

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

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): SCANTLINGS LLC

Mailing Address: PO BOX 605, GRANDVIEW, WA 98930

Telephone: (Home) _____ (Business): _____

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:

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: Shane O'Neill Date 2/24/2025

Signature of Owner: (If other than Applicant): Signed by:
Cliff Lewis
27AE86C3ADC488... Date 02/26/2025

Date Received: 2/27/25 By: AP

Receipt No.: 188715 Amount of Fee \$ 1000.00

2/28/25
Additional Applications: _____

Additional Fees: _____

DATE APPLICATION ACCEPTED AS COMPLETE: AP BY 3/13/25

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).

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.



Clover Planning & Zoning, LLC
Land Use Services Consultant

2/25/2025

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 (SCANTLINGS 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 sanitarium will have a footprint of approximately 10,000 square feet and will offer ten (10) 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 sanitarium. The 10,000 square-foot sanitarium building will offer approximately sixteen (16) beds for residents who will be supported by on-site staff. The front yard area will offer ten parking stalls. 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 sanitarium lacks a criminal element. Residents are not placed in the facility via court order, nor will it serve as emergency/crisis housing. A background of the zoning interpretation, in the form of email correspondence with the City’s contract Planner, is provided herewith as Exhibit 4.

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	10 feet
Front Yard Setback	0 feet	76.3 feet
Rear Setback	0 feet	10 feet
Building Height	50 feet	TBD, less than 30 feet

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 10,000 square-foot sanitarium building will offer approximately sixteen (16) beds for residents who will be supported by on-site staff. The development will offer ten (10) 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. Though the building has not been designed at this time, it is safe to say the building will be much lower than the fifty (50) foot maximum building height offered by the C-2 zone. The building will be less than thirty feet tall, and quite possibly less than twenty feet in height. 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) *Zoning interpretation communications*

RE: Level 1 Community Service Facility

From Byron Gumz <byron.gumz@yvcog.us>

Date Mon 2/24/2025 8:46 AM

To Clover Planning <planclover@outlook.com>; George Wangai <gwangai@grandviewresidentialcare.org>; Paul Knutzen <paul@knutzenengineering.com>; joshua@davestricities.com <joshua@davestricities.com>

Cc Shane Fisher-Grandview <sfisher@grandview.wa.us>; Anita Palacios <anitap@grandview.wa.us>

Good morning all,

It has been determined that the proposed facility is considered a Community Service Facility Level Two and will require a Conditional Use Permit and environmental review under the Washington State Environmental Policy Act (SEPA).

Please reach out to Anita for the proper application materials for the City of Grandview.

Sincerely,

Byron



From: Clover Planning <planclover@outlook.com>

Sent: Thursday, February 20, 2025 8:22 AM

To: Byron Gumz <byron.gumz@yvcog.us>; George Wangai <gwangai@grandviewresidentialcare.org>; Paul Knutzen <paul@knutzenengineering.com>; joshua@davestricities.com

Cc: Shane Fisher-Grandview <sfisher@grandview.wa.us>; Anita Palacios <anitap@grandview.wa.us>

Subject: Level 1 Community Service Facility

Shane, Byron,

My client needs resolution on this zoning interpretation matter. Has the City come to a decision on the classification of the proposed 16 bed mental health facility?

Shane O'Neill

Clover Planning & Zoning LLC
(509) 713-4560
www.plancllover.com

From: Byron Gumz <byron.gumz@yvcog.us>
Sent: Friday, February 14, 2025 12:33 PM
To: Clover Planning <plancllover@outlook.com>; George Wangai <gwangai@grandviewresidentialcare.org>; Paul Knutzen <paul@knutzenengineering.com>; joshua@davestricities.com <joshua@davestricities.com>
Cc: Shane Fisher-Grandview <sfisher@grandview.wa.us>; Anita Palacios <anitap@grandview.wa.us>
Subject: RE: 23092424522 Site Plan

Good afternoon everyone,

It was determined that there were some questions that we had for the City of Grandview legal counsel, so we are reaching out to them before making a decision on the level of review that is required. We anticipate a response within the next few business days

Please reach out with any questions you may have. Have a great weekend.

Sincerely,

Byron Gumz



YVCOG
Yakima Valley Council of Governments
Regional Partnerships
Regional Solutions

Byron J. Gumz
Regional Land Use Manager

☎ 509-759-7994, Direct Line
509-574-1550, Main Office

✉ byron.gumz@yvcog.us

📍 311 N. 4th Street, Suite 204
Yakima, WA 98901

🌐 yvcog.us

From: Clover Planning <plancllover@outlook.com>
Sent: Thursday, February 6, 2025 2:56 PM
To: Anita Palacios <anitap@grandview.wa.us>
Cc: Shane Fisher-Grandview <sfisher@grandview.wa.us>; Byron Gumz <byron.gumz@yvcog.us>; George Wangai <gwangai@grandviewresidentialcare.org>; Paul Knutzen <paul@knutzenengineering.com>; joshua@davestricities.com; paul.clark@doh.wa.gov
Subject: Re: 23092424522 Site Plan

Anita,

We request the pre-application meeting be held at Wednesday, February 12th at 11 am. A virtual option may be useful for some. But at minimum, George and I will attend in-person.

Thank you,

Shane O'Neill

Clover Planning & Zoning LLC
(509) 713-4560
www.plancllover.com

From: Anita Palacios <anitap@grandview.wa.us>
Sent: Thursday, February 6, 2025 2:07 PM
To: Clover Planning <plancllover@outlook.com>
Cc: Shane Fisher <sfisher@grandview.wa.us>; Byron Gumz <byron.gumz@yvcog.us>; George Wangai <gwangai@grandviewresidentialcare.org>; Paul Knutzen <paul@knutzenengineering.com>; joshua@davestricities.com <joshua@davestricities.com>; paul.clark@doh.wa.gov <paul.clark@doh.wa.gov>
Subject: RE: 23092424522 Site Plan

Shane,

The following dates work for the City to hold a pre-application meeting:

- Wednesday, February 12th at 11 am
- Tuesday, February 18th at 11 am
- Wednesday, February 19th at 11 am
- Thursday, February 20th at 11 am

Please coordinate with your team and let me know which date works the best for all.

The meeting will be held at the Grandview City Hall, 207 West Second Street, Grandview, WA.

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

From: Clover Planning <plancllover@outlook.com>
Sent: Thursday, February 6, 2025 12:20 PM
To: Anita Palacios <anitap@grandview.wa.us>
Cc: Shane Fisher <sfisher@grandview.wa.us>; Byron Gumz <byron.gumz@yvcog.us>; George Wangai <gwangai@grandviewresidentialcare.org>; Paul Knutzen <paul@knutzenengineering.com>; joshua@davestricities.com
Subject: Re: 23092424522 Site Plan

CAUTION: External Email

Anita,

When is the soonest availability to hold a pre-app meeting? Please invite George and Paul as well.

"George Wangai" <gwangai@grandviewresidentialcare.org>

"Paul Knutzen" <paul@knutzenengineering.com>

Thank you,

Shane O'Neill

Clover Planning & Zoning LLC

(509) 713-4560

www.plancllover.com

From: Byron Gumz <byron.gumz@yvcog.us>
Sent: Thursday, February 6, 2025 10:59 AM
To: Clover Planning <plancllover@outlook.com>
Cc: Shane Fisher-Grandview <sfisher@grandview.wa.us>; Anita Palacios <anitap@grandview.wa.us>
Subject: RE: 23092424522 Site Plan

Good morning Shane,

After discussing this further with Shane and Anita, it has been determined that a formal preapplication meeting is needed prior to submitting an application. We would like more information on the scope of services the proposed facility would provide in order to determine the level of review and permitting needed.

Please coordinate with Anita on the scheduling of the meeting as well as providing her additional information so the proposal can be reviewed prior to the meeting.

Please let me know if you have any questions.

Sincerely,

Byron



YVCOG
Yakima Valley Council of Governments
*Regional Partnerships,
Regional Solutions*

Byron J. Gumz
Regional Land Use Manager

☎ 509-759-7994, Direct Line
509-574-1550, Main Office

✉ byron.gumz@yvcog.us

📍 311 N. 4th Street, Suite 204
Yakima, WA 98901

🌐 yvcog.us

From: Clover Planning <plancllover@outlook.com>

Sent: Wednesday, February 5, 2025 2:34 PM

To: Byron Gumz <byron.gumz@yvcog.us>

Subject: Re: 23092424522 Site Plan

Bryon,

I want to convince you the proposal qualifies as a Level 1 Community service facility.

The proposed use is a 16-bed assisted living facility for people with mental health issues. The facility will not offer nursing care, which should disqualify it as a nursing or convalescent home by definition. The intensity of the proposal falls well below other Level 1 community service facilities such as hospitals and sanitariums. Even more so, the proposal is a far lower intensity than a Level 2 CSF.

17.12.155 Community service facilities level one.

"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

Because of the small scale and low tenant count, I earnestly think the proposal is compatible with the purpose statement of the C-2 zone and should be interpreted as a Level 1 community service facility. If you tend to agree, the use would be permitted outright; not requiring CUP approval.

What do you think?

Shane O'Neill

Clover Planning & Zoning LLC

(509) 713-4560

www.plancllover.com

From: Anita Palacios <anitap@grandview.wa.us>
Sent: Wednesday, February 5, 2025 1:53 PM
To: Brendan@knutzenengineering.com <Brendan@knutzenengineering.com>;
plancllover@outlook.com <plancllover@outlook.com>
Subject: FW: 23092424522 Site Plan

See email below in response to your inquiry.

If you have any additional questions, please email me.

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

From: Byron Gumz <byron.gumz@yvcog.us>
Sent: Wednesday, February 5, 2025 1:37 PM
To: Anita Palacios <anitap@grandview.wa.us>
Cc: Shane Fisher <sfisher@grandview.wa.us>
Subject: RE: 23092424522 Site Plan

CAUTION: External Email

Good afternoon,

After reviewing the Grandview Municipal Code and looking into the definitions, the proposed use of an in-patient mental health facility would fall under either: 1) nursing or convalescent home, 2) community service housing, or 3) an Essential Public Facility (EPF). The difference between a Convalescent Home and Community Service Housing is if the people receiving care have subsidies to pay for that care, it's considered Community Service Housing. The definition of a Community Service Facility Level Two doesn't explicitly include a Nursing/Convalescent Home, but it does list Community Service Housing, which is a similar use. An EPF has a separate chapter under GMC 17.65, since it also includes things such as a jail,

landfill, or airport. Either way, a Conditional Use Permit is required. With a Conditional Use Permit for a Convalescent Home or Community Service Housing, the Hearings Examiner would make the decision. An EPF would require council approval, along with several other steps, such as a public participation plan and analysis of other potential sites.

I would recommend that this be classified as either a Convalescent Home or Community Service Housing (depending on if the residents receive a subsidy), and a CUP be processed for the facility as a Community Service Facility Level Two with the Hearings Examiner issuing the decision. A SEPA review is also required, since the threshold for service buildings is 4,000 square feet, and the proposed building is 10,000 square feet.

I've copied the process table, definitions, EPF chapter, and SEPA flexible threshold section of the code for reference. Please let me know if you have any questions. I did receive a call from Mr. O'Neill as well and can call him back if you would like me to explain anything to him.

Sincerely,

Byron



Table 14.09.080
- Procedures

ACTION	Public Comment Period	Open Record Predecision Meeting	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal
Building permit	No/15 days	No	No	Staff/BO	AB	SC
Short Plat Exemption/ Lot Line Adjustment	No	No	No	Staff/PWD	CC	SC
Home Occupation	No	No	No	Staff/PWD	PC	CC
Conditional Use Permit	15 days	No	PC	PC	No	SC
*Short Plat (30/90 days)	No	No	No	Staff/PWD	CC	SC
*Preliminary Plat (30/90 days)	15 days	No	PC	CC	No	SC
*Final Plat (30/90 days)	No	No	No	CC	No	SC
Shoreline Permit	15 days	PC	CC	CC	No	SHB
Variance	15 days	No	BADJ	BADJ	No	SC
*Comprehensive Plan Amendment	3 to 6 months	PC	CC	CC	EWGMHB	SC
*Title 17/18 Amendment	15 days	No	PC	CC	No	SC
*Change of Zone	15 days	No	PC	CC	No	SC
*Change of Future Zone	15 days	No	PC	CC	No	No
*Annexations/Zoning	No	CC	PC	CC/BRB	No	No
Planned Development/Bind Site	15 days	no	PC	CC	No	SC
*Development Agreement/ Design Standards Improvements (Street Signs)	No No	No No	PC PC	CC CC	No No	SC SC

17.12.155 Community service facilities level one.

“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. (Ord. 2011-29 § 5 (Att. B)).

17.12.156 Community service facilities level two.

"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. (Ord. 2011-29 § 5 (Att. B)).

| 17.12.187 Essential public facilities.

"Essential public facilities" means those facilities that are typically difficult to site, such as airports, state education facilities, state and local correctional facilities, state or regional transportation facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes not falling under the purview of fair housing laws, such as adult correctional work release facilities; and those facilities appearing on the list maintained by the State Office of Financial Management pursuant to RCW [36.70A.200](#)(4). (Ord. 2011-29 § 5 (Att. B)).

| 17.12.340 Nursing or convalescent home.

"Nursing or convalescent home" means any building where persons are housed or lodged and furnished with meals and nursing care and which premises are licensed by the state of Washington. (Ord. 2011-29 § 5 (Att. B)).

| 17.12.457 Community service housing.

"Community service housing" means 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. (Ord. 2011-29 § 5 (Att. B)).

Chapter 17.44

C-2 GENERAL BUSINESS DISTRICT

| 17.44.050 Conditional uses.

The following uses are permitted subject to the approval of a special permit:

A. Rental residential use, provided the units are within the principal building, are all above the ground floor of said building, the ground floor of said building is designed or intended to be used for a use permitted in GMC [17.44.020](#) and off-street parking is provided as required by the residents;

B. Community service facilities level two;

C. Garage and auto body shops, provided:

1. No repair work is performed out-of-doors,
 2. Pumps, lubrication or other devices are located at least 15 feet from any street property line, and
 3. All automobile parts and dismantled automobiles are stored within the building, except outdoor display racks;
- D. Golf driving range;
- E. Recreational vehicle parks;
- F. Towing shop and related facilities, including bull pens;
- G. Wineries producing in excess of that defined in GMC [17.12.480](#); and
- H. Any use determined to be of the same general character as the principal uses permitted outright in this chapter. (Ord. 2011-29 § 5 (Att. B)).

Chapter 17.65 ESSENTIAL PUBLIC FACILITIES

Sections:

[17.65.010 Purpose.](#)

[17.65.020 List of essential public facilities.](#)

[17.65.030 Applicability.](#)

[17.65.040 Review process.](#)

[17.65.050 Burden of proof.](#)

[17.65.060 Decision.](#)

| 17.65.010 Purpose.

The purpose of this chapter is to provide a process to site essential public facilities (EPFs). This process involves the community and identifies and minimizes adverse impacts. (Ord. 2011-29 § 5 (Att. B)).

| 17.65.020 List of essential public facilities.

Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities, state and local correctional facilities, state or regional transportation facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes not falling under the purview of fair housing laws, such as adult correctional work release facilities; and those facilities appearing on the list maintained by the State Office of Financial Management pursuant to RCW 36.70A.200(4). (Ord. 2011-29 § 5 (Att. B)).

| 17.65.030 Applicability.

A. Listed EPFs. All listed EPFs shall be reviewed through the EPF review process.

B. Unlisted Facilities. The director shall make a determination that a facility be reviewed pursuant to this section based on the following criteria:

1. The facility is a type difficult to site because of one of the following:

a. The facility needs a type of site of which there are few sites;

b. The facility can locate only near another public facility;

c. The facility has or is generally perceived by the public to have significant adverse impacts that make it difficult to site;

d. The facility is of a type that has been difficult to site in the past;

e. It is likely that the facility will be difficult to site; or

f. There is a need for the facility and the city of Grandview is in the facility service area. (Ord. 2011-29 § 5 (Att. B)).

| 17.65.040 Review process.

A. All EPFs shall comply with the provisions of this chapter. An EPF shall require a conditional use permit in all zones of the city and applications shall conform to GMC Title 14, Administration of Development Regulations. In the event of a conflict with any other Grandview Municipal Code provision, the provisions of this chapter shall govern.

B. Agencies planning on siting essential public facilities shall submit an application on forms provided by the city clerk. The application for an EPF shall include a public participation plan designed to encourage early public involvement in the siting decision and to assist in determining possible mitigation measures. Informational public meetings within the city shall be scheduled pursuant to this process; the number of meetings shall be set by the director consistent with the size, complexity and estimated impacts of the proposal. The director shall determine the format and location(s) for the meetings, and shall require that public notice and meeting summaries acceptable to the city shall be either prepared or paid for by the EPF sponsor.

C. An applicant may have one or more alternative sites considered during the same process.

D. The director has the authority to require the consideration of sites outside of the city of Grandview. Alternative sites shall cover the service area of the proposed essential public facility.

E. An analysis of the facility's impact on city finances shall be undertaken. Mitigation of adverse financial impacts shall be required.

F. The following criteria shall be used to make a determination on the application:

1. The applicant shall provide a justifiable need for the essential public facility and for its location within the city of Grandview.
2. The impact of the facility on the surrounding uses and environment, the city and, if applicable, the region.
3. Whether the design of the facility or the operation of the facility can be conditioned, or the impacts otherwise mitigated, to make the facility compatible with the affected area and the environment.
4. Whether the factors that make the facility difficult to site can be modified to increase the range of available sites or to minimize impacts in affected areas and the environment.
5. Whether the proposed essential public facility is consistent with the city of Grandview comprehensive plan.
6. If a variance is requested, the proposal shall comply with GMC Title 14, Administration of Development Regulations.
7. Essential public facilities shall also comply with all other applicable city and state siting and permitting requirements. (Ord. 2011-29 § 5 (Att. B)).

| 17.65.050 Burden of proof.

The applicant has the burden of proving that the proposed use meets all relevant criteria set forth in this title. (Ord. 2011-29 § 5 (Att. B)).

| 17.65.060 Decision.

The city council may approve an application for an EPF, approve with conditions or require modification of the proposal to comply with specified requirements or local conditions. The city council may deny an application for an EPF if the placement of the use would be unreasonably incompatible with the surrounding area or incapable of meeting the criteria required for approval or with specific standards set forth in this code. (Ord. 2011-29 § 5 (Att. B)).

| 18.04.150 Flexible thresholds for categorical exemptions.

A. The city establishes the following exempt levels for minor new construction under WAC 197-11-800 (1)(b) based on local conditions:

1. For residential dwelling units in WAC 197-11-800 (1)(b)(i), up to four dwelling units;
2. For agricultural structures in WAC 197-11-800 (1)(b)(ii), up to 10,000 square feet;
3. For office, school, commercial, recreational, service or storage buildings in WAC 197-11-800 (1)(b)(iii) parking spaces, up to 4,000 square feet and up to 20 parking spaces;
4. For parking lots in WAC 197-11-800 (1)(b)(iv), up to 20 parking spaces;

5. For landfills and excavations in WAC 197-11-800 (1)(b)(v), up to 500 cubic yards.

B. Whenever the city establishes new exempt levels under this section, it shall send them to the Department of Ecology, Headquarters Office, Olympia, Washington, 98504, under WAC 197-11-800(1)(c). (Ord. 1116 § 3.1, 1984).

From: Anita Palacios <anitap@grandview.wa.us>
Sent: Wednesday, February 5, 2025 9:40 AM
To: Byron Gumz <byron.gumz@yvcog.us>
Cc: Shane Fisher-Grandview <sfisher@grandview.wa.us>
Subject: FW: 23092424522 Site Plan

Not sure whether you've had a chance to review this, but I also received a call this morning from a planner Shane O'Neill, who is preparing a conditional use permit application for this development.

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

From: Anita Palacios
Sent: Thursday, January 30, 2025 10:23 AM

To: Byron Gumz <byron.gumz@yvcog.us>
Cc: Shane Fisher <sfisher@grandview.wa.us>
Subject: FW: 23092424522 Site Plan

See email below. This parcel is zoned C-2 General Business. Would this type of development be allowed?

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

From: Brendan Knutzen <brendan@knutzenengineering.com>
Sent: Thursday, January 30, 2025 10:11 AM
To: Anita Palacios <anitap@grandview.wa.us>
Cc: Paul Knutzen <paul@knutzenengineering.com>
Subject: 23092424522 Site Plan

CAUTION: External Email

Good morning, Anita

Attached is our preliminary site plan for our project as we discussed over the phone this morning. The client is wanting to put a 10,000 SF long-term care facility for voluntary patients seeking mental health care services. Per City of Grandview Municipal Code section 17.44.0050 (B) "Community service facilities

level two" this type of use appears to be allowed with approval of a conditional use permit. Let me know if you have any questions or comments.

Thank you,

Brendan Knutzen

Planner/Jr. Designer

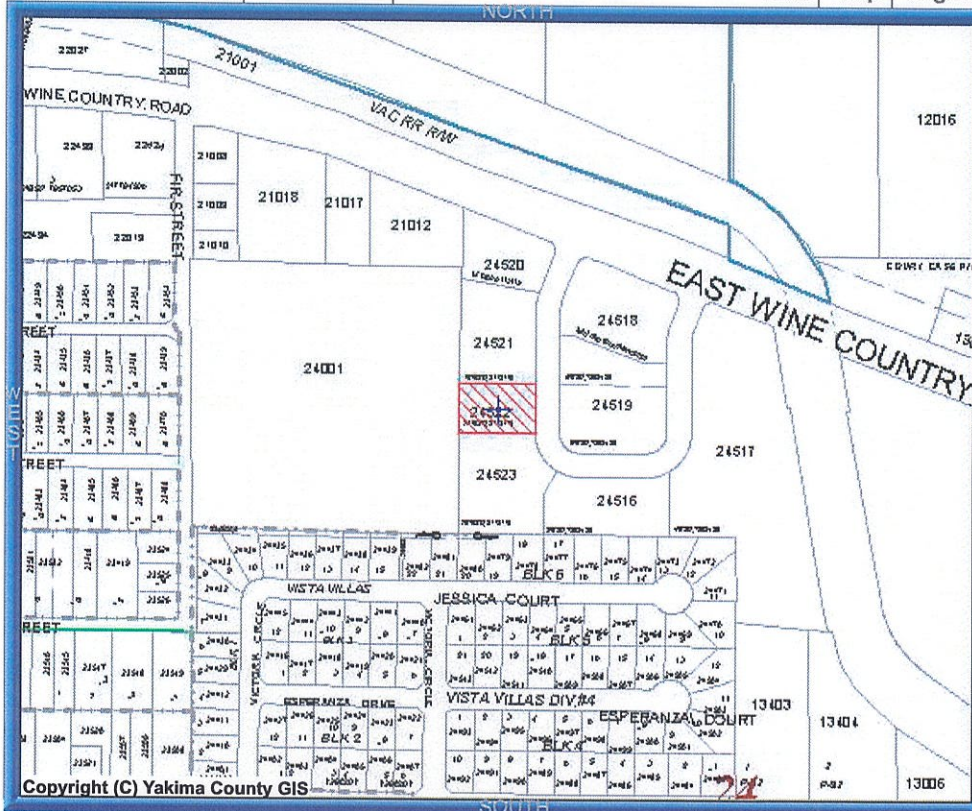
O: 509.222.0959

C: 509.440.3922



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

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

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 (509) 248-4442

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

Click Map to: **Get Information**

One Inch = 400 Feet
 Feet 200 400 600


PROPERTY PHOTOS: 1		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									
TAX AND ASSESSMENT INFORMATION											
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								
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport	SECTION MAPS	
No Residence Information Found.											
SALE INFORMATION											
Excise	Sale Date	Sale Price	Grantor	Portion						Qtr SECTION MAPS	
No Sales Information Found.											
DISCLAIMER											
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 email us .											

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 Download Map
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			
DISCLAIMER			

Wangai SUP Vicinity Map



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

 Taxlots

 City Limits

1:2,257

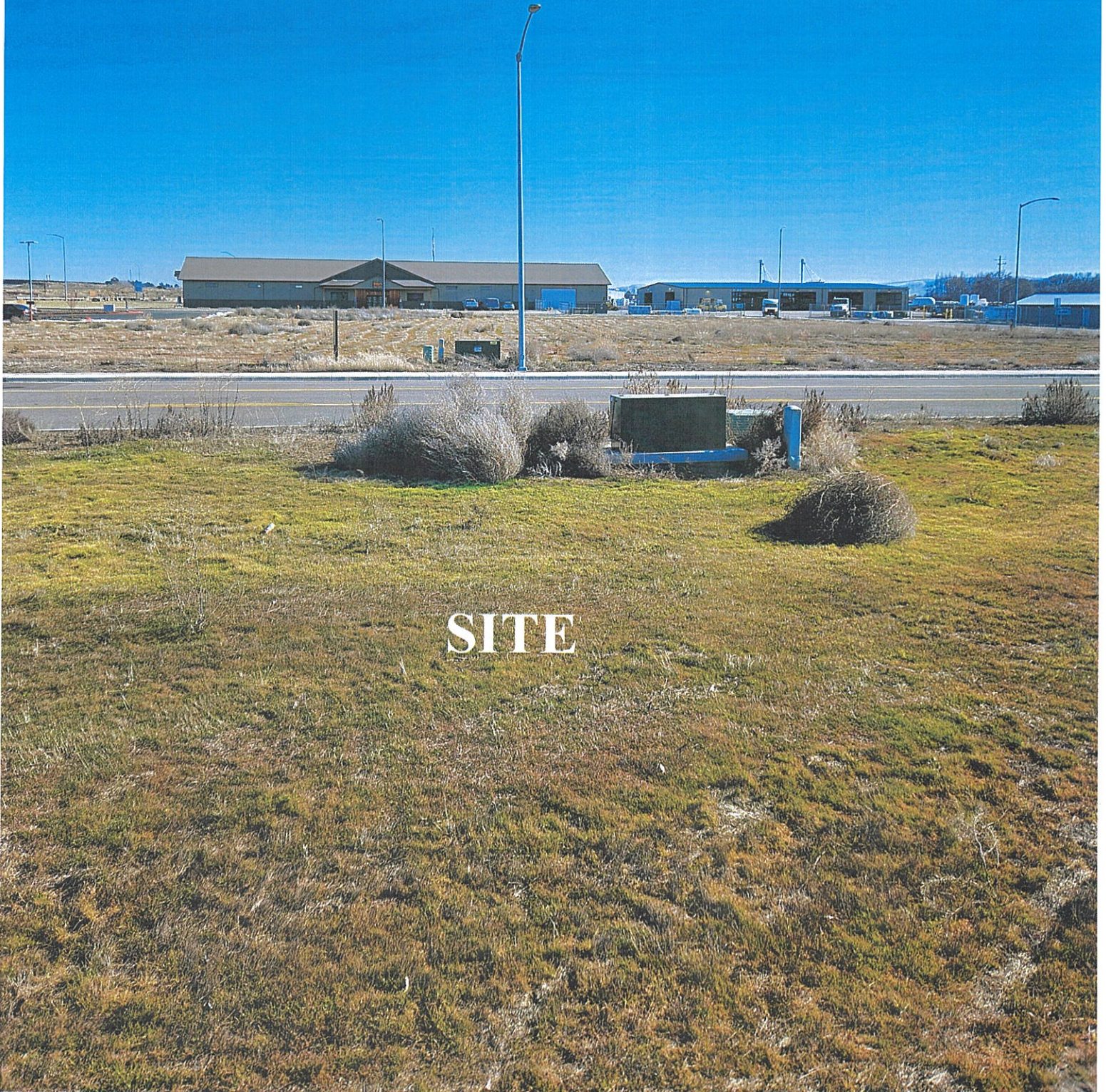
0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km



Yakima County, Maxar, Microsoft

Looking East



SITE

Looking North

SITE



Looking South



SITE

Looking West

SITE

A wide-angle photograph of a grassy field, likely a schoolyard or sports field, taken from an elevated position. The foreground is dominated by dry, yellowish-brown grass with some green patches. A chain-link fence runs across the middle ground. Behind the fence, there is a long, single-story building with a grey roof, possibly a school or community center. To the left of the building, there is a colorful playground structure. In the background, there are trees and utility poles under a clear, bright blue sky. The word "SITE" is printed in large, white, serif capital letters in the center of the grassy area.