

**GRANDVIEW CITY COUNCIL
STUDY SESSION MINUTES
AUGUST 17, 2009**

1. CALL TO ORDER

Mayor Norm Childress called the study session to order at 6:00 p.m. in the Council Chambers at City Hall.

Present were: Mayor Childress and Councilmembers Pam Horner, Diana Jennings, Jan McDonald, Bill Moore and Joan Souders. Councilmembers Mike Bren and Jesse Palacios were absent.

Staff present were: City Administrator Scott Staples, City Attorney Jack Maxwell and City Clerk Anita Palacios.

Also present was Andrew R. Miller, Senior Transportation Planner of the Yakima Valley Conference of Governments

2. GMC TITLE 17 ZONING CODE UPDATE

Senior Planner Miller presented the Grandview Municipal Code Title 17 zoning code update as follows:

Background

In 2008, the City completed work on updating the long-range Growth Management Act (GMA) Comprehensive Plan. Since adoption of the plan, the City has concentrated on implementing that plan through an update to the Title 17 Zoning Code. City staff, with assistance from the Yakima Valley Conference of Governments, initiated the zoning code update process by working in cooperation with the Planning Commission. Initial efforts focused on identifying deficiencies and antiquities with the current Title 17 zoning code and identifying sections that needed updating. With update areas identified, staff researched and proposed possible updated sections, mainly drawing from other cities that had already addressed the issue in their community. This process proceeded for approximately three months until it became apparent that essentially the entire existing Title 17 Zoning Code needed to be updated. The Planning Commission became concerned that if the current process continued of "cutting and pasting" a code together from various jurisdictions not only would it take an extremely long time, but the final cumulative effect of that code would be unknown and the possibility of letting a zone, density or use be accidentally forgotten increased.

In light of this, the Planning Commission instructed staff to research a complete zoning code from a comparable city for minor modification and use by the City. City staff researched many zoning codes with an emphasis on searching for a somewhat similarly sized city in Eastern Washington that had an up-to-date code and addressed the prominent shortcomings identified in the current Title 17 Zoning Code. City staff and the Planning Commission ultimately agreed on modifying the City of Pasco zoning code for incorporation into the Grandview Municipal Code (GMC). While Pasco was somewhat larger than Grandview, its code was superior in many respects to others researched. Pasco's code had been recently updated and was continually updated by Pasco planning staff, was very easy to read and comprehend with a stated purpose at the beginning of each section, fit well with the other existing titles of the GMC, and offered Grandview the opportunity to incorporate new developments in land-use planning.

Comparison: Proposed Amendments with the Current Grandview Zoning Code

- Eliminated outdated zoning districts while taking great care not to create nonconforming uses.
- Created a variety of residential zoning options, including the Residential Park District and updated regulations for Planned Unit Developments with an emphasis on encouraging higher dwelling unit values and creating more neighborhood development options in various price ranges.
- Increased residential lot sizes to conform to comparable cities.
- Introduced zero lot lines in R-2 and R-3 residential zones.
- Updated standards for manufactured homes to conform to state regulations.
- Updated provisions for group and foster care homes in residential zones to conform to state regulations.
- Revised off-street parking requirements and incorporated new on-site parking standards.
- Introduced new minimum landscaping and screening standards in all zones, except the M-2 Heavy Industrial District, including parking lots that were reviewed by the Beautification Commission
- Introduced two separate overlay zones with specific design standards to protect and enhance the Central Business District and the I-82 Corridor.
- Removed provisions for accessory dwellings.
- Revised allowable permitted uses in commercial zones to encourage economic development, mixed-uses and livability.
- Enhanced provisions for wineries and mini storages, now allowed in the C-2 zone.
- Introduced provisions for wireless communication towers and RV Parks.
- Introduced two new commercial zones, the Office District and the Business Park District to encourage economic development.
- Modified the appeal process to ensure it was correct with other sections of the GMC that have been recently updated.

Comparison: Proposed Amendments with the Current Pasco Zoning Code

- Consolidated 11 separate residential zoning districts down to four.
- Consolidated both commercial and industrial zones to conform more closely to the number of zones in the current Grandview Title 17 Zoning Code.
- Simplified regulations for the Residential Park District to conform to other residential districts in the zoning code.
- Revised allowable permitted uses in commercial and industrial zones to provide consistency with the current zoning code and not unnecessarily create nonconforming uses.
- Included maps to facilitate understanding of regulations.
- Revised the I-82 Corridor Overlay District.
- Updated the review and appeal process to conform to other sections of the GMC.
- Eliminated the permitted land uses table to decrease city liability.
- Eliminated the renting of rooms in the R-1 District.
- Eliminated all references to the keeping of animals that was properly contained in GMC Title 6.
- Introduced provisions for recycling centers in the M-1 Light Industrial District.

- Coordinated with the City of Pasco Planner and received zoning code updates that were not yet included in the official zoning code but were forthcoming. Incorporated these into the proposed Grandview Title 17 Zoning Code amendments.

Review Process

On July 29, 2009, the Planning Commission formally recommended adoption of the proposed updated Title 17 Zoning Code to the Council. After the Planning Commission recommendation of adoption, the Council would begin reviewing the Title 17 Zoning Code amendments. The Council would conduct at a minimum both a study session and formal public hearing prior to zoning code adoption. The official zoning map of the City would also need to be amended to reflect zoning district reclassifications. Amending the official zoning map would require a separate public hearing with the City Hearing Examiner. The Hearing Examiner would conduct a rezoning public hearing and provide a recommendation to the Council prior to final adoption of the Title 17 Zoning Code amendments. State environmental SEPA review would be conducted for both the Title 17 Zoning Code amendments and the zoning map rezoning prior to Council adoption. A mandatory 60-day state review of the Title 17 Zoning Code amendments were submitted to the Washington State Department of Commerce and would expire on September 21, 2009.

Following discussion, Council concurred with the Planning Commission recommendation for adoption of the proposed updated Title 17 Zoning Code. The next step would be for the Hearing Examiner to conduct a rezoning public hearing and provide a recommendation to Council.

3. REPORTS

USDA Loan Approval – City Administrator Staples reported that on July 31st the City received a letter from USDA Rural Development advising that the City's request for a RUS Loan in the amount of \$464,000 for water system improvements had been approved.

AWC Regional Meetings – AWC would be holding one of their regional meetings in Yakima on October 1st.

2010 Preliminary Budget – City Administrator Staples reported that Department Head estimates of revenue and expenditures for 2010 were to be filed with the City Treasurer on August 21st.

4. ADJOURNMENT

Mayor Childress adjourned the study session at 6:45 p.m.

Mayor Norm Childress

Anita Palacios, City Clerk