicable provisions of GMC §17.75.080(A) require that two copies of a site development plan be submitted to the public works department for review for consistency with the provisions of GMC Chapter 17.75 prior to the issuance of building permits which must be drawn to scale and include the following:

(a) All relevant data regarding the existing site that will include a vicinity map, location and name of existing adjacent streets, driveway locations, walkways, property lines, and/or easements.

(b) Boundaries, dimensions, and size in acres of the site.

(c) Indication of adjoining uses and zones.

(d) Layout of all use areas within the site, including parking areas and interior circulation areas, including truck circulation for loading/ unloading.

(e) Landscape Plan with:

(i) Identification of any existing trees or plantings that are to remain on the site. Existing trees should be identified according to caliper and their common name. Existing trees and shrubs may be counted towards landscape requirement standards, provided they are depicted on the plan, retained in their location, and meet minimum standards for plant health; and

(ii) Location of all proposed landscape areas including the location of all landscape elements and the size, common name, scientific name, spacing, and quantity of all live vegetation to be planted.

(f) Area in square feet and dimensions of individual and collective landscape areas.

(g) Location and description of all existing and proposed structures such as buildings, loading areas, berms, walls, fences, screens, storage areas, street furniture including refuse containers, and lighting.

(h) Location of all existing and proposed utilities, vaults, and boxes.

(i) Schematic building elevations showing exterior building walls.

(10) The applicable provisions of GMC §17.75.080(B) also require that the required landscaping shall be installed to coincide with the completion of the building. However, the time limit for compliance may be extended to allow installation of such required landscaping during the next appropriate planting season.

(11) The parking lot improvement provisions of GMC §17.78.090 provide that all parking lots and spaces required pursuant to GMC Chapter 17.78 and those properties consisting solely of parking development shall be designed and approved to meet the following standards:

(a) New parking lots resulting in 11 or fewer new parking spaces not previously in use prior to construction (qualify as minor project defined by GMC 17.75.030):

(i) Surfacing. All parking must be surfaced with gravel on a stable substrate;

(ii) Lighting. Any parking lot lighting shall be so arranged as to not constitute a nuisance or hazard to passing traffic, or encroach on adjoining residential properties; and

(iii) Maintenance. All parking lots shall be regularly maintained and kept free of weeds and litter. Maintenance shall include the repair of traffic control devices, signs, light standards, fences, surfacing materials, curbs, landscaping, and drainage facilities.

(b) New parking lots resulting in 12 or more new parking spaces not previously in use prior to construction (qualify as major project as defined by GMC 17.75.030) – as to property located in the C-1 or C-2 zones and multiple dwellings:

(i) Surfacing – Parking lots designated for customer/client parking, all spaces required pursuant to GMC §17.78.170 and all parking areas located between the right-of-way line and the face of buildings shall be surfaced with asphalt, Portland cement concrete or grasscrete. Those areas out of direct public view utilized for employee parking, and service vehicle parking and storage, that are located behind the front yard setback or front of the building, are exempt from the hard surfacing requirements, but must be surfaced with gravel on a stable substrate. No parking lot or driveway consisting of gravel shall abut a public street right-of-way. All driveways shall be surfaced with asphalt, Portland cement concrete or grasscrete for a distance of five feet on each side of driveway openings to a point 10 feet from the right-of-way line;

(ii) Grading and Drainage – All parking lot drainage shall be contained on site. Drainage facilities shall be designed according to accepted engineering standards;

(iii) Border Barricades – All parking areas designed for customer/client parking and all parking areas located between a right-of-way line and a building face shall have curbing installed around perimeter areas and around all landscape elements;

(iv) Markings – Parking stalls shall be delineated by paint or other markings as approved by the public works department;

(v) Landscaping – All parking lots shall conform to the landscape provisions of Chapter 17.75 GMC;

(vi) Lighting – Parking lot lighting shall be so arranged as to not constitute a nuisance or hazard to passing traffic, or encroach on adjoining residential properties; and

(vii) Maintenance – All parking lots shall be regularly maintained and kept free of weeds and litter. Maintenance shall include the repair of traffic control devices, signs, light standards, fences, surfacing materials, curbs, landscaping, and drainage facilities.

(12) The applicable provisions of Table 78-1 in GMC §17.78.120 specify the dimensions required for the parking spaces for the proposal depending upon the type of parking spaces provided.

(13) The applicable provisions of GMC §17.78.170 specify the number of off-street parking spaces required for convalescent homes, nursing homes and congregate care facilities similar to the proposed use to be one space for each three beds plus one space for each two employees. Since this facility will have 16 beds and 6 employees, 9 parking spaces are required and 10 parking spaces are proposed.

XI. <u>Development Review Criteria for Conditional Use Permits.</u> 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 advance notice of public hearings by publication, mailing and posting. GMC §14.03.040(B)(2) and GMC §14.09.030(A)(2) & (B)(1) provide that the Hearing Examiner is to make the decisions approving or denying Conditional Use Permits. GMC §14.01.040(H) defines a development as any land use permit or action regulated by GMC Titles 14 through 18 including, among other permits or actions, conditional use permits. GMC §14.09.030(A)(3)(c) provides that the Hearing Examiner is not to approve 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 proposed development would be consistent with the Comprehensive Plan because it would add an urban infill business in the City that would be located on a parcel that has the "Commercial" Comprehensive Plan designation and because it would be consistent with the following Comprehensive Plan Goals and Policies:

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

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

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

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

The proposal would also be required to meet the development requirements of the Grandview Municipal Code, including without limitation those detailed in Section X above, and its location within a subdivision among other businesses in the area would meet the intent of the C-2 General Business District zone which is in part to promote the centralization of business in the City and the reinforcement of a positive public image for the City.

(2) The development makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes. The proposal will be located within an existing subdivision which makes adequate provisions for a paved public street that will be used as access and which makes adequate provisions for a domestic water supply and sanitary wastes by utilizing City public water and sewer services for the facility.

(3) The development adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18. The City determined that the proposal would not result in any probable significant adverse environmental

impacts under GMC Title 18 by issuing a final SEPA Determination of Non-Significance on April 4, 2025, which was not appealed.

(4) The development is beneficial to the public health, safety and welfare and is in the public interest. The proposal would be beneficial to the public health, safety and welfare and would be in the public interest because it would provide needed mental health and behavioral health services for the residents of the City and of the community.

(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. Consideration of the applicant's Transportation Checklist dated February 25, 2025, resulted in a finding that traffic volumes would not be expected to cause any streets to fall below the City's adopted Level of Service (LOS).

(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. No dedication of land for additional right-of-way or other purposes is required for this proposal.

XII. Additional Specific Review Criteria for Conditional Use Permits.

Upon conclusion of the open record public hearing required for consideration of a Conditional Use Permit by GMC §17.86.070, the Hearing Examiner is required by GMC §17.86.080 to make and enter findings and conclusions from the record as to the following:

(1) Whether or not the proposal is in accordance with the goals, policies, objectives, maps and/or narrative text of the Comprehensive Plan. The proposal would be in accordance with the maps and narrative text of the Comprehensive Plan because it would add an urban infill business use within a subdivision on a parcel that has the "Commercial" Comprehensive Plan designation. The proposal would also be in accordance with the following Comprehensive Plan Goals and Policies:

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

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

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

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

(2) Whether or not the proposal will adversely affect public infrastructure. The proposal will not adversely affect public infrastructure because it will not reduce the Level of Service (LOS) of any City streets that will provide access for the facility and because it will utilize a relatively modest amount of the City of Grandview water and sewer services that are available within the City.

(3) Whether or not the proposal will be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity. The proposal is designed and conditioned to be in harmony with the existing and intended character of the general vicinity due in part to the development standards that are applicable to the proposed use and also due to the fact that the use will be primarily conducted within confines of a building.

(4) Whether or not the location and height of proposed structures and the site design will discourage the development of permitted uses on property in the general vicinity or impair the value thereof. Neither the location of the proposed facility in an area that is zoned for business uses where other businesses already exist nor the height of the proposed single-story facility will discourage

the development of permitted uses on property in the general vicinity or impair the value thereof.

(5) Whether or not the operations in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district. The proposed use is expected to satisfy this criterion because it will be a business use that will be primarily conducted within the confines of a building like other residential uses and therefore will not cause any objectionable noise, fumes, vibrations, dust, traffic or flashing lights for nearby properties.

(6) Whether or not the proposal will endanger the public health or safety if located and developed where proposed, or in any way will become a nuisance to uses permitted in the district. The proposed use is not expected to endanger the public health or safety if located and developed in its proposed location within a subdivision among other existing and future businesses or to become a nuisance to other uses permitted in the district due to the fact that it will be an assisted living type of use for only 16 residents that will be primarily conducted within the confines of the building constructed for that purpose.

CONCLUSIONS

Based upon the foregoing Findings, the Hearing Examiner reaches the following conclusions:

(1) The Hearing Examiner has jurisdiction and authority to approve a Conditional Use Permit subject to conditions.

(2) The public notice requirements of the Grandview Municipal Code for the open record public hearing conducted for this application have been satisfied.

(3) SEPA environmental review for the requested Conditional Use Permit was completed pursuant to RCW 43.21C and GMC Title 18 which resulted in the issuance of a final Determination of Non-Significance on April 4, 2025 that became final without an appeal.

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

(5) No testimony and no written comments were submitted in opposition to any aspect of this proposed mental health and behavioral health assisted living facility.

(6) This application satisfies the requisite criteria for approval of the requested Conditional Use Permit subject to conditions.

(7) In accordance with GMC §14.11.030, any person with standing may appeal this Decision to the Yakima County Superior Court. Such an appeal must be filed with the Court in writing and served on the City Clerk or Mayor within 21 days from the date of this Decision in accordance with the statutory requirements of the Land Use Petition Act (LUPA) set forth in Chapter 36.70C of the Revised Code of Washington.

DECISION

The Hearing Examiner approves a Conditional Use Permit to establish and operate the proposed mental health and behavioral health assisted living facility on the west side of Vista Grande Way about 400 feet south of its intersection with East Wine Country Road on parcel number 230924-24522 as described in the application materials and this Decision, subject to the following conditions:

(1) Development of the site shall substantially conform to the site plan submitted with the application for the conditional use.

(2) An NPDES Construction Stormwater General Permit shall be obtained unless the Washington State Department of Ecology waives the requirement.

(3) The proposed facility shall not exceed 50 feet in height.

(4) All landscaping and landscaping buffer requirements outlined in GMC Chapter 17.75 shall be met.

(5) A Landscaping Plan meeting the standards of GMC Chapter 17.75 shall be submitted and approved prior to issuance of building permits.

(6) All applicable sitescreening requirements of GMC Chapter 17.75 shall be met.

(7) All future fencing, hedges or walls shall meet the standards of GMC Chapter 17.75.

(8) Ten (10) parking spaces meeting the standards of GMC Chapter 17.78 shall be completed prior to issuance of a Certificate of Occupancy for the building.

DATED this 7th day of May, 2025.

Gary M. Cuillier, Hearing Examiner

CITY OF GRANDVIEW EST 1909 WASHINGTON

207 W. 2nd Street · Grandview, Washington 98930 · Tel: (509) 882-9200 · Fax: (509) 882-3099 · www.grandview.wa.us

Exhibit 5

August 25, 2026

Scantlings LLC
Attn: Cliff Lewis
PO Box 605
Grandview, WA 98930

RE: Notice of Expiration – Vista Grande Community Service Housing

Project/File No.: CUP2025-01
Property Address: KNA Vista Grande Way. Grandview, WA 98930.
Parcel No.: 230924-24522

Dear Mr. Lewis:

The purpose of this letter is to provide formal notice that the City of Grandview has determined that the approval for the above-referenced project has expired.

On May 7, 2025, the City of Grandview Hearings Examiner approved Vista Grande Community Service Housing as a Level 2 Community Service Facility through the Conditional Use Permit process. The approval was subject to the requirements and conditions contained in the Hearings Examiner Decision, including applicable provisions of the Grandview Municipal Code.

Pursuant to Grandview Municipal Code (GMC) Title 17.86.120, unless otherwise specified within the Conditional Use Permit, the applicant shall commence the special use authorized or obtain a building permit for construction of authorized facilities within six months after the effective date of conditional use permit, or the special permit or conditional use permit shall expire. The effective date is defined as the date after the decision by the Hearings Examiner, which would have been May 8, 2025. Accordingly, building permits were required to be obtained no later than November 8, 2025.

Based on the City's records, no building permits were obtained within the required time period. Therefore, the approval for Vista Grande Community Service Housing (CUP2025-01) expired on November 9, 2025, and is no longer valid.

Any future proposal to develop the property in the manner authorized by the expired approval will require submission of a new application and review under the City codes, regulations, fees, and development standards applicable at the time of the new application.

Any permits, approvals, or determinations that were dependent upon the validity of the expired approval should not be construed as independently authorizing the development proposed under the expired approval.

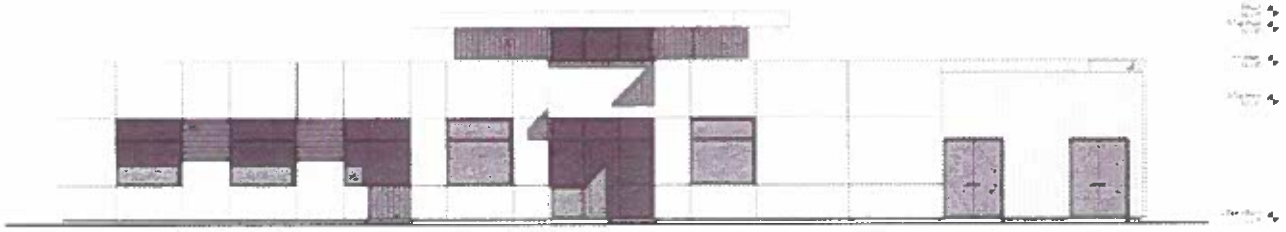
If you believe the City's records do not reflect an action taken prior to the expiration date that maintained the validity of the approval, please provide documentation of that action to the City for review.

If you have questions regarding this notice or the requirements for submitting a new application, please contact Anita Palacios, City Clerk, at (509)882-9200 or anitap@grandview.wa.us.

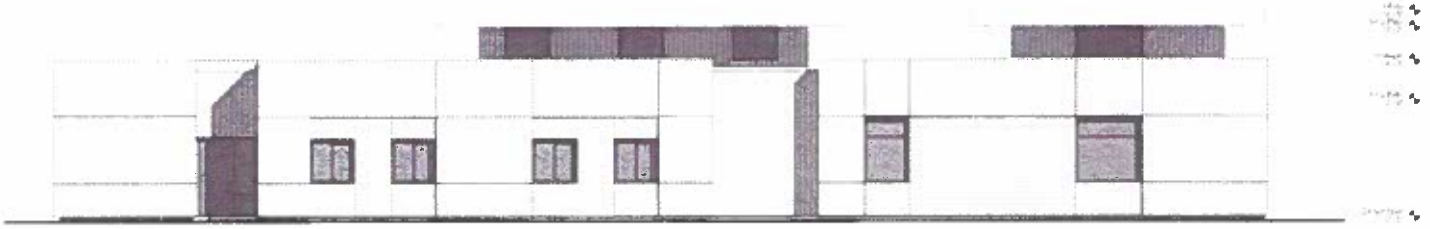
Sincerely,

Shane Fisher, City Administrator
City of Grandview

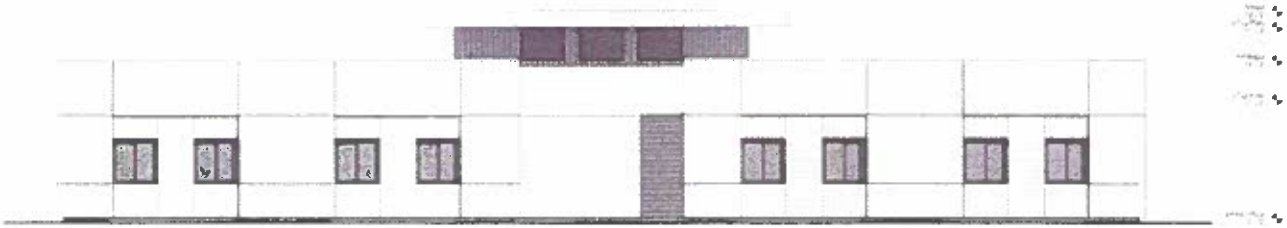
EXHIBIT 6



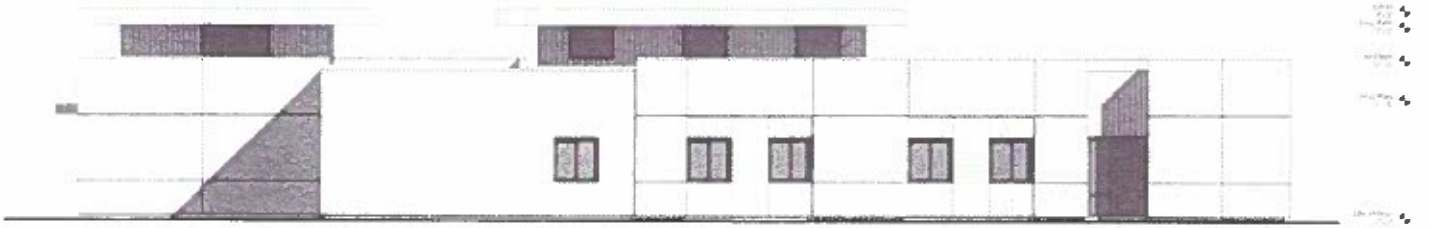
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

PRELIMINARY NOT FOR CONSTRUCTION

CHRIS BAUGH ARCHITECT

ELEVATIONS

A-3.1



SEPA[1] Environmental Checklist

RECEIVED
SEP 15 2026
CITY OF GRANDVIEW

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

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

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

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   Vista Grande Mental Health

2. **Name of applicant:**

   Shane O'Neill, Clover Planning & Zoning LLC

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

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

4. **Date checklist prepared:**

   February 25, 2025, updated 8/27/2026

5. **Agency requesting checklist:**

   City of Grandview

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

   Construction activity may occur between Fall of 2026 and Summer of 2027.

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

   No

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

   None

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

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

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

    City of Grandview Special Use Permit

    Grading permit

    Building permit

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

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

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

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

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

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

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

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

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

    2%

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

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

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

    No

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

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

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

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

Wind erosion is possible during construction only.

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

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

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

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

2. Air

Find help answering air questions[4]

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

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

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

No

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

Integrated vehicle emission control technologies

3. Water

Find help answering water questions[5]

a. **Surface:**
Find help answering surface water questions[6]

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

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air
[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

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

No/NA

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

   No

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

   None

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

   No

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

   No

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

   No

b. **Ground:**
Find help answering ground water questions[7]

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

   No

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

   None

c. **Water Runoff (including stormwater):**

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

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

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

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

   No.

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

   No

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

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

4. Plants

Find help answering plants questions

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

   ☐ **deciduous tree: alder, maple, aspen, other**

   ☐ **evergreen tree: fir, cedar, pine, other**

   ☐ **shrubs**

   ☐ **grass**

   ☐ **pasture**

   ☐ **crop or grain**

   ☐ **orchards, vineyards, or other permanent crops.**

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

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

   ☐ **other types of vegetation**

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

   None

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

   None.

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

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

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

The site lacks vegetation.

5. Animals

Find help answering animal questions[8]

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

Examples include:

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

none

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

None

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

Grandview lies within the Pacific Flyway

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

None

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

None

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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

Electric for air heating and cooling and for water heating

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

No

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals
[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou

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

2021 WSEC construction compliance

7. Environmental health

Health Find help with answering environmental health questions[10]

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

No

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

None.

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

None.

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

None

4. **Describe special emergency services that might be required.**

Police, fire, ambulance

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

OSHA protocol compliance, sewer connection

b. Noise

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

None

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

Passenger vehicle noise, temporary construction noise

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

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

Mitigation measures are not warranted.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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

Site – vacant

North – vacant

West – Elementary School

East – vacant

South – vacant

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

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

No

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

   No/NA

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

None

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

No

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

C-2

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

Commercial

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

NA

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

h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.**

No

i. **Approximately how many people would reside or work in the completed project?**

Up to 5 employees and sixteen (16) tenants/residents

j. **Approximately how many people would the completed project displace?**

Zero

k. **Proposed measures to avoid or reduce displacement impacts, if any.**

None warranted

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

Zoning code review and compliance will be analyzed through the special/conditional use permit review process.

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

None warranted

9. Housing

Find help answering housing questions[12]

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

Sixteen

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

Zero

c. **Proposed measures to reduce or control housing impacts, if any:**

None warranted

10. Aesthetics

Find help answering aesthetics questions[13]

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The proposed building will be up to twenty five feet tall.

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics

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

None

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

Architectural design will ensure attractive outward appearance.

11. Light and glare

Find help answering light and glare questions[14]

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

Parking lot lighting

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

No

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

No

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

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

12. Recreation

Find help answering recreation questions

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

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

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

No

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

Mitigation measures are not warranted.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.**

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

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

No

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

No

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

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

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

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

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

14. Transportation

Find help with answering transportation questions[16]

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

Vista Grande Way provides access to the site.

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

No

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

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

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

No

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

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

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

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

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

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

Number of beds: 16

Trips per bed per day: 2.60

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

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

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

No

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

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

15. Public services

Find help answering public service questions[17]

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

Reasonably, no.

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

Mitigation measures are not warranted.

16. Utilities

Find help answering utilities questions[18]

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

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

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

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

C.Signature

Find help about who should sign[19]

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

X Without recourse By: Agent. U.C.C. 3-402(b)(1)

Type name of signee: Shane O'Neill

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

Date submitted: **8/27/2026**

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

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

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

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

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

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

- **Proposed measures to avoid or reduce such increases are:**

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

   - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

3. **How would the proposal be likely to deplete energy or natural resources?**

   - **Proposed measures to protect or conserve energy and natural resources are:**

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

   - **Proposed measures to protect such resources or to avoid or reduce impacts are:**

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

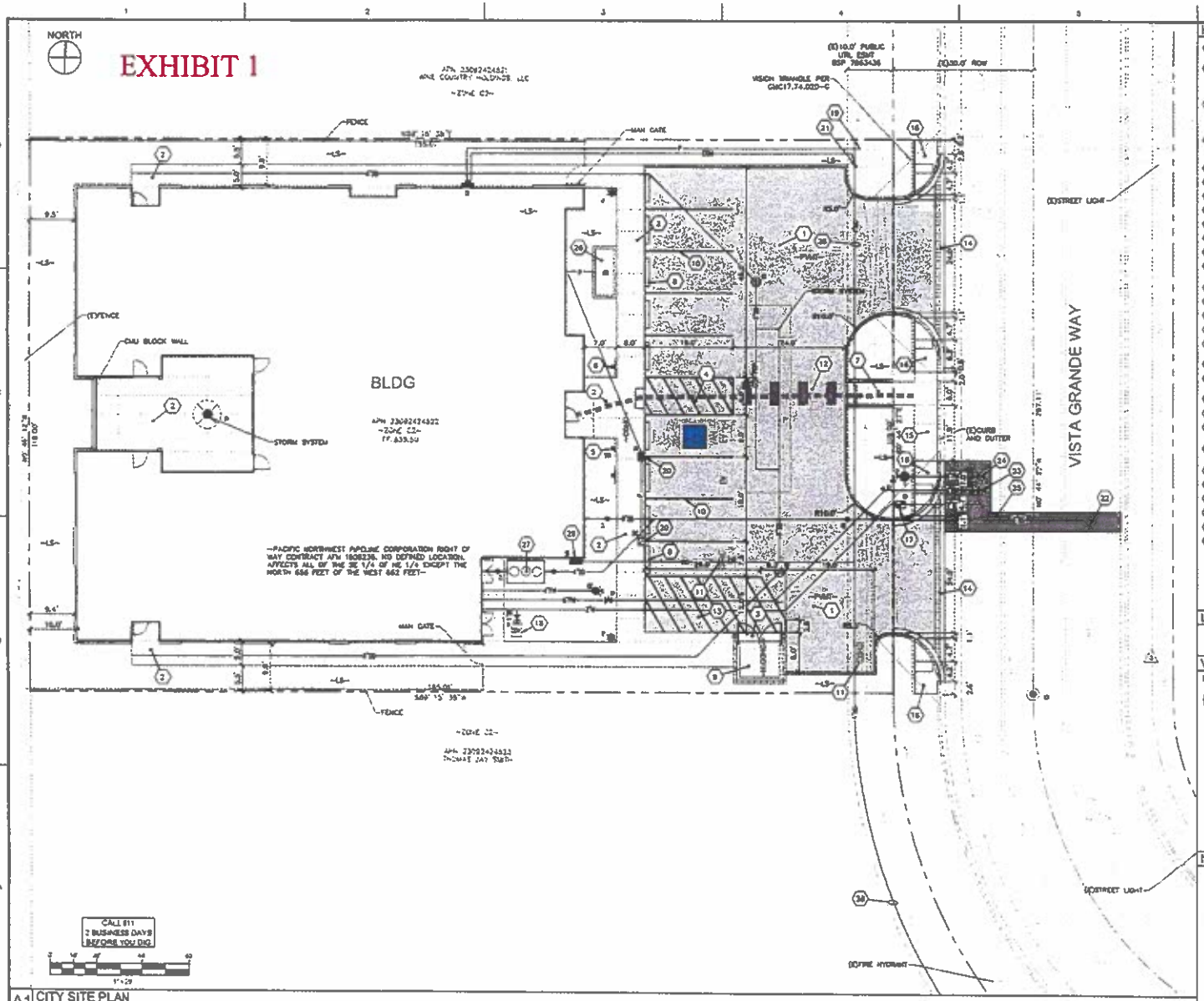
   - **Proposed measures to avoid or reduce shoreline and land use impacts are:**

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

   - **Proposed measures to reduce or respond to such demand(s) are:**

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

EXHIBIT 1



A1 CITY SITE PLAN
SCALE: 1" = 30'-0"

KEY NOTES

1. STANDARD ASPHALT SECTION – 2-1/2" THICK ASPHALT OVER 6" TOP COURSE PER WSDOT 8-02.3(2)
2. STANDARD CONCRETE SECTION – 4" THICK CONCRETE SIDEWALK OVER 4" TOP COURSE PER WSDOT 8-03.3(3). TROWEL CONTROL JOINTS AT 5' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C.
3. HEAVY CONCRETE SECTION – 6" THICK CONCRETE SIDEWALK OVER 6" TOP COURSE PER WSDOT 8-03.3(3). TROWEL CONTROL JOINTS AT 10' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C.
4. PAINT WHITE 4" WIDE PARKING STRIPING, LETTERING, AND ACCESSIBLE PARKING SYMBOLS PER ADA REQUIREMENTS AS SHOWN ON PLAN
5. ACCESSIBLE PARKING SIGN
6. ACCESSIBLE ABLE SIGN
7. ACCESSIBLE RAMP
8. WHEEL STOP
9. TRASH ENCLOSURE
10. PAINT 4" WHITE PARKING STRIPE, TYP
11. PAINT 18" TALL WHITE COMPACT STALL
12. PAINT 24" WIDE WHITE CROSS WALK STRIPE, WITH 48" SPACE, TYPICAL
13. PAINT 4" WIDE WITH 36" SPACE "NO PARKING" STRIPING
14. DRIVEWAY, PER CITY STD ST-10
15. SIDEWALK, PER CITY STD ST-3
16. ACCESSIBLE RAMP, PER WSDOT STD
17. 1" WATER METER WITH BACKFLOW PROTECTION INSIDE BUILDING, PER CITY STD W-6 AND W-10
18. IRRIGATION POINT OF CONNECTION, PER CITY STD W-11
19. POWER TIED INTO EXISTING TRANSFORMER, COORDINATE WITH POWER COMPANY
20. EV STALL INFRASTRUCTURE
21. TELEPHONE/TV POINT OF CONNECTION
22. TIE SEWER SERVICE INTO EXISTING SEWER, PER CITY STD SS-7
23. FIRE WATER POINT OF CONNECTION WITH BACKFLOW INSIDE BUILDING
24. FIRE HYDRANT ASSEMBLY, PER CITY STD W-2
25. ASPHALT PATCH, PER CITY STD ST-11
26. GENERATOR, REFER TO MECHANICAL
27. GREASE INTERCEPTOR
28. GAS EXTENSION ALONG ROW, BY OTHERS
29. GAS METER AND SERVICE TO MAIN

LEGEND

ADA COMPLIANT PATH TO SIDEWALK

VICINITY MAP



NOTES

1. PARKING:
   8 STANDARD STALLS, 1 ACCESSIBLE VAN/EV STALL, 1 EV STALL, EVC/COMPACT STALL, 1 COMPACT STALL, TOTAL 10 STALLS.
   REQUIRED 10 STALLS (1 STALL PER 3 BED WITH 16 BEDS = 6 STALLS AND 1 STALL PER 2 STAFF WITH 8 STAFF = 4 STALLS).
2. AREA:
   17,821 SF IMPERVIOUS AREA, 4,814 SF PERVIOUS AREA (22%). 21,635 SF TOTAL PROPERTY AREA.

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959

PRELIMINARY

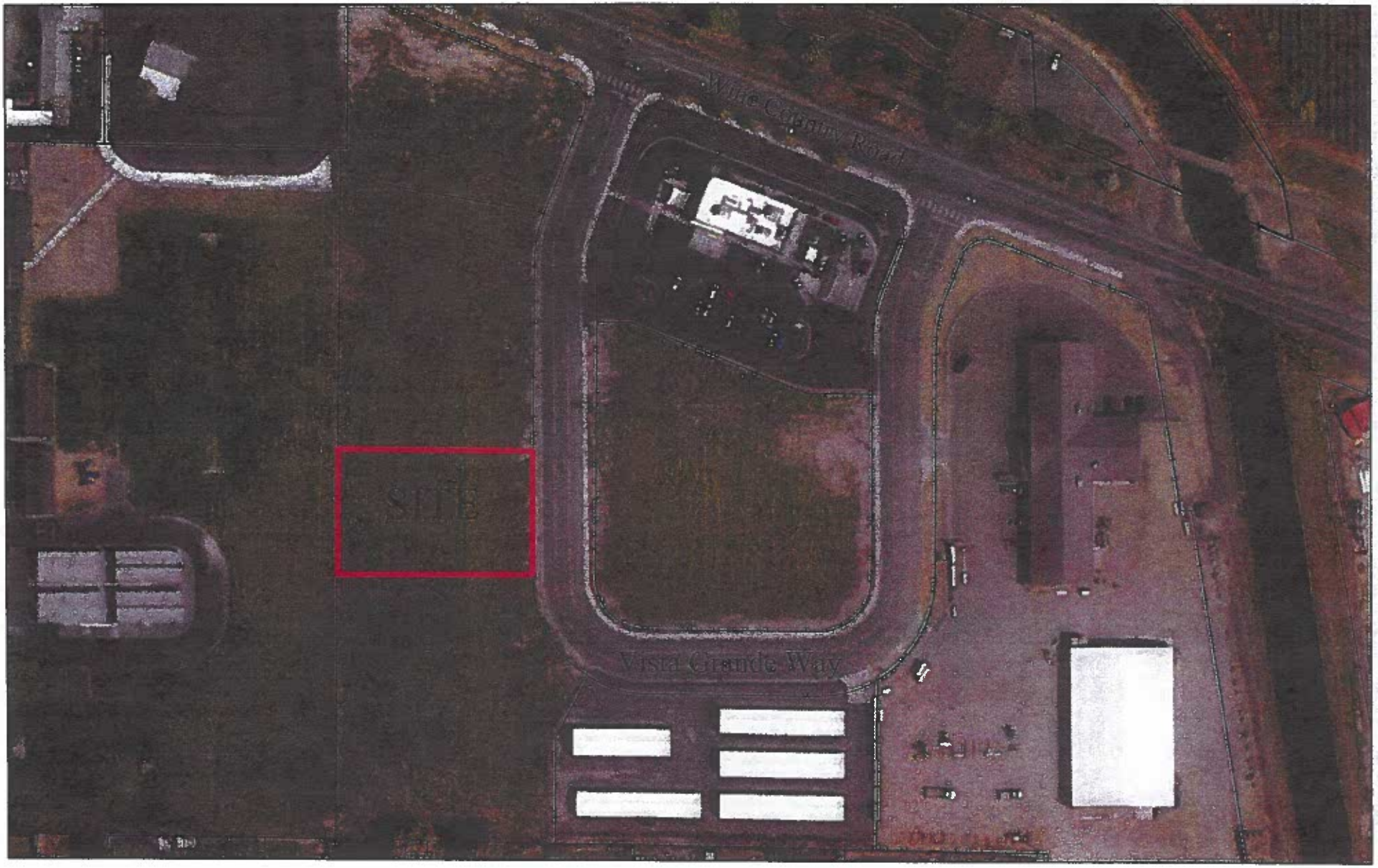
NOT FOR CONSTRUCTION
CITY SITE PLAN
GRANDVIEW RESIDENTIAL CARE LLC
GRANDVIEW RESIDENTIAL CARE
VISTA GRANDE WAY GRANDVIEW, WA

DESIGN	BJT	08/31/26
DRAWN	BJT	08/31/26
CHECKED	PTK	08/31/26
APPROVED	PTK	08/31/26

SCALE: AS NOTED
CAD FILE: 25003SP01
JOB NO. 25003
SHEET 1
SHEET NO. SP01

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

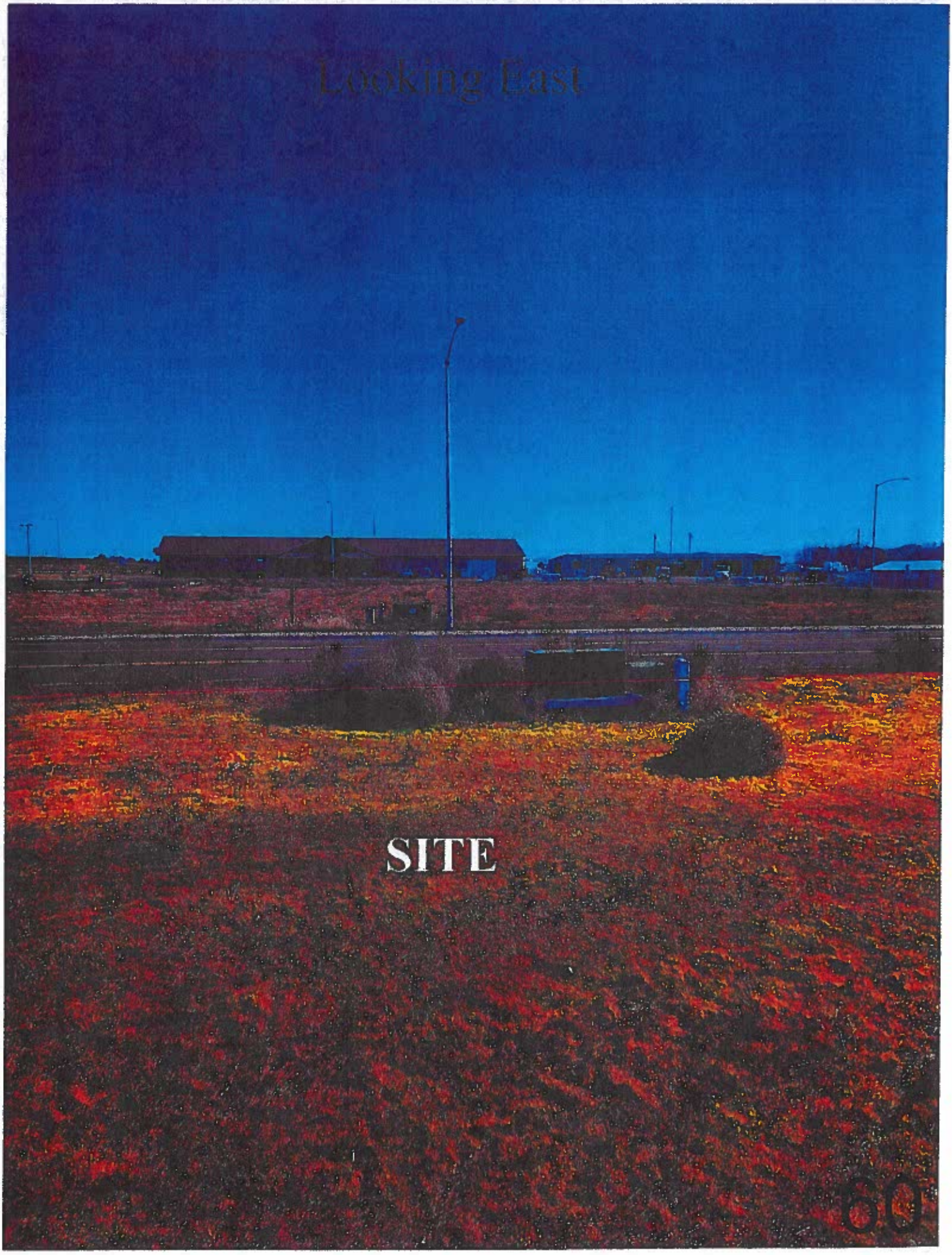
0 0.02 0.04 0.08 km

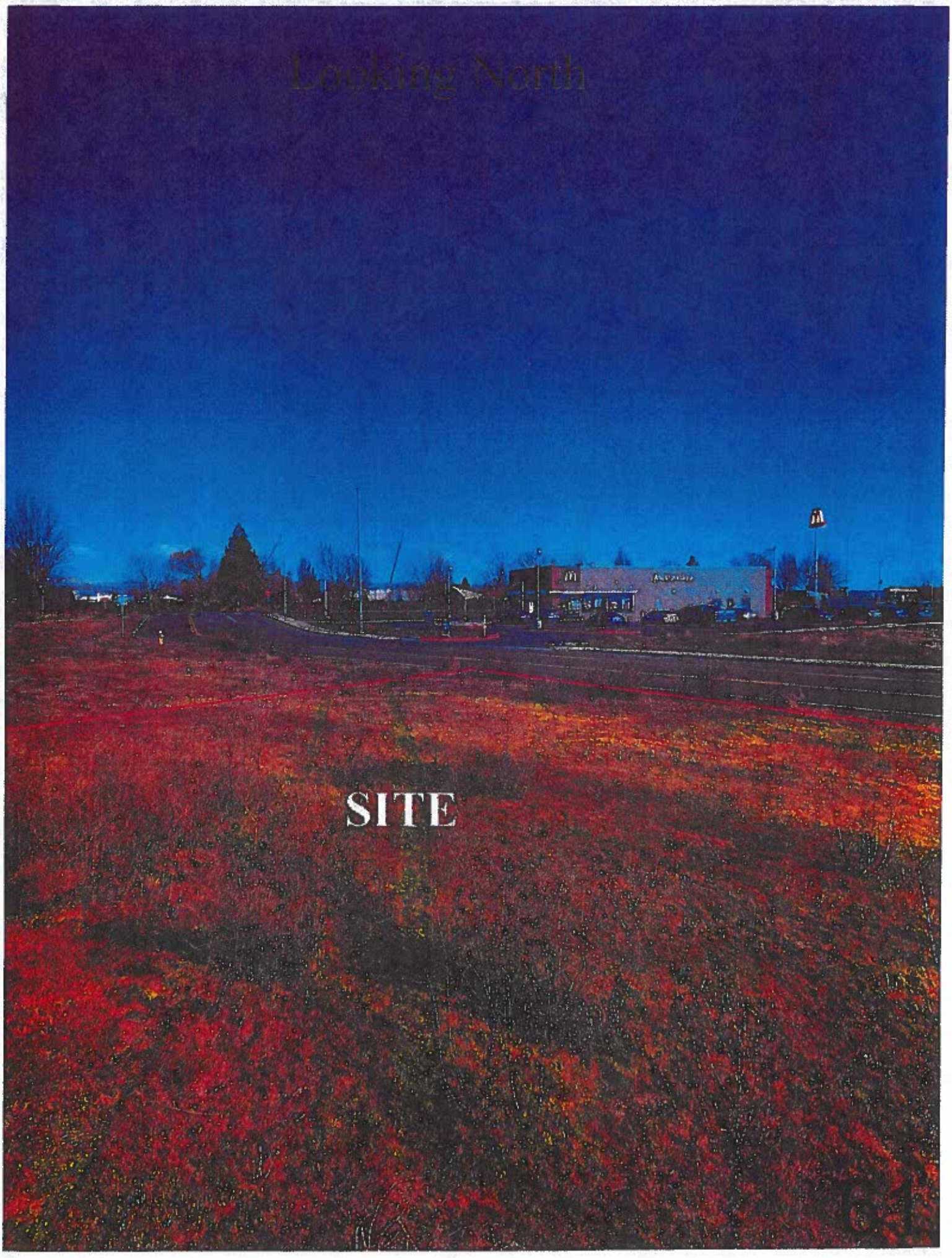
N

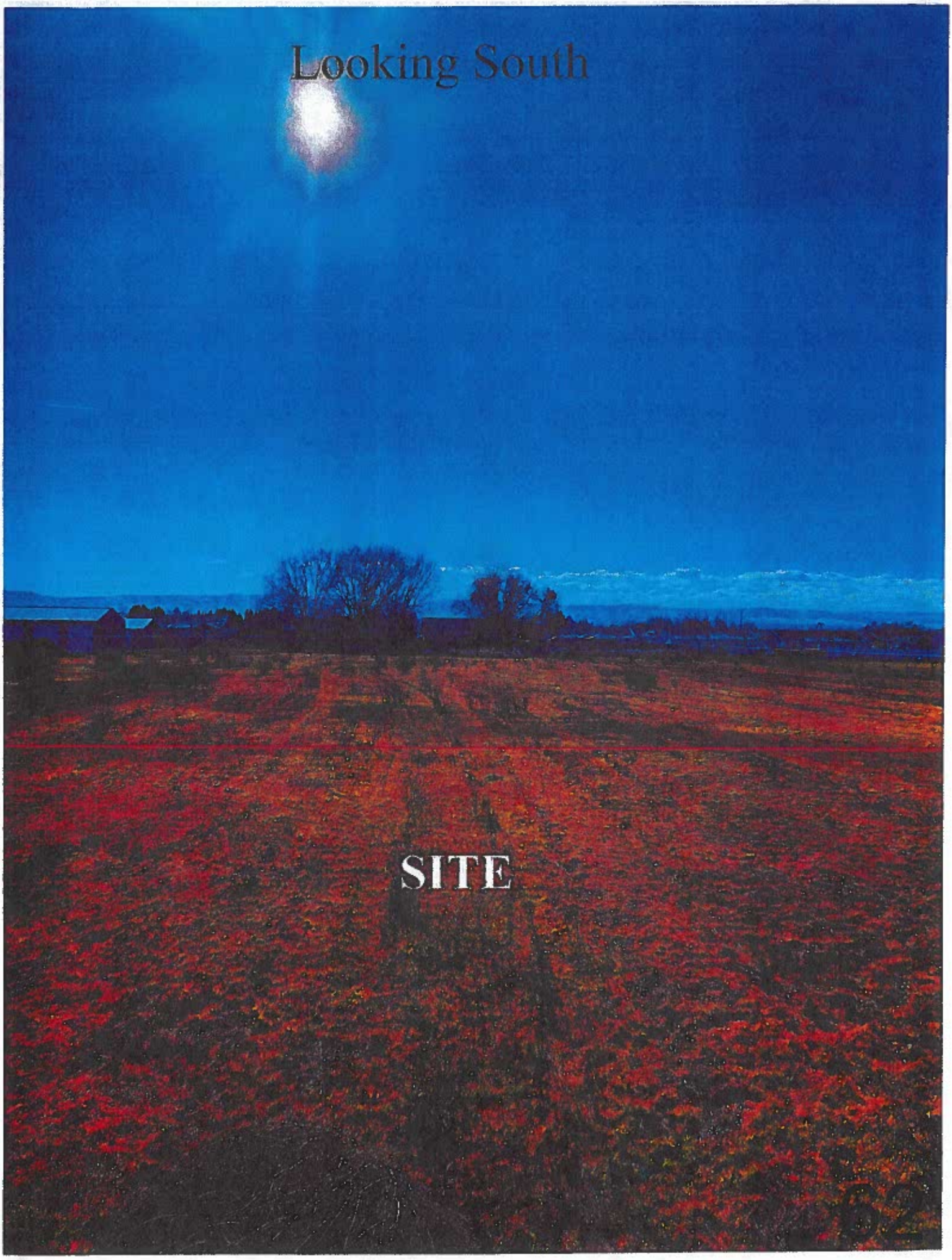
Yakima County, Maxar, Microsoft

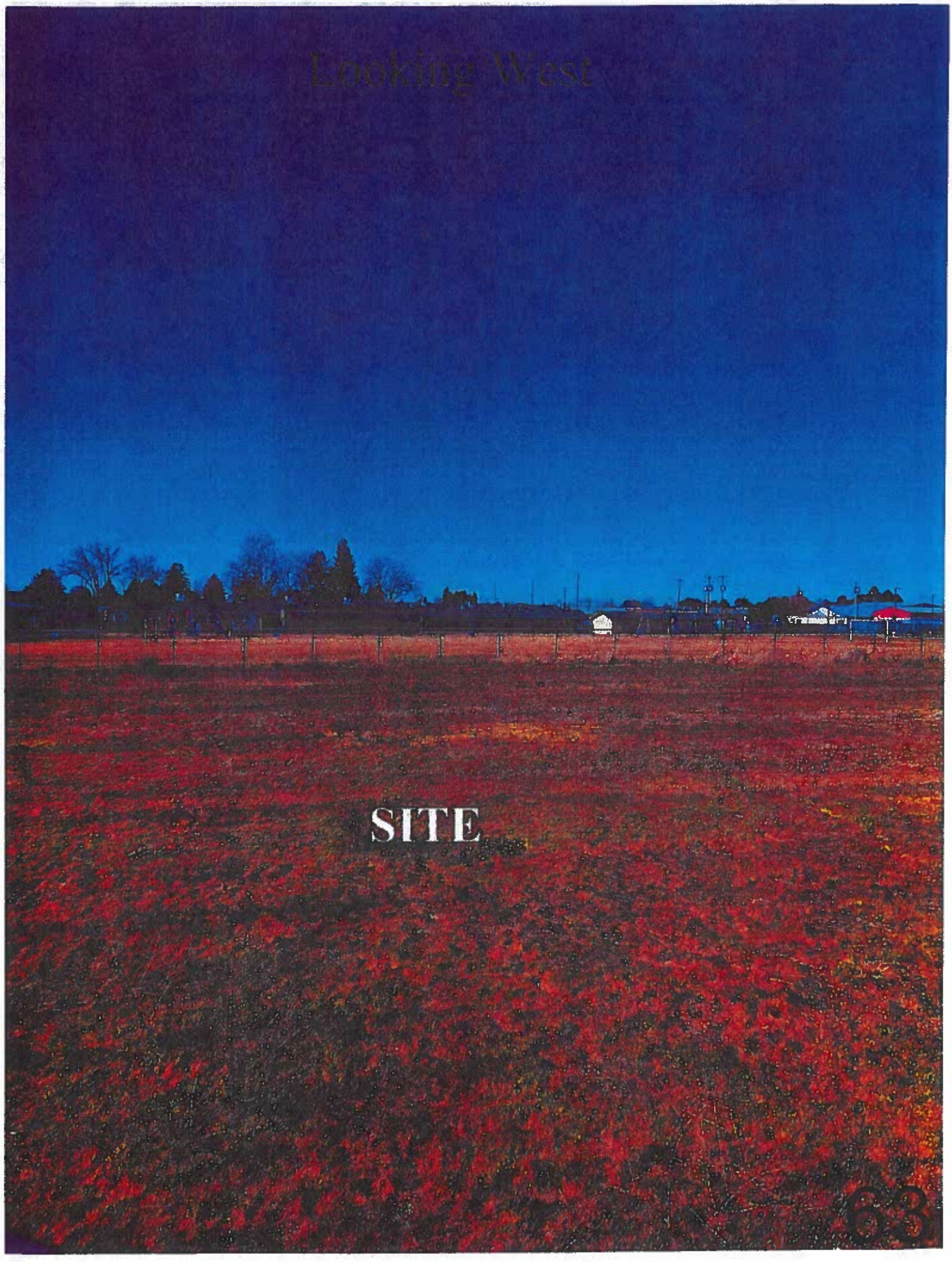
Yakima County

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

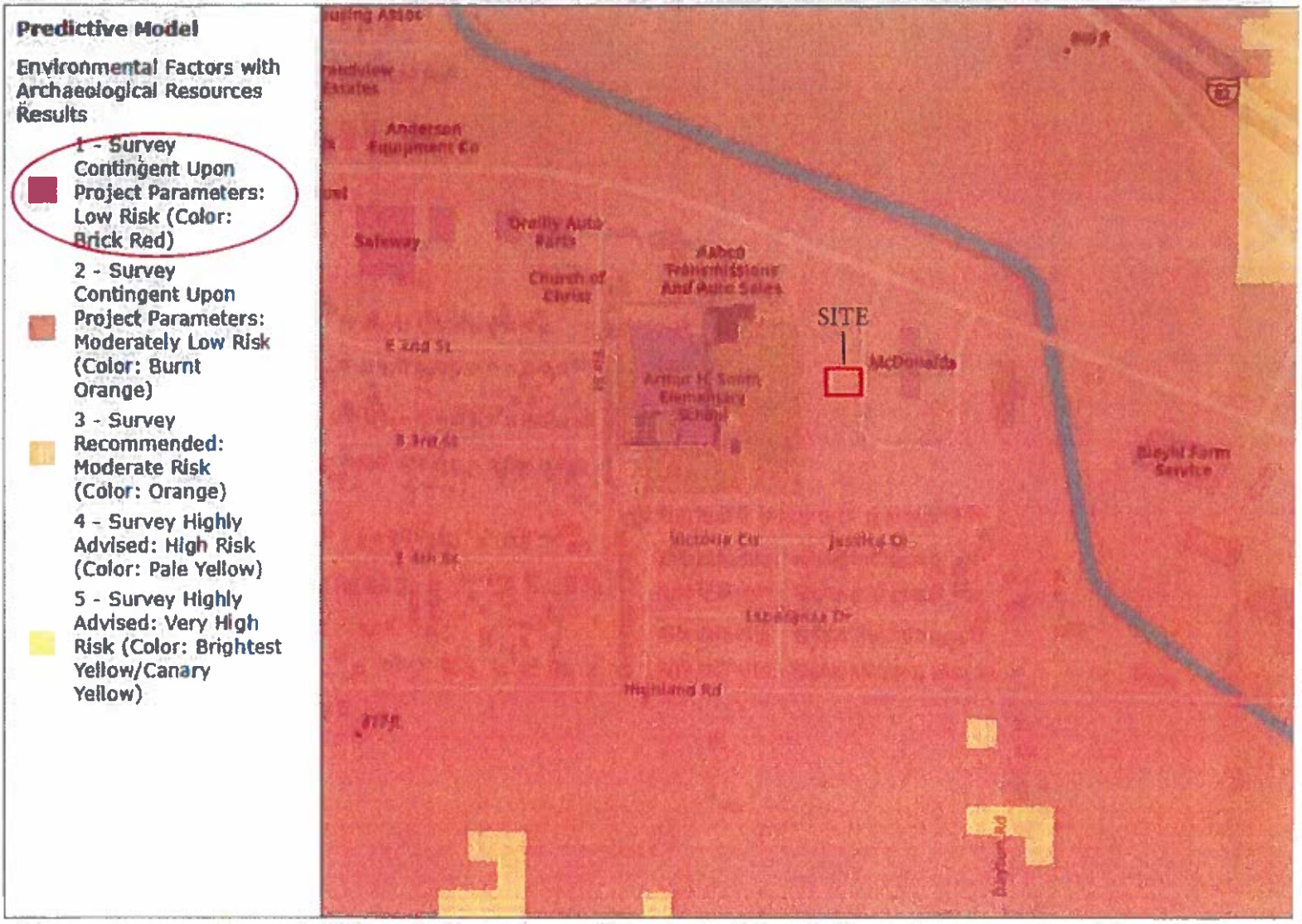

Looking East
SITE


Looking North
SITE


Looking South
SITE


Looking West
SITE

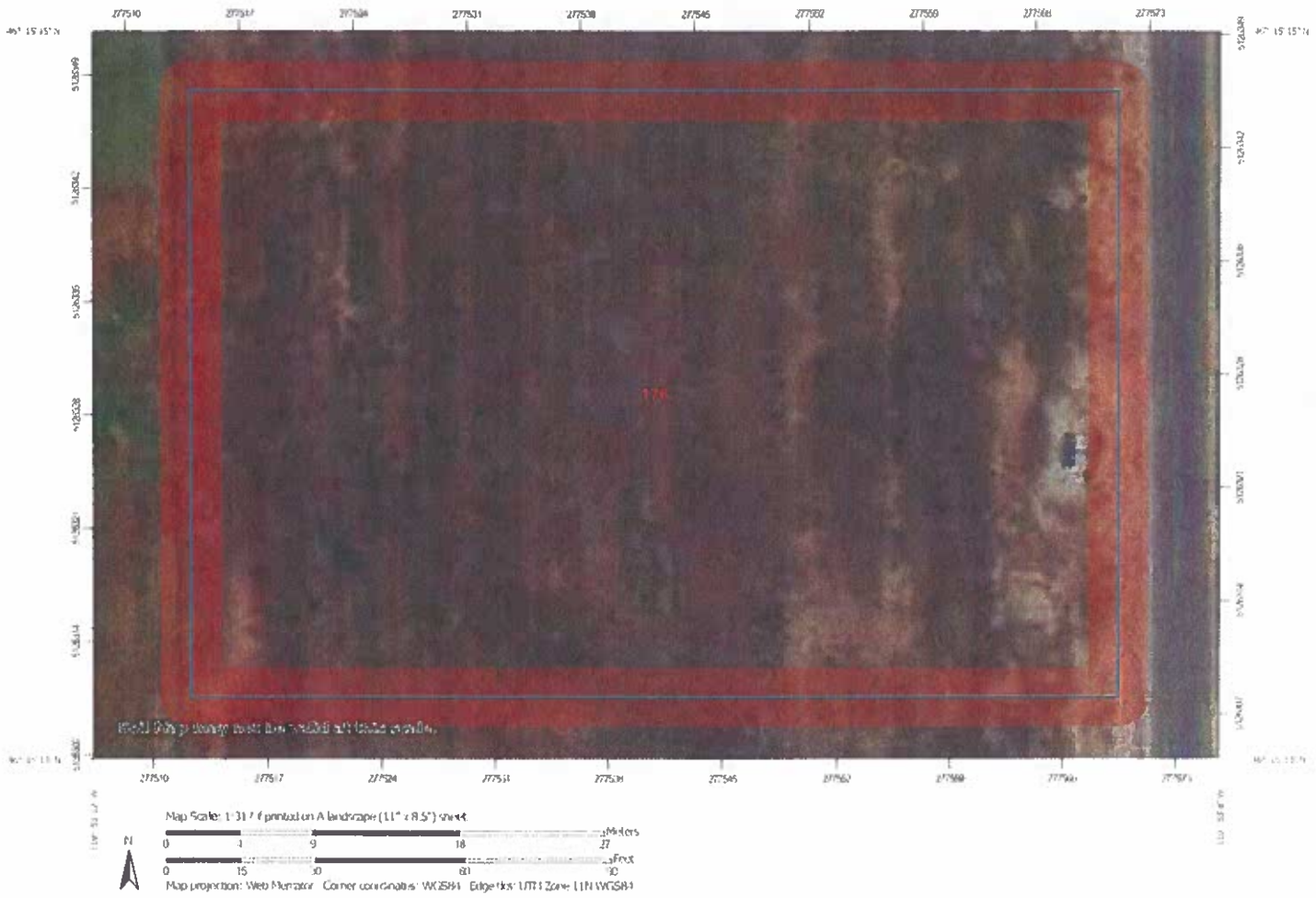
Predictive Model



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

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

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



Map Scale: 1:317 if printed on A landscape (11" x 8.5") sheet.

Meters
0 4 9 18 27

Feet
0 15 30 61 90

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

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

City of Grandview

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

Development Traffic Impact Data Checklist

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

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

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

   Number of Units: 16

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

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

Number of beds: 16
Trips per bed per day: 2.60
Total daily trips: 16 beds × 2.60 trips/bed/day = 41.6 trips per day
Therefore, the facility would generate approximately **42 trips per day**

2. Average vehicle trips per unit:

Single Family	10 trips per day
Mobile Home Park	5 trips per day
Duplex	8 trips per day
Retirement Community	4 trips per day
Multi-family	6 trips per day

✓ Other ITE 11th ed. land use code 254 (assisted Living) 4 peak pm trips

3. Total vehicle trips per day for the development: 42

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

   42 daily trips to Vista Grande Way
   42 daily trips to Wine Country Road
   _____ daily trips to _____

The ITE Manual provides trip generation rates for peak hours as well. For an assisted living facility (Land Use Code 254) the peak PM rate is typically about 0.25 trips per bed. So, for a facility with 16 residents:
Peak PM trips = 16 beds × 0.25 trips/bed = 4 peak PM trips
Peak PM trips=16 beds×0.25 trips bed =4 peak PM trips
Thus, the 10,000 square foot assisted living facility would generate approximately **4 peak PM trips.**

5. Peak hour trips to public streets from development:

   4 Peak hour trips to Vista Grande Way
   4 Peak hour trips to Wine Country Road
   _____ Peak hour trips to _____

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

   _____ _____ _____ _____

7. Existing level of service (LOS) capacity for existing public streets accessed by development:
   - _____ Two lane street, LOS C. - 8,000 ADT
   - A Two lane, plus left turn lane, LOS C. - 12,000 ADT
   - _____ Four lane, LOS C. - 20,000 ADT
   - _____ Other _____

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

   (If -0- or negative, adverse impact; if 1 or more, no adverse impact)

8. Three-year accident history of existing public streets accessed by development (In vicinity of development)
   - x None
   - See Attached

9. Traffic/street improvements proposed to mitigate this development
   - x None at this time
   - See Attached

Shane O'Neill, Clover Planning & Zoning LLC — Completed By
8/27/2026 — Date

idax
DATA SOLUTIONS

Location: WINE COUNTRY RD E-O VISTA GRANDE WAY_GRANDVIEW-6
Date Range: 8/4/2020 - 8/10/2020
Site Code: 46.2546726218923,-119.885023310781

	Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday			Monday			Mid-Week Average		
	8/4/2020			8/5/2020			8/6/2020			8/7/2020			8/8/2020			8/9/2020			8/10/2020					
Time	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total
12:00 AM	15	17	32	20	14	34	32	15	47	23	19	42	21	29	50	23	33	56	17	20	37	22	15	38
1:00 AM	4	12	16	7	17	24	14	15	29	16	13	29	10	22	32	17	31	48	15	11	26	8	15	23
2:00 AM	15	15	30	16	15	31	16	19	35	18	15	33	15	18	33	8	16	24	11	12	23	16	16	32
3:00 AM	23	15	38	36	12	48	35	21	56	30	10	40	14	8	22	14	7	21	15	11	26	31	16	47
4:00 AM	185	27	212	197	26	223	184	35	219	177	30	207	119	22	141	21	15	36	172	29	201	189	29	218
5:00 AM	351	79	430	329	85	414	322	76	398	329	76	405	182	38	220	46	19	65	360	77	437	334	80	414
6:00 AM	192	122	314	176	121	297	170	123	293	163	103	266	115	52	167	51	51	102	197	120	317	179	122	301
7:00 AM	213	176	389	203	161	364	209	182	391	221	159	380	108	95	203	73	51	124	212	139	351	208	173	381
8:00 AM	201	190	391	196	179	375	211	187	398	209	190	399	201	127	328	110	112	222	204	159	363	203	185	388
9:00 AM	255	262	517	238	222	460	279	238	517	275	260	535	257	188	445	170	158	328	241	212	453	257	241	498
10:00 AM	249	271	520	275	288	563	284	279	563	308	280	588	252	265	517	221	197	418	274	311	585	269	279	549
11:00 AM	311	292	603	283	339	622	277	327	604	334	337	671	302	321	623	258	229	487	293	280	573	290	319	610
12:00 PM	325	374	699	346	406	752	359	319	678	396	370	766	349	387	736	296	226	522	342	355	697	343	366	710
1:00 PM	313	357	670	356	352	708	341	332	673	366	422	788	349	350	699	298	227	525	324	364	688	337	347	684
2:00 PM	359	429	788	326	429	755	332	461	793	406	427	833	297	301	598	253	239	492	351	406	757	339	440	779
3:00 PM	387	471	858	369	425	794	381	449	830	411	483	894	279	302	581	245	227	472	375	455	830	379	448	827
4:00 PM	332	408	740	352	346	698	335	367	702	386	428	814	285	271	556	230	239	469	376	416	792	340	374	713
5:00 PM	355	361	716	322	412	734	307	380	687	371	426	797	216	241	457	244	219	463	347	420	767	328	384	712
6:00 PM	275	287	562	266	259	525	254	277	531	314	301	615	225	266	491	206	241	447	254	294	548	265	274	539
7:00 PM	225	208	433	220	241	461	223	234	457	250	257	507	201	228	429	224	216	440	211	231	442	223	228	450
8:00 PM	196	140	336	180	194	374	148	188	336	225	238	463	179	203	382	185	213	398	188	176	364	175	174	349
9:00 PM	121	119	240	136	155	291	119	156	275	130	184	314	138	160	298	110	129	239	123	137	260	125	143	269
10:00 PM	70	76	146	47	75	122	54	72	126	85	85	170	73	98	171	52	65	117	70	98	168	57	74	131
11:00 PM	29	37	66	23	53	76	37	53	90	29	55	84	34	60	94	34	42	76	29	46	75	30	48	77
Total	5,001	4,745	9,746	4,919	4,826	9,745	4,923	4,805	9,728	5,472	5,168	10,640	4,221	4,052	8,273	3,389	3,202	6,591	5,001	4,779	9,780	4,948	4,792	9,740
Percent	51%	49%		50%	50%		51%	49%		51%	49%		51%	49%		51%	49%		51%	49%		51%	49%	

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

69

Mark Skaggs:425-250-0777
mark.skaggs@idaxdata.com

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

	Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday			Monday					
	4/12/2022			4/13/2022			4/14/2022			4/15/2022			4/16/2022			4/17/2022			4/18/2022			Mid-Week Average		
Time	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total
12:00 AM	11	15	26	21	15	36	22	13	35	20	17	37	25	26	51	61	45	106	13	13	26	18	14	32
1:00 AM	13	14	27	23	17	40	10	7	17	12	17	29	12	22	34	23	34	57	9	7	16	15	13	28
2:00 AM	15	14	29	24	7	31	16	17	33	20	20	40	13	15	28	28	33	61	5	15	20	18	13	31
3:00 AM	16	10	26	14	13	27	15	13	28	20	12	32	15	20	35	20	18	38	18	13	31	15	12	27
4:00 AM	81	22	103	65	22	87	81	22	103	63	22	85	34	19	53	22	13	35	77	27	104	76	22	98
5:00 AM	210	71	281	226	59	285	219	62	281	164	60	224	108	40	148	30	23	53	231	72	303	218	64	282
6:00 AM	338	159	497	427	146	573	335	143	478	364	128	492	183	57	240	40	43	83	433	132	565	367	149	516
7:00 AM	371	277	648	329	281	610	323	304	627	301	238	539	121	96	217	86	73	159	294	234	528	341	287	628
8:00 AM	284	294	578	283	270	553	296	317	613	292	287	579	176	172	348	106	121	227	272	239	511	288	294	581
9:00 AM	307	258	565	258	227	485	261	249	510	305	265	570	257	247	504	182	241	423	240	210	450	275	245	520
10:00 AM	266	248	514	307	291	598	275	247	522	322	295	617	341	341	682	262	247	509	245	237	482	283	262	545
11:00 AM	283	309	592	338	340	678	304	321	625	343	332	675	411	402	813	388	281	669	282	238	520	308	323	632
12:00 PM	382	326	708	306	354	660	383	332	715	382	423	805	378	408	786	333	295	628	316	329	645	357	337	694
1:00 PM	318	323	641	330	292	622	339	283	622	430	435	865	365	345	710	340	353	693	298	286	584	329	299	628
2:00 PM	389	354	743	364	360	724	348	308	656	435	424	859	365	314	679	293	286	579	334	329	663	367	341	708
3:00 PM	412	456	868	435	494	929	438	423	861	427	495	922	325	310	635	283	284	567	418	528	946	428	458	886
4:00 PM	400	484	884	404	500	904	377	423	800	438	455	893	305	286	591	266	232	498	387	551	938	394	469	863
5:00 PM	392	459	851	390	435	825	383	453	836	404	466	870	276	280	556	220	235	455	383	509	892	388	449	837
6:00 PM	239	295	534	257	296	553	245	298	543	317	349	666	255	273	528	228	211	439	308	293	601	247	296	543
7:00 PM	207	251	458	197	225	422	223	224	447	257	276	533	235	251	486	204	221	425	205	200	405	209	233	442
8:00 PM	153	162	315	163	141	304	145	170	315	221	244	465	198	183	381	165	139	304	151	147	298	154	158	311
9:00 PM	91	100	191	103	107	210	122	110	232	170	179	349	160	156	316	107	115	222	90	103	193	105	106	211
10:00 PM	48	65	113	68	81	149	64	84	148	91	135	226	108	133	241	56	72	128	55	56	111	60	77	137
11:00 PM	25	36	61	36	48	84	55	33	88	38	59	97	78	74	152	26	34	60	38	48	86	39	39	78
Total	5,251	5,002	10,253	5,368	5,021	10,389	5,279	4,856	10,135	5,836	5,633	11,469	4,744	4,470	9,214	3,709	3,649	7,418	5,102	4,816	9,918	5,299	4,960	10,259
Percent	51%	49%		52%	48%		52%	48%		51%	49%		51%	49%		51%	49%		51%	49%		52%	48%	

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

Mark Skaggs 425-250-0777
mark.skaggs@idaxdata.com

DATA SOLUTIONS

Location: WINE COUNTRY RD E-O VISTA GRANDE WAY_GRANDVIEW-6
Date Range: 8/4/2020 - 8/10/2020
Site Code: 46.2546726218923,-119.885023310781

	Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday			Monday			Mid-Week Average		
	8/4/2020			8/5/2020			8/6/2020			8/7/2020			8/8/2020			8/9/2020			8/10/2020					
Time	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total
12:00 AM	15	17	32	20	14	34	32	15	47	23	19	42	21	29	50	23	33	56	17	20	37	22	15	38
1:00 AM	4	12	16	7	17	24	14	15	29	16	13	29	10	22	32	17	31	48	15	11	26	8	15	23
2:00 AM	15	15	30	16	15	31	16	19	35	18	15	33	15	18	33	8	16	24	11	12	23	16	16	32
3:00 AM	23	15	38	36	12	48	35	21	56	30	10	40	14	8	22	14	7	21	15	11	26	31	16	47
4:00 AM	185	27	212	197	26	223	184	35	219	177	30	207	119	22	141	21	15	36	172	29	201	189	29	218
5:00 AM	351	79	430	329	85	414	322	76	398	329	76	405	182	38	220	46	19	65	360	77	437	334	80	414
6:00 AM	192	122	314	176	121	297	170	123	293	163	103	266	115	52	167	51	51	102	197	120	317	179	122	301
7:00 AM	213	176	389	203	161	364	209	182	391	221	159	380	108	95	203	73	51	124	212	139	351	208	173	381
8:00 AM	201	190	391	196	179	375	211	187	398	209	190	399	201	127	328	110	112	222	204	159	363	203	185	388
9:00 AM	255	262	517	238	222	460	279	238	517	275	260	535	257	188	445	170	158	328	241	212	453	257	241	498
10:00 AM	249	271	520	275	288	563	284	279	563	308	280	588	252	265	517	221	197	418	274	311	585	269	279	549
11:00 AM	311	292	603	283	339	622	277	327	604	334	337	671	302	321	623	258	229	487	293	280	573	290	319	610
12:00 PM	325	374	699	346	406	752	359	319	678	396	370	766	349	387	736	296	226	522	342	355	697	343	366	710
1:00 PM	313	357	670	358	352	708	341	332	673	386	422	788	349	350	699	298	227	525	324	364	688	337	347	684
2:00 PM	359	429	788	326	429	755	332	461	793	406	427	833	297	301	598	253	239	492	351	406	757	339	440	779
3:00 PM	387	471	858	369	425	794	381	449	830	411	483	894	279	302	581	245	227	472	375	455	830	379	448	827
4:00 PM	332	408	740	352	346	698	335	367	702	386	428	814	285	271	556	230	239	469	376	416	792	340	374	713
5:00 PM	355	361	716	322	412	734	307	380	687	371	426	797	216	241	457	244	219	463	347	420	767	328	384	712
6:00 PM	275	287	562	266	259	525	254	277	531	314	301	615	225	266	491	208	241	447	254	294	548	265	274	539
7:00 PM	225	208	433	220	241	461	223	234	457	250	257	507	201	228	429	224	216	440	211	231	442	223	228	450
8:00 PM	196	140	336	180	194	374	148	188	336	225	238	463	179	203	382	185	213	398	188	176	364	175	174	349
9:00 PM	121	119	240	136	155	291	119	156	275	130	184	314	138	160	298	110	129	239	123	137	260	125	143	269
10:00 PM	70	76	146	47	75	122	54	72	126	85	85	170	73	98	171	52	65	117	70	98	168	57	74	131
11:00 PM	29	37	66	23	53	76	37	53	90	29	55	84	34	60	94	34	42	76	29	46	75	30	48	77
Total	5,001	4,745	9,746	4,919	4,826	9,745	4,923	4,805	9,728	5,472	5,168	10,640	4,221	4,052	8,273	3,389	3,202	6,591	5,001	4,779	9,780	4,948	4,792	9,740
Percent	51%	49%		50%	50%		51%	49%		51%	49%		51%	49%		51%	49%		51%	49%		51%	49%	

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

Mark Skaggs:425-250-0777
mark.skaggs@idaxdata.com

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

	Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday			Monday					
	4/12/2022			4/13/2022			4/14/2022			4/15/2022			4/16/2022			4/17/2022			4/18/2022			Mid-Week Average		
Time	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total
12:00 AM	11	15	26	21	15	36	22	13	35	20	17	37	25	26	51	61	45	106	13	13	26	18	14	32
1:00 AM	13	14	27	23	17	40	10	7	17	12	17	29	12	22	34	23	34	57	9	7	16	15	13	28
2:00 AM	15	14	29	24	7	31	16	17	33	20	20	40	13	15	28	28	33	61	5	15	20	18	13	31
3:00 AM	16	10	26	14	13	27	15	13	28	20	12	32	15	20	35	20	18	38	18	13	31	15	12	27
4:00 AM	81	22	103	65	22	87	81	22	103	63	22	85	34	19	53	22	13	35	77	27	104	76	22	98
5:00 AM	210	71	281	226	59	285	219	62	281	164	60	224	108	40	148	30	23	53	231	72	303	218	64	282
6:00 AM	338	159	497	427	146	573	335	143	478	364	128	492	183	57	240	40	43	83	433	132	565	367	149	516
7:00 AM	371	277	648	329	281	610	323	304	627	301	238	539	121	96	217	86	73	159	294	234	528	341	287	628
8:00 AM	284	294	578	283	270	553	296	317	613	292	287	579	176	172	348	106	121	227	272	239	511	288	294	581
9:00 AM	307	258	565	258	227	485	261	249	510	305	265	570	257	247	504	182	241	423	240	210	450	275	245	520
10:00 AM	266	248	514	307	291	598	275	247	522	322	295	617	341	341	682	262	247	509	245	237	482	283	262	545
11:00 AM	283	309	592	338	340	678	304	321	625	343	332	675	411	402	813	388	281	669	282	238	520	308	323	632
12:00 PM	382	326	708	306	354	660	383	332	715	382	423	805	378	408	786	333	295	628	316	329	645	357	337	694
1:00 PM	318	323	641	330	292	622	339	283	622	430	435	865	365	345	710	340	353	693	298	286	584	329	299	628
2:00 PM	389	354	743	364	360	724	348	308	656	435	424	859	365	314	679	293	286	579	334	329	663	367	341	708
3:00 PM	412	456	868	435	494	929	438	423	861	427	495	922	325	310	635	283	284	567	418	528	946	428	458	886
4:00 PM	400	484	884	404	500	904	377	423	800	438	455	893	305	286	591	266	232	498	387	551	938	394	469	863
5:00 PM	392	459	851	390	435	825	383	453	836	404	466	870	276	280	556	220	235	455	383	509	892	388	449	837
6:00 PM	239	295	534	257	296	553	245	298	543	317	349	666	255	273	528	228	211	439	308	293	601	247	296	543
7:00 PM	207	251	458	197	225	422	223	224	447	257	276	533	235	251	486	204	221	425	205	200	405	209	233	442
8:00 PM	153	162	315	163	141	304	145	170	315	221	244	465	198	183	381	165	139	304	151	147	298	154	158	311
9:00 PM	91	100	191	103	107	210	122	110	232	170	179	349	160	156	316	107	115	222	90	103	193	105	106	211
10:00 PM	48	65	113	68	81	149	64	84	148	91	135	226	108	133	241	56	72	128	55	56	111	60	77	137
11:00 PM	25	36	61	36	48	84	55	33	88	38	59	97	78	74	152	26	34	60	38	48	86	39	39	78
Total	5,251	5,002	10,253	5,355	5,021	10,376	5,279	4,856	10,135	5,836	5,633	11,469	4,744	4,470	9,214	3,769	3,649	7,418	5,102	4,816	9,918	5,299	4,960	10,259
Percent	51%	49%		52%	48%		52%	48%		51%	49%		51%	49%		51%	49%		51%	49%		52%	48%	

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

Mark Skaggs:425-250-0777
mark.skaggs@idaxdata.com

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

N

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

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 |

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

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

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

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

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

Property Owner(s): 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

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

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

Responsible official: Shane Fisher
Position/title: City Administrator
Phone: (509) 882-9200
Address: 207 West Second Street, Grandview, WA 98930
Email: anitap@grandview.wa.us

Date: September 21, 2026 Signature: _____

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

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

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

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: October 7, 2026 Signature: _____

CITY OF GRANDVIEW
AFFIDAVIT OF MAILING & POSTING

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 23rd day of September, 2026, I posted at City Hall, Library, Police Department, City's website www.grandview.wa.us, and mailed the attached NOTICE OF DEVELOPMENT APPLICATON: NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF ENVIRONMENTAL REVIEW & NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal:

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

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

Governmental agencies also received the SEPA Checklist.

CITY OF GRANDVIEW

By: _____
Anita Palacios, City Clerk

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

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

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

Property Owner(s): 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.

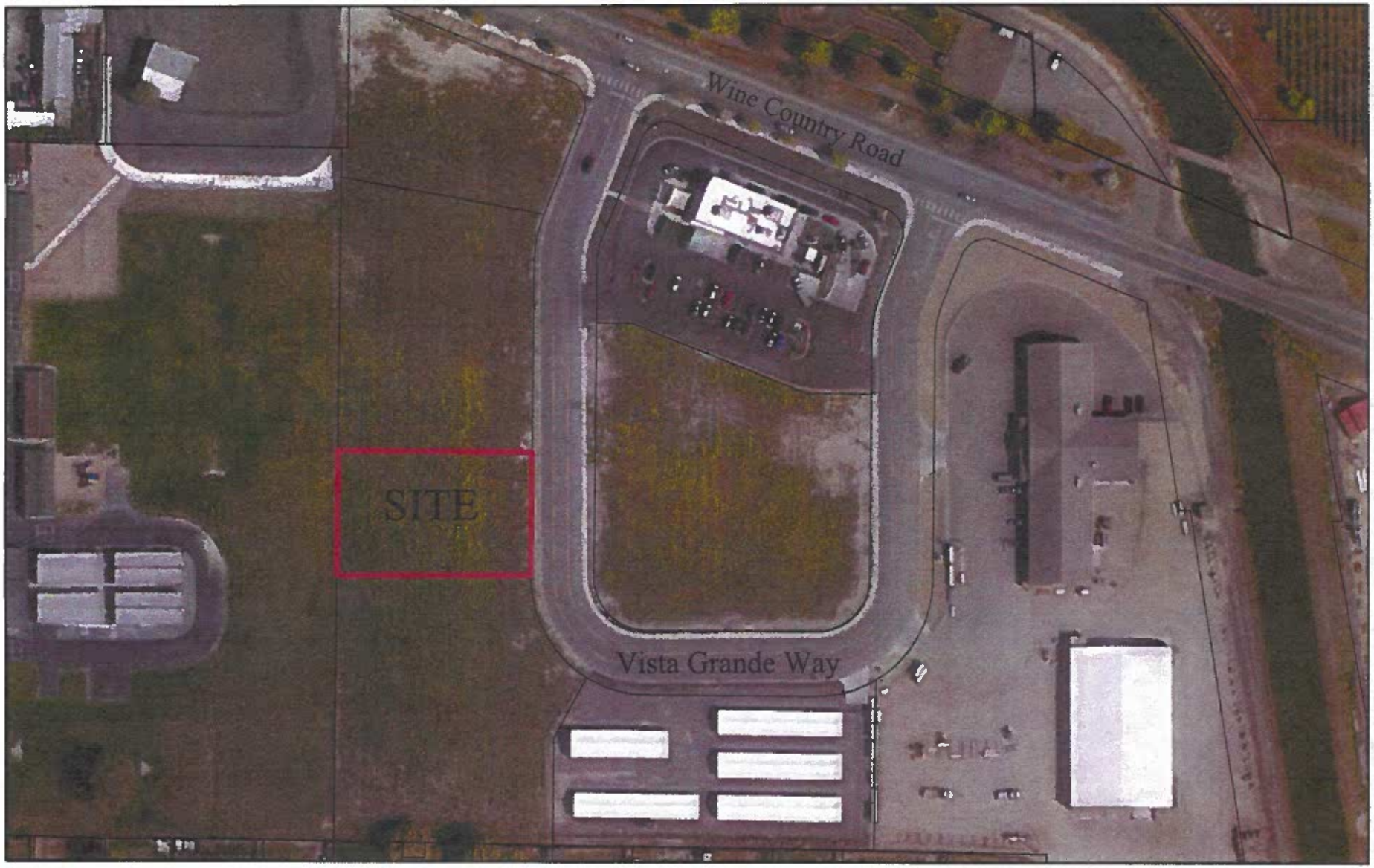
The public hearing will consider the application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided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

230924-24520
Scantlings, LLC
P.O. Box 605
Grandview, WA 98930

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

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

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

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

230924-24519
Goodwill Industries
815 N Kellogg Ste A
Kennewick, WA 99336

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

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

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

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

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

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

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

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

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

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

230924-24453
Saul & Gloria Munoz
428 Victoria Circle
Grandview, WA 98930

230924-24522
Grandview Residential Care LLC
10510 E 20th Ave
Spokane, WA 99206

Shane O'Neill
Clover Planning & Zoning, LLC
6904 Rogue Drive
Pasco, WA 99301

Grandview Residential Care
10510 E. 20th Avenue
Spokane Valley, WA 99206

Outlook

City of Grandview - Notice of Development Application and SEPA Checklist - Vista Grande Mental Health Assisted Living Facility Conditional Use Permit - Vista Grande Way, Grandview, WA

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

Date Mon 9/21/2026 9:13 AM

To Brandon Walker <walkerb@svid.org>; Byron Gumz <byron.gumz@yvcog.us>; EROADMIN@DOH.WA.GOV <EROADMIN@DOH.WA.GOV>; GRANDVIEW SCHOOL DISTRICT <bshreeve@gsd200.org>; ODW.Mail@doh.wa.gov <ODW.Mail@doh.wa.gov>; PORT OF GRANDVIEW <wineman@televar.com>; Ron Cowin <cowinr@svid.org>; ROZA IRRIGATION DISTRICT <wsonnichsen@roza.org>; sepa@dahp.wa.gov <sepa@dahp.wa.gov>; WA Department of Fish & Wildlife <janell.shah@dfw.wa.gov>; WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov) <reviewteam@commerce.wa.gov>; WA STATE DEPT OF FISH & WILDLIFE <teamyakima@dfw.wa.gov>; WA STATE DEPT OF NATURAL RESOURCES <sepacenter@dnr.wa.gov>; WA STATE DEPT OF SOCIAL & HEALTH SERVICES <wardww@dshs.wa.gov>; WA STATE DEPT OF TRANSPORTATION <scplanning@wsdot.wa.gov>; WA STATE DEPT OF TRANSPORTATION <GonsetP@wsdot.wa.gov>; Yakama Nation Cultural Resource Program <casey_barney@yakama.com>; Yakama Nation Tribal Historic Preservation <THPO@yakama.com>; YAKIMA CO ENVIRONMENTAL HEALTH <John.wilson@co.yakima.wa.us>; YAKIMA CO FIRE DISTRICT NO. 5 <payroll@ycfd5.org>

1 attachment (2 MB)

Vista Grande Mental Health Assisted Living Facility Conditional Use Permit Application Notice of Application & SEPA.pdf;

Attached is a Notice of Development Application and SEPA Environmental Checklist for a Conditional Use Permit submitted by Grandview Residential Care for the proposed Vista Grande Mental Health Assisted Living Facility located at Vista Grande Way, 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

Outlook

Email confirmation

From COM GMU Review Team <reviewteam@commerce.wa.gov>
Date Mon 9/21/2026 9:14 AM
To Anita Palacios <anitap@grandview.wa.us>

CAUTION: External Email

Thank you for submitting your materials to the Growth Management Services Review Team.

Outlook

SEPA record published

From NoReply@ecy.wa.gov <NoReply@ecy.wa.gov>
Date Mon 9/21/2026 12:12 PM
To Anita Palacios <anitap@grandview.wa.us>

CAUTION: External Email

The SEPA admin reviewed and published SEPA record number 202603994, "Vista Grande Mental Health Assisted Living Facility".
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

I, Salvador Villalobos 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 23rd day of September, 2026, I posted the attached NOTICE OF DEVELOPMENT APPLICATION: NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF ENVIRONMENTAL REVIEW AND NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal as designated on the attached map:

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

Dated this 23rd day of September, 2026.

GRANDVIEW PUBLIC WORKS DEPARTMENT

BY: Salvador Villalobos
Signature

Salvador Villalobos
Printed Name

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

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

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

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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.

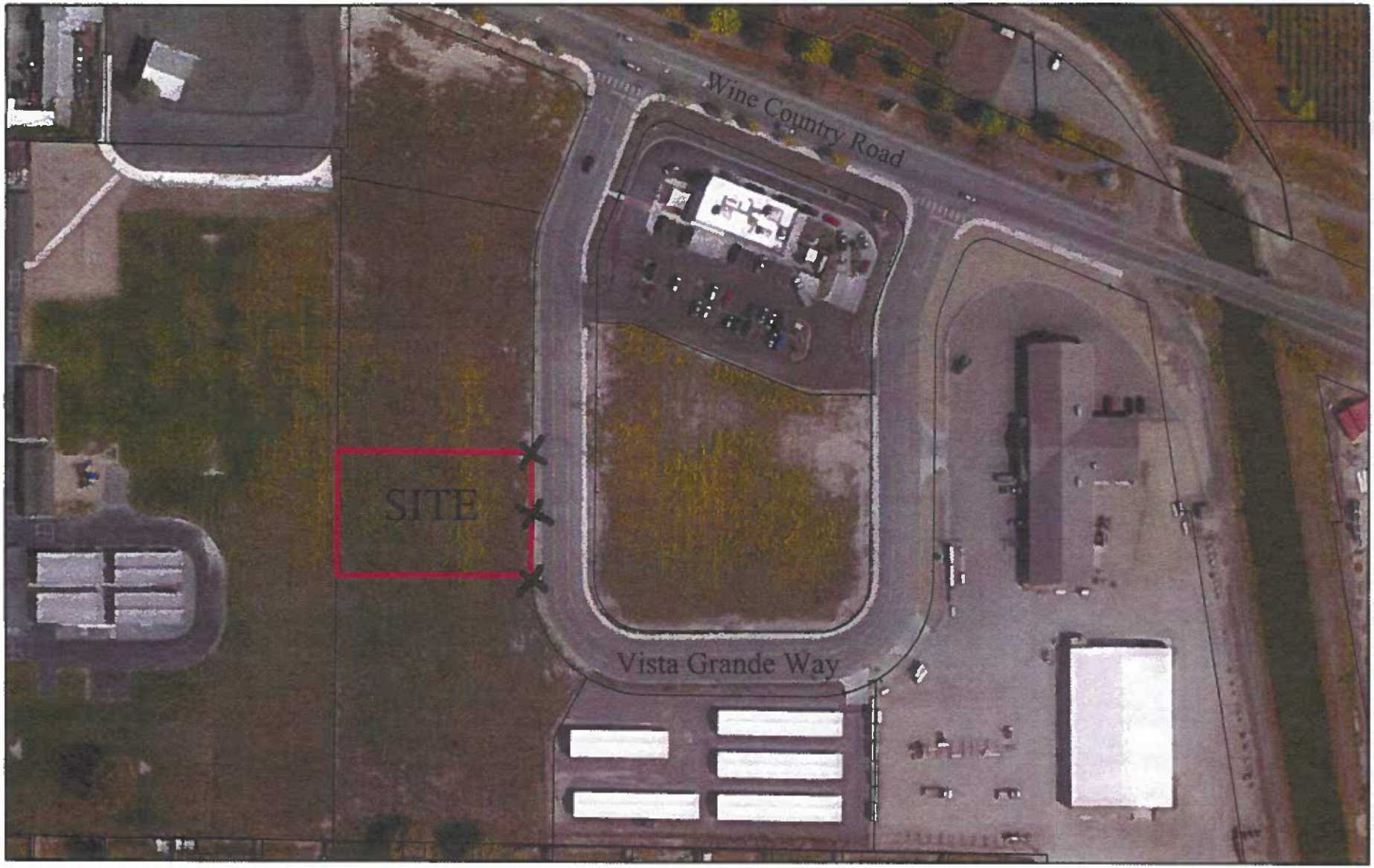
The public hearing will consider the application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided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

6121

AFFIDAVIT OF PUBLICATION

State of Washington } ss.
County of Yakima }

The undersigned on oath states that

Trisha Dodgson

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

was published on September 23, 2026

The amount of the fee charged for the foregoing publication is the sum of $ 170.00 which amount has been paid in full.

Subscribed and sworn to before me on September 23, 2026

Notary Public for the State of Washington

Notice

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

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

Applicant(s): Shane O'Neill dba Clover Planning & Zoning LLC
Property Owner(s): 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 10,800 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

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Outlook

Re: City of Grandview - Notice of Development Application and SEPA Checklist - Vista Grande Mental Health Assisted Living Facility Conditional Use Permit - Vista Grande Way, Grandview, WA

From Walker, Brandon <walkerb@svid.org>
Date Mon 9/21/2026 9:26 AM
To Anita Palacios <anitap@grandview.wa.us>

CAUTION: External Email

Anita,

Sunnyside Valley Irrigation District has no facilities around this project and is not affected by this project.

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

From: Anita Palacios <anitap@grandview.wa.us>
Sent: Monday, September 21, 2026 9:13 AM
To: Walker, Brandon <walkerb@svid.org>; Byron Gumz <byron.gumz@yvcog.us>; EROADMIN@DOH.WA.GOV <EROADMIN@DOH.WA.GOV>; GRANDVIEW SCHOOL DISTRICT <bshreeve@gsd200.org>; ODW.Mail@doh.wa.gov <ODW.Mail@doh.wa.gov>; PORT OF GRANDVIEW <wineman@televar.com>; Cowin, Ron <cowinr@svid.org>; Sonnichsen, Wayne R. <SonnicWR@roza.org>; sepa@dahp.wa.gov <sepa@dahp.wa.gov>; WA Department of Fish & Wildlife <janell.shah@dfw.wa.gov>; WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov) <reviewteam@commerce.wa.gov>; WA STATE DEPT OF FISH & WILDLIFE <teamyakima@dfw.wa.gov>; WA STATE DEPT OF NATURAL RESOURCES <sepacenter@dnr.wa.gov>; WA STATE DEPT OF SOCIAL & HEALTH SERVICES <wardww@dshs.wa.gov>; WA STATE DEPT OF TRANSPORTATION <scplanning@wsdot.wa.gov>; WA STATE DEPT OF TRANSPORTATION <GonsetP@wsdot.wa.gov>; Yakama Nation Cultural Resource Program <casey_barney@yakama.com>; Yakama Nation Tribal Historic Preservation <THPO@yakama.com>; YAKIMA CO ENVIRONMENTAL HEALTH <John.wilson@co.yakima.wa.us>; YAKIMA CO FIRE DISTRICT NO. 5 <payroll@ycfd5.org>; YAKIMA CO PLANNING DEPT <thomas.carroll@co.yakima.wa.us>; YAKIMA CO REG TRANSPORTATION ORG <alan.adolf@co.yakima.wa.us>; YAKIMA CO TRANSPORTATION SERVICES <matt.pietrusiewicz@co.yakima.wa.us>; YAKIMA CO ZONING & SUBDIVISION <jason.earles@co.yakima.wa.us>; YAKIMA COUNTY WATER RESOURCES <Nellie.Soptich@co.yakima.wa.us>; Yakima Health District <yhd.help.desk@co.yakima.wa.us>; admin@yrcaa.org <admin@yrcaa.org>
Subject: City of Grandview - Notice of Development Application and SEPA Checklist - Vista Grande Mental Health Assisted Living Facility Conditional Use Permit - Vista Grande Way, Grandview, WA

Attached is a Notice of Development Application and SEPA Environmental Checklist for a Conditional Use Permit submitted by Grandview Residential Care for the proposed Vista Grande Mental Health Assisted Living Facility.

located at Vista Grande Way, 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

Outlook

Fw: SEPA 202603994 ECY Comments for Vista Grande Mental Health Assisted Living Facility

From Anita Palacios <anitap@grandview.wa.us>
Date Mon 10/5/2026 8:20 AM
To Byron Gumz <byron.gumz@yvcog.us>

1 attachment (194 KB)
SEPA 202603994 ECY Comments.pdf;

From: ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>
Sent: Friday, October 2, 2026 4:55 PM
To: Anita Palacios <anitap@grandview.wa.us>
Subject: SEPA 202603994 ECY Comments for Vista Grande Mental Health Assisted Living Facility

CAUTION: External Email

Greetings,

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

Please share these comments with the applicant.

Thank you,
Amber Johnson (she/her)
SEPA/ERTS Coordinator
Department of Ecology, Central Region Office
Ph. 509-723-5677

STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

Central Region Office

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

October 2, 2026

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

RE: SEPA 202603994

Dear Anita Palacios:

Thank you for the opportunity to comment during the Optional Determination of Nonsignificance process for the Vista Grande Mental Health Assisted Living Facility. We have reviewed the documents and have the following comments.

Water Quality Program

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

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

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

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

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Sincerely,



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

CITY OF GRANDVIEW HEARING EXAMINER

VISTA GRANDE MENTAL HEALTH ASSISTED LIVING FACILITY STAFF RECOMMENDATION

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

PERMIT INFORMATION:

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

Property Owner: Grandview Residential Care LLC — Mailing Address: 10510 E 20th Ave. Spokane Valley, WA 99206

Applicant: Clover Planning & Zoning LLC — Mailing Address: 6904 Rogue Dr. Pasco, WA 99301

Recommendation: Approved with Conditions

FINDINGS AND ANALYSIS:

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

1. **Project Description:** This is the reapplication of an expired Conditional Use Permit. The applicant proposes to construct a 9,060 square foot structure with 9 parking spaces on a 0.50-acre lot. The structure will house an Enhanced Service Facility (ESF), as defined by RCW 70.97, that provides housing and 24-hour care for up to 16 individuals with complex personal care and behavioral health needs, including physical disabilities, cognitive impairment, and/or mental health support needs. Staff will consist of caregivers, Registered Nurses, Family Nurse Practitioners, and Psychiatric Nurse Practitioners.

2. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use Designation of the property is Commercial. Applicable Goals and Policies of the Comprehensive Plan that address this proposal are:

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

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

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

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

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

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

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

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

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

5. **Environmental Review:** The proposal is subject to an environmental review under the Washington State Environmental Policy Act (SEPA). The process authorized under WAC 197-11-355 was used, with a Determination of Non-Significance issued on September 21, 2026.

6. **Notice of Application:** After the application was submitted, a combined Notice of Application, Environmental Review, and Public Hearing was mailed to property owners within 300 feet of the property and to agencies having jurisdiction or interest in the proposal. Two agencies commented:

   A. The Sunnyside Valley Irrigation District (SVID) provided a letter stating that they have no facilities in the project area.

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

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

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

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

   Expiration of previous approval: November 9, 2025

   Notice of Expiration: August 25, 2026

   Application Submitted: August 27, 2026

   Notice of Incompleteness: September 14, 2026

   Application Determined Complete: September 17, 2026

   Notice of Application, Environmental Review, and Public Hearing: September 23, 2026

   Property Posted: September 23, 2026

   Legal Notice in Grandview Herald: September 23, 2026

Issuance of Final SEPA Threshold Determination: October 7, 2026

Open Record Public Hearing: October 20, 2026

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

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

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

B. Lot coverage: no requirement.

Staff Findings: No action is necessary.

C. Minimum yard setbacks:

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

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

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

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

E. Fences and hedges: see Chapter 17.75 GMC.

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

F. Parking: see Chapter 17.78 GMC.

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

G. Landscaping: see Chapter 17.75 GMC; and

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

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

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

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

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

B. Sight Screening Required.

1. Refuse, including garbage and rubbish, may only be stored for disposal or collection in authorized garbage cans, dumpsters, self-contained, liquid-tight compacting solid waste containers and/or detachable containers. Plastic bags may not be used except as liners for garbage cans.

2. In no case shall such enclosure and trash collection receptacles be permitted within the required front yard setback areas.

3. Outdoor storage and trash collection areas shall be sight screened as follows:

a. Outdoor storage and trash collection areas located in a commercial or industrial zone shall be sight screened from any adjacent residential zones and from residential zones across a public street or alley;

b. Trash collection areas provided for multiple dwellings and provided in all O office, C-1, C-2, or BP districts shall be sight screened from any abutting street;

c. Outdoor storage and trash collection areas in C-1 (neighborhood business) zones shall be sight screened from all adjoining properties;

d. Outdoor storage and trash collection areas shall be sight screened on three sides by one or a combination of the following:

i. A building or hillside;

ii. Dense evergreen shrubs and/or trees planted to provide a year-round sight-obscuring sight screen to achieve a minimum height of six feet, within three years of planting;

iii. A solid or otherwise sight-obscuring fence or wall at least six feet in height;

e. Sight screening shall not be required for dumpsters or containers located on a temporary one-time basis for special circumstances such as construction projects and large-scale cleanup efforts;

f. Sight screening shall not be required for designated recycling bins or facilities maintained by the city of Grandview for public use.

4. A developer or property owner may receive credit toward the required landscape area for pedestrian walks or ways when such walks or ways are decorative and/or textured in character and are designed as a complementary part of the landscape area. No more than 25 percent of the landscaped area can be treated with decorative pedestrian ways and be included in the overall calculations for landscaped area.

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

C. Design Standards.

1. Fences, Walls and Hedges.

   a. The height of fences, walls and hedges located between a structure and a street or alley shall be measured from the street curb or alley grade except in those cases where topographical irregularities occur. The height of fences, walls and hedges between a structure and a common lot line shall be measured from the grade along the common lot line or top of any structural retaining wall occurring at the common lot line;

   b. The height of fences, walls and hedges shall be limited to four feet within the front yard area of residentially zoned lots, retail business and office zoned lots; provided, when two contiguous corner lots, or two corner lots separated only by an alley right-of-way, form the entire frontage between parallel or nearly parallel streets, the height of fences, walls and hedges shall be limited to six feet within the front yard adjacent to the side street; except where the front door of a house faces the side street all fences greater than four feet in height must be set back to the building line of the house facing the side street;

   c. The height of fences, walls and hedges within the side and rear yards of residentially zoned lots, retail business and office zoned lots shall be limited to six feet. A gate or opening with a minimum three-foot width leading into at least one side yard shall be provided;

   d. Fences shall not be constructed out of tires, pallets, bed springs, multicolored materials, tarps, plastic sheets, wheel rims and similar or like materials not traditionally manufactured or used for fencing purposes. Corrugated sheet metal for fences shall be allowed only in industrial districts. Hog wire, chicken wire, horseman wire mesh, v-mesh, field fence, woven field fence, welded utility fence, or any similar or like wire fencing material is not permitted in residential or commercial zones. Horseman wire mesh and the other wire fencing listed above may be permitted in the R-1S suburban residential districts on tracts larger than one acre that are used for animal husbandry. Fences built with valid permits prior to the effective date of this chapter or fences on properties annexed to the city after the effective date of this chapter are exempt from this subsection;

   e. Fences constructed of wrought iron with interspersed brick or block columns of up to five feet in height may be permitted within front yards in the R-1S districts provided said fencing is at least 85 percent transparent;

   f. Barbed and razor wire fencing is prohibited in all residential districts, in the O office district, the C-1 neighborhood business district and the designated central business

district (Chapter 17.45 GMC). Barbed wire may be permitted in the R-1S suburban residential districts on tracts larger than one acre that are used for animal husbandry. In the C-2 general business district only one strand of barbed wire is permitted along the top rail or within two inches of the top rail and provided it is located outside of the designated central business district (Chapter 17.45 GMC);

g. Electrified fences are not permitted in residential districts except as a secondary means of securing property where the electrified fence is located behind an existing fence or in the suburban residential district to contain permitted farm animals;

h. In all front yards, whether on properties with single, double, or triple frontage, rails, posts and other structural fence supports shall not be visible from a public street; except that posts and rails that are an integral part of the fence design and aesthetics and not used solely for structural support may be visible from a public street;

i. All fencing in commercial and industrial districts shall be placed on the inward side of any required perimeter landscaping, with landscape treatments occurring along the street frontage;

j. No fence, wall or hedge, landscape material or foliage higher than three feet above curb grade shall be located or planted within an area 20 feet along the property lines from the intersection of two streets including the area between such points, or 15 feet from the intersection of a street and an alley; provided, however, if an alternative fence material is used such as masonry, wrought iron, wood, or combination thereof then the fence must be at least 75 percent transparent and may be a maximum six feet in height, or a smaller, at least 75 percent transparent fence set upon a maximum three-foot wall or other structure not exceeding a combined height of six feet, may be erected within said area of intersection of street and alley so long as the fence is at all times unobstructed by foliage or other matter;

k. Fences constructed in any zoning district may be permitted at the back of sidewalks in public right-of-way upon approval of the public works department, except as provided in subsection (C)(1)(i) of this section;

   i. No fence or wall shall be erected without first obtaining a building permit from the public works department;

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

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

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

3. Commercial and Industrial Districts – Landscape Buffers.

   a. Landscape buffers in commercial and industrial districts shall meet the following standards:

i. Landscape buffers shall be 100 percent landscaped with live vegetation or a combination of live vegetation and ornamental rock.

ii. Live vegetation within the landscape buffer shall be planted with a mix of evergreen and deciduous trees and shrubs interspersed throughout the landscape buffer. At maturity, the live vegetation shall cover a minimum of 25 percent of the landscape buffer;

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

D. Parking Lot Landscaping.

1. The requirements of this subsection apply only to multiple dwellings and property located in the C-1 or C-2 zones.

2. New parking lots resulting in 11 or fewer new parking spaces not previously in use prior to construction (qualify as minor project as defined by GMC 17.75.030):

a. The width of parking lot buffers shall be dependent upon the location of the parking lot in relation to the building and street right-of-way as follows:

i. Parking lots between the building and an arterial street shall have a minimum buffer of 10 feet between the parking lot and the property line.

ii. Parking lots between the building and local access streets and alleys shall have a minimum buffer of five feet between the parking lot and the property line.

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

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

A. All new plants, except those planted on single-family residential properties, shall conform to American Nursery and Landscape Association (ANLA) grades and standards as published in the "American Standard for Nursery Stock" manual (ANSI Z60.1 or latest edition).

B. Single-stemmed trees required pursuant to this chapter shall at the time of planting conform to the following standards:

1. Deciduous trees shall have a minimum caliper of one and three-quarters inches and a height of eight feet.

2. Coniferous evergreen trees shall be at least five feet in height.

C. Multi-stemmed trees shall be permitted as an option to single-stemmed trees; provided that such multi-stemmed trees are:

1. At least six feet in height;

2. Not allowed in street rights-of-way.

D. When the width of any landscape strip, buffer, or setback is 15 feet or greater, the required trees shall be staggered in two or more rows.

E. Shrubs shall be:

1. At least an ANLA container class No. 2 (two-gallon) size at time of planting;
2. At least 18 inches in height at the time of planting.

F. Shrubs within required parking lot landscape areas shall be maintained at a height not exceeding 42 inches.

G. Live vegetation used as groundcovers shall be planted and spaced to result in total coverage of the required landscape area in three years.

H. Lawns shall be planted with grass species normally grown as permanent lawn in Yakima County. Lawn areas may be sodded, sprigged, or seeded, except that solid sod shall be used in commercial zones for swales or other areas subject to erosion.

I. Plant selection shall consider adaptability to climatic, hydrologic, geologic, and topographical conditions of the site.

J. Plants having similar water use characteristics shall be grouped together in distinct hydrozones.

K. Lava rock shall not be permitted in any commercial landscaped areas.

L. When approving an area as a xeriscaped area, the city shall apply all or some of the following criteria:

1. Analysis of the site considering such factors as slopes, drainage, winds, and existing and proposed site improvements.
2. Use of appropriate techniques for soil improvements to support plant growth.
3. Use of low water-demand or drought-resistant turf grasses and plant materials.
4. Use of mulches and other ground covers in planting areas that cover soil, save moisture, and protect from soil erosion.
5. Use of appropriate type of irrigation for each area of the xeriscaped landscape.

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

11. **[Landscaping] Plan Required (GMC 17.75.080)**

A. Prior to issuance of building permits, two copies of a site plan shall be submitted to the public works department for review for consistency with the provisions of this chapter. The site development plan must be drawn to scale and shall include the following:

1. All relevant data regarding the existing site that will include a vicinity map, location and name of existing adjacent streets, driveway locations, walkways, property lines, and/or easements.
2. Boundaries, dimensions, and size in acres of the site.
3. Indication of adjoining uses and zones.
4. Layout of all use areas within the site, including parking areas and interior circulation areas, including truck circulation for loading/unloading.

5. Landscape plan with:
    a. Identification of any existing trees or plantings that are to remain on the site. Existing trees should be identified according to caliper and their common name. Existing trees and shrubs may be counted towards landscape requirement standards, provided they are depicted on the plan, retained in their location, and meet minimum standards for plant health.
    b. Location of all proposed landscape areas including the location of all landscape elements and the size, common name, scientific name, spacing, and quantity of all live vegetation to be planted.
6. Area in square feet and dimensions of individual and collective landscape areas.
7. Location and description of all existing and proposed structures such as buildings, loading areas, berms, walls, fences, screens, storage areas, street furniture including refuse containers, and lighting.
8. Location of all existing and proposed utilities, vaults, and boxes.
9. Schematic building elevations showing exterior building walls.

B. The required landscaping shall be installed to coincide with the completion of the building. For single-family dwellings the landscaping must be installed no later than three months after issuance of a certificate of occupancy. However, the time limit for compliance may be extended to allow installation of such required landscaping during the next appropriate planting season.

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

12. **Parking Lot Standards (GMC 17.78.090):**

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

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

b. Grading and Drainage. All parking lot drainage shall be contained on site. Drainage facilities shall be designed according to accepted engineering standards;

c. Border Barricades. All parking areas designed for customer/client paring and all parking areas located between a right-of-way line and a building face shall have curbing installed around perimeter areas and around all landscape elements;

d. Markings. Parking stalls shall be delineated by paint or other markings as approved by the public works department;

e. Landscaping. All parking lots shall conform to the landscape provisions of Chapter 17.75 GMC;

f. Lighting. Parking lot lighting shall be so arranged as to not constitute a nuisance or hazard to passing traffic, or encroach on adjoining residential properties; and

g. Maintenance. All parking lots shall be regularly maintained and kept free of weeds and litter. Maintenance shall include the repair of traffic control devices, signs, light standards, fences, surfacing materials, curbs, landscaping, and drainage facilities.

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

13. **Parking Space Dimensions (GMC 17.78.120)**

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

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

14. **Required Off-street Parking (GMC 17.78.170)**

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

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

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

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

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

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

B. The proposal will adversely affect public infrastructure;

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

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

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

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

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

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

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

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

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

16. **Expiration (GMC 17.86.120)**

Unless otherwise specified within the special permit or conditional use permit, the applicant shall commence the special use authorized or obtain a building permit for construction of authorized facilities within six months after the effective date of the special permit or conditional use permit, or the special permit or conditional use permit shall expire. In the case of temporary special permits or conditional use permits, unless otherwise specified within the permit, the permit shall expire after six months from its effective date. Within 30 days after the date of expiration, the applicant shall have removed from the premises the temporary use and any improvements of a temporary nature authorized by the permit.

Staff Findings: This recommendation includes a condition that the applicant shall obtain a building permit within six months of the effective date of the Hearings Examiner decision.

17. **Required Findings of the Hearing Examiner (GMC 14.09.030(c))**

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

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

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

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

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

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

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

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

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

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

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

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

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

RECOMMENDATION:

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

CONDITIONS (NEXT STEPS):

1. Development of the site shall substantially conform to the site plan submitted with the application for conditional use.

2. A Building Permit shall be obtained within 6 months of the effective date of this decision.

3. A NPDES Construction Stormwater General Permit shall be obtained, unless the Washington State Department of Ecology waives the requirement.

4. The proposed facility shall not exceed 50 feet in height.

5. All landscaping and landscaping buffer requirements outlined GMC 17.75 shall be met.

6. A Landscaping Plan meeting the standards of GMC 17.75 shall be submitted and approved prior to issuance of building permits.

7. All applicable site screening requirements of GMC 17.75 shall be met.

8. All future fencing, hedges, or walls shall meet the standards of GMC 17.75.

9. 9 parking spaces meeting the standards of GMC 17.78 shall be completed prior to Certificate of Occupancy of the building.

NOTICE OF APPEAL:

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