



**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):** Cliff Lewis dba Scantlings LLC

**Proposed Project:** Grande Vista 16-bed inpatient Enhanced Services Facility (ESF) providing long-term residential care to individuals with complex personal care and behavioral health needs.

**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:** February 27, 2025

**Application Acceptance:** March 13, 2025

**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 **April 3, 2025**.

### **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](http://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](mailto:anitap@grandview.wa.us). Comments concerning the application should be submitted no later than **April 3, 2025**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **April 3, 2025** may not be considered in the staff report.

### **Public Hearing**

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **April 23, 2025 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 – March 19, 2025

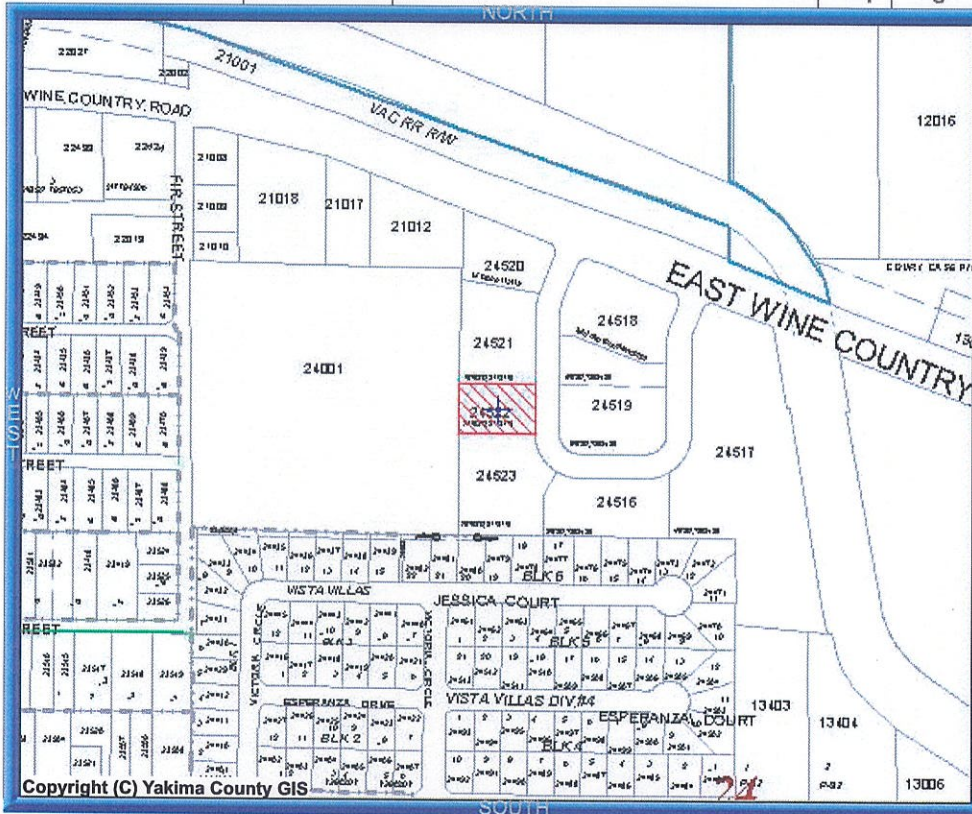
Property Posted: March 14, 2025

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s):  
March 13, 2025





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Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

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MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography:

FEMA  Critical Areas  
 Contours  Utilities

MapSize: Small (800x600)

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Easting(ft) | Northing(ft)  
 Longitude(E) | Latitude(N)

Click Map to: **Get Information**

One Inch = 400 Feet  
 Feet 200 400 600

PROPERTY PHOTOS:		PROPERTY INFORMATION AS OF 3/13/2025 12:17:09 AM								PRINTING		
	Parcel Address:	UNASSIGNED , WA								Printer-Friendly Page		
	Parcel Owner(s):	SCANTLINGS LLC										
	Parcel Number:	23092424522	Parcel Size:	21835 Square Feet						Detailed Report		
	Property Use:	99 Other Undeveloped Land										
	<b>TAX AND ASSESSMENT INFORMATION</b>											
Tax Code Area (TCA):	440	Tax Year:	2025						Print Detailed MAP			
Improvement Value:	\$0	Land Value:	\$131000									
Current Use Value:	\$0	Current Use Improvement:	\$0									
New Construction:	\$0	Total Assessed Value:	\$131000									
<b>RESIDENTIAL INFORMATION</b>										SECTION MAPS		
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport	Section Map 1in=400ft		
<b>No Residence Information Found.</b>										Qtr SECTION MAPS		
<b>SALE INFORMATION</b>										NW-Qtr 1"=200ft		
Excise	Sale Date	Sale Price	Grantor			Portion					NE-Qtr 1"=200ft	
<b>No Sales Information Found.</b>										SW-Qtr 1"=200ft		
<b>DISCLAIMER</b>										SE-Qtr 1"=200ft		
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or <a href="mailto:info@firstam.com">email us</a> .												

OVERLAY INFORMATION			
Zoning:		Jurisdiction: Grandview	
Urban Growth Area:	Grandview	Future Landuse Designation: Urban (City Limits) (Yakima County Plan 2015)	
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D <a href="#">Download Map</a>
LOCATION INFORMATION			
+ Latitude: 46° 15' 13.998"		+ Longitude: -119° 53' 10.436"	
Range: 23 Township: 09 Section: 24			
Narrative Description: Section 24 Township 09 Range 23 Quarter NW: 2A That portion of lot 2 of Binding Site Plan, as recorded under Auditor's File Number 7863436, records of Yakima County, Washington, lyof the following described traverse line: Commencing at the northeast corner of said Lot 2; thence South 0°03'40" West along the east line of said Lot 2, a distance of 118.00 feet to Beginning; thence North 89°56'20" West parallel to the north line of said Lot 2, a distance of 185.01 feet to a point on the west line of said Lot 2 and the terminus of the here in de			
<b>DISCLAIMER</b>			



# Wangai SUP Vicinity Map



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

- Taxlots
- City Limits

