

**GRANDVIEW CITY COUNCIL  
STUDY SESSION MINUTES  
MAY 3, 2010**

**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 Mike Bren, Pam Horner, Diana Jennings, Bill Moore, Jesse Palacios and Joan Souders. Councilmember Javier Rodriguez was absent.

Staff present were: City Attorney Jack Maxwell, Interim City Administrator Cus Arteaga and City Clerk Anita Palacios.

Also present was Shawn Conrad, Senior Planner with the Yakima Valley Conference of Governments.

**2. GMC TITLE 17 ZONING CODE UPDATE**

Senior Planner Conrad presented the following staff report regarding consideration of Title 17 Zoning Code updates:

**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 been focused on implementing that plan through a much needed 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 City of Grandview 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 then 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 3 months until it became apparent that essentially the entire existing Title 17 Zoning Code needed to be updated. 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, Planning Commission instructed staff to research a possible complete zoning code from a comparable city for minor modification and use by the City of Grandview. City staff researched many possible 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 finally it offered Grandview the opportunity to incorporate new developments in land-use planning.

The Planning Commission formally recommended adoption of the proposed updated Title 17 Zoning Code to the City Council on July 29, 2009. However, after this recommendation, staff raised concerns about removal of the AF1 (Agricultural-Forest zone) from the Zoning Code and its replacement with the R1-S (Single Family Suburban) zone, which would create large areas of non-conforming uses. On April 7, 2010, Planning Commission recommended to leave the AF1 zoning designation in the Zoning Code. The only change recommended by Planning Commission was to change the name of the AF1 zone to AG (Agricultural). All other proposed Zoning Code revisions remained unchanged.

### **Comparison: Proposed Amendments with the Current Grandview Zoning Code**

- Eliminated outdated zoning districts while taking great care not to create nonconforming uses.
- Created a greater 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.
- Introduction of 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.
- Introduction of new minimum landscaping and screening standards in all zones, except the M-2 Heavy Industrial District, including parking lots that were reviewed by the City of Grandview Beautification Commission
- Introduced 2 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 is 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 4.
- Consolidated both commercial and industrial zones to conform more closely to the number of these zones in the current Grandview Title 17 Zoning Code.
- Greatly 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.
- Minor updates to 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 is 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**

The City Council would now begin reviewing the Title 17 Zoning Code amendments. The City 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 before City Council prior to final adoption of the Title 17 Zoning Code amendments. Because area-wide rezones for implementing a comprehensive plan were considered quasi-legislative, a hearing before a Hearing Examiner was not required. State environmental SEPA review would be conducted for both the Title 17 Zoning Code amendments and the zoning map rezones prior to City Council adoption. A mandatory 60-day state review of the Title 17 Zoning Code amendments has been submitted to the Washington State Department of Commerce and expired on September 21, 2009.

### **Findings & Conclusions**

1. The Title 17 Zoning Code update amendments adequately incorporate changes made to the adopted 2008 City of Grandview Comprehensive Plan.
2. The City of Grandview has sufficient water, sewer and street capacity for the proposed Title 17 Zoning Code amendments.
3. The City of Grandview would initiate official zoning map changes to reflect zoning district reclassifications and administrative rezones.
4. Environmental SEPA review as required by RCW 43.21C would be conducted prior to official adoption of any Title 17 Zoning Code amendments.
5. Mandatory 60-day state review by the Washington State Department of Commerce was conducted prior to official adoption of any Title 17 Zoning Code amendments.
6. The public use and interest would be served by adopting the proposed Title 17 Zoning Code amendments.

### **Recommendation**

The following changes were recommended:

- Page 1 revise Chapter 17.36 "R-3 Medium Density Residential District" to read "*R-3 High Density Residential District*";

- Page 38 revise Section 17.36.010 Purpose. “The R-3 district is established to provide a medium density residential environment.” to read “*The R-3 district is established to provide a high density residential environment.*”
- Chapter 17.12 Definitions, add the following definitions:
  - 17.12.186 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).
  - 17.12.195 FAMILY. “Family” means an individual or two or persons related by blood, marriage, or legal adoption, or a group of not more than five persons unrelated by blood, marriage, or legal adoption, living together as a single housekeeping unit and doing their cooking on the premises of the dwelling unit; provided, however, that dormitories, clubs, rooming houses having over two roomers, motels or hotels, and like groups of individuals shall not be considered a family. *Add wording that number of individuals living in the same residence would also be subject to the International Property Maintenance Code.*
- Chapter 17.12 Definitions, delete the following definitions:
  - 17.12.210 GROUP CARE FACILITY
- Chapter 17.12 Definitions, revise the following definition:
  - 17.12.215 GROUP HOME. “Group home” means any dwelling licensed, certified or authorized by state, federal or local authorities as a boarding room or an adult family home, or a residence for two or more handicapped, physically or developmentally disabled adults, or dependent or pre-delinquent children, providing special care in a home-like environment. Group home does not include homes for individuals residing in crisis residential centers (as defined in RCW 74.15.020(1)(c), group homes licensed for juvenile offenders, or other facilities, whether or not licensed by the state, where individuals are incarcerated or otherwise required to reside pursuant to court order under the supervision of paid staff and personnel. Group homes shall be a permitted use in all areas permitting single-family homes (R-1S, R-1, R-2, R-3, R-1P) and for all areas zoned for commercial purposes (C-1 and C-2).
- Add the following permitted accessory use “Group homes as defined in Section 72.12.215” to Chapter 17.26.020(7) R-1S, Chapter 17.30.020(5) R-1, Chapter 17.34.030(5) R-2, Chapter 17.36.030(6) R-3, and Chapter 17.38.030(4) R-1P.
- Delete the following prohibited use “Group care facility as described in Section 17.12.210” from Chapter 17.45.040(D).
- Add Chapter 17.65 Essential Public Facilities.
- Review Chapter 17.30 R-1 Low Density Residential District Section 17.30.050 Development Standards (1) Minimum lot area: 7,200 square feet. Discussion took

place regarding the need to increase the minimum lot area to 8,000 square feet. The current minimum lot area for the R-1 district was 7,000 square feet.

**3. ADJOURNMENT**

The study session adjourned at 7:00 p.m.

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Mayor Norm Childress

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Anita Palacios, City Clerk