



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

The general public is hereby provided notice of the following development application, pursuant to Grandview Municipal Code (GMC) 14.07 and Washington Administrative Code (WAC) 197-11-340:

**Applicant(s):** PLSA Engineering & Surveying, First Church of the Nazarene, and Gretchen Lange

**Property Owner(s):** Moo Sung & Ran Young Kang, Grandview First Church of the Nazarene, and Maurice A. & Gretchen Lange

**Proposed Projects:** Rezone from Agricultural to R-2 Medium Density Residential

**Current Zoning:** Agricultural District

**Current Use:** Vacant/Church/Residence

**Location of Project:** The parcels are generally located in northeast Grandview, bounded by Interstate 82 to the north, vacant/residential lands to the south, N. Elm Street to the east, and vacant/residential lands to the west.

**Parcel Nos.:** 230914-41002, 230914-41005, 230914-44401, 230914-44004, 230914-44407 (500 N. Elm Street), and 230914-41009 (670 N. Elm Street)

**Application Date:** August 5, 2024 and revised September 3, 2024

**Application Acceptance:** September 4, 2024

**Decision-Making Authority:** City of Grandview

**Project Description:** The City of Grandview has received three applications from PLSA Engineering & Surveying, First Church of the Nazarene, and Gretchen Lange for a proposed rezone from Agriculture (AG) to R-2 Medium Density Residential District (R2). The proposed rezone is to change approximately 46.78 acres of land in the Agricultural District to R-2 Medium Density Residential District in order to facilitate future residential development.

**Requested Approvals & Actions:** Approval of the rezone.

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

**Environmental Determination**

The City of Grandview is the lead agency for this application and has issued two Determination of Non-Significances, one for the subdivision and one for the rezone. The City is utilizing the threshold determination process set forth in WAC 197-11-340(2). The City will review all timely comments prior to making final threshold determinations. Any person has the right to comment on the application and receive notice of and participate in hearings on the applications. A copy of the threshold determination ultimately issued with respect to this application may be obtained

upon request. Comments on the environmental impacts of this proposal must be received by **September 26, 2024**.

**Comment Period and Where to View Documents**

The applications and environmental checklists 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](http://www.grandview.wa.us). All interested persons are invited to (a) comment on the applications, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decisions by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: [anitap@grandview.wa.us](mailto:anitap@grandview.wa.us). Comments concerning the applications should be submitted no later than **September 26, 2024**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **September 26, 2024** 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 **October 9, 2024, beginning at 2 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 applications of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

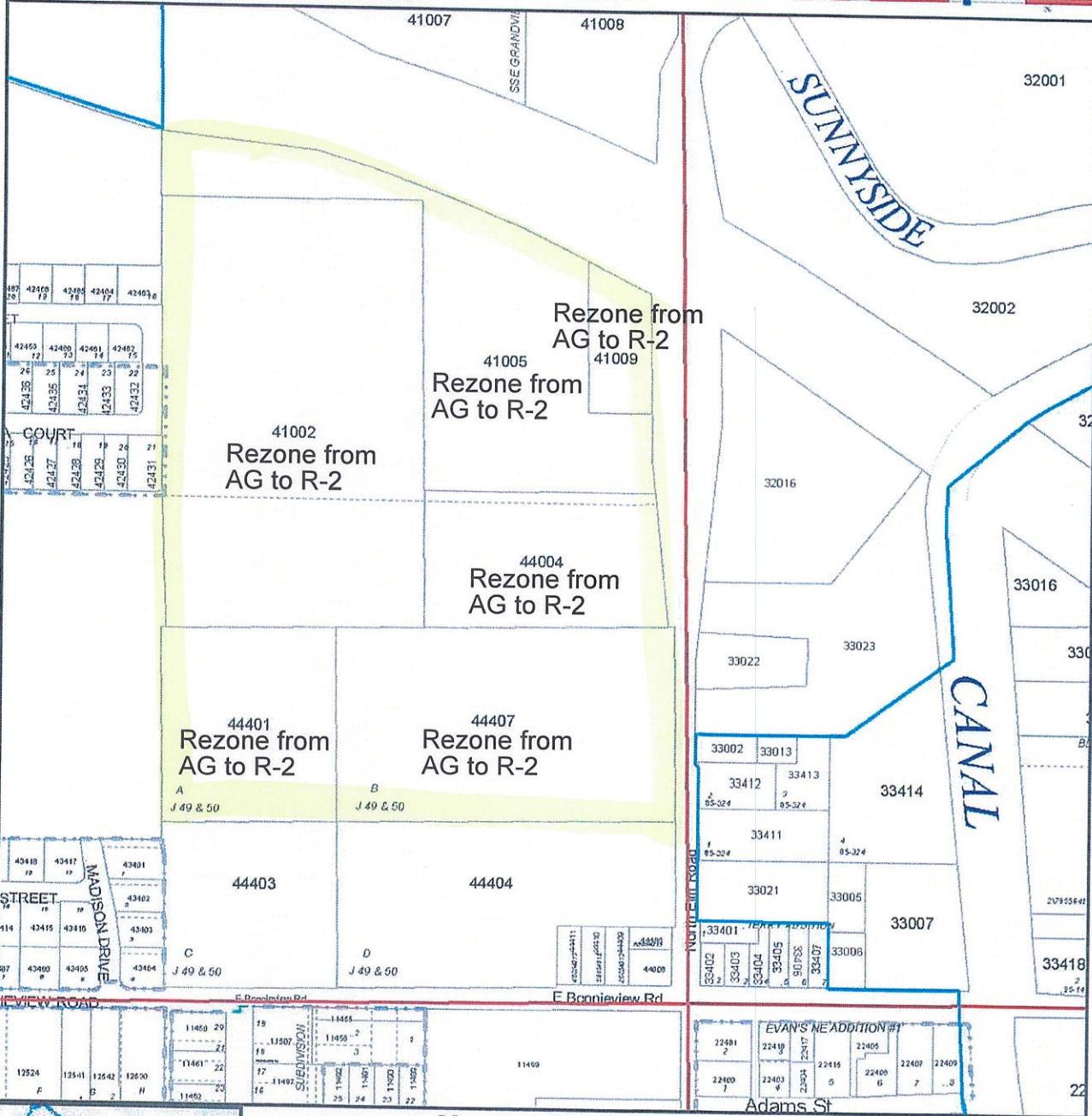
**CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – September 11, 2024

Property Posted: September 11, 2024

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): September 6, 2024



Map Center: Range:23 Township:9 Section:14

- City Limits
- Sections

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One Inch = 400 Feet  
Feet 200 400 600

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