

**GRANDVIEW PLANNING COMMISSION  
MEETING AGENDA  
WEDNESDAY, AUGUST 26, 2015**



**REGULAR MEETING – 6:00 PM**

**PAGE**

- 1. CALL TO ORDER & ROLL CALL**
- 2. MINUTE APPROVAL**
  - A. Minutes of June 24, 2015 regular meeting 1-3
- 3. ACTIVE AGENDA**
  - A. Comprehensive Plan Update
    - Land Use and Housing Elements – Staff Report 4-5
    - Chapter 2 – Land Use Element (2-1 – 2-34)
    - Chapter 5 – Housing Element (5-1 – 5-20)
- 4. UNFINISHED AND NEW BUSINESS**
- 5. REPORTS**
- 6. ADJOURNMENT**

**GRANDVIEW PLANNING COMMISSION  
REGULAR MEETING MINUTES  
JUNE 24, 2015**

**1. CALL TO ORDER**

Commissioner Don Olmstead, Jr., called the meeting to order at 6:00 p.m., in the Council Chambers at City Hall.

Planning Commissioners present were: Kathy Gonzalez, Jan McDonald and Don Olmstead Jr. Absent from the meeting were Commissioners Dale Burgeson and Dennis Byam.

Staff present were: City Clerk/Secretary Anita Palacios and Senior Planner Shawn Conrad with the Yakima Valley Conference of Governments.

**2. MINUTE APPROVAL – REGULAR MEETING**

**On motion by Commissioner McDonald, second by Commissioner Gonzalez, the Commission unanimously approved the May 27, 2015 regular meeting minutes.**

**3. ACTIVE AGENDA**

**B. Comprehensive Plan Update – Physical Character Element**

Background

The Growth Management Act (GMA) required fully planning jurisdictions to review and update their comprehensive plans, development regulations, and critical areas ordinance (CAO), every eight years as established by RCW 36.70A.130(5)(c). Grandview's next GMA periodic update was due June 30, 2017. After this date, without a completed update, Grandview would be unable to access Washington State road and water/wastewater infrastructure grants and loans.

As part of the GMA periodic update process, staff was now reviewing and updating the current Grandview Comprehensive Plan – Physical Character Element.

Physical Character Element

The Physical Character Element described the natural physical and biological environment in terms of the opportunities and limitations it presented for growth and development. It incorporated those aspects of the Growth Management Act, including land use element requirements, relating to the natural environment. It identified the area's resource lands and critical areas, and explained how they would be protected. The Physical Character Element included an inventory of natural systems, to use in designations of critical areas required by the GMA and included in the City's CAO.

RCW 36.70A.070 outlined the required components of the Comprehensive Plan that have been included in the Natural Systems Element, including:

- Critical areas, including the following: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.
- Agricultural lands that are not already characterized by urban growth and that have long-term significance for the commercial production of food or other agricultural products;

- Forest lands that are not already characterized by urban growth and that have long-term significance for the commercial production of timber;
- Mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals; and
- Inventory based on best available science, to protect the functions and values of critical areas.

The Physical Character Element described the natural, physical and biological environment in terms of the opportunities and limitations it presents for growth and development. The element would have five major goals:

Goal 1: Manage development according to the severity of natural constraints in order to reduce risks and minimize damage to life and property.

Goal 2: Maintain acceptable air quality standards.

Goal 3: Maintain high ground water quality.

Goal 4: Protect surface waters from degradation.

Goal 5: Establish critical areas protection measures to protect environmentally sensitive areas, and protect people and property from hazards.

Critical areas identified within the Grandview City limits and/or unincorporated Urban Growth Area (UGA) through the Physical Character Element inventory included wetlands, critical aquifer recharge areas, fish and wildlife conservation areas, frequently flooded areas, and geologically hazardous areas. These critical areas were currently protected by the Grandview Critical Areas Ordinance, GMC 18.06. No agricultural lands, forest lands, or mineral resources lands were identified that require protection.

#### Public Hearing

Notice of hearing and the nature of the proposed change shall be given by publication in the official newspaper of the City at least 10 days prior to the date of the hearing.

The Planning Commission shall hold a public hearing on any such amendments, supplements, or modification of this plan, whether initiated by petition or motion. No decisions shall be made by the City Council on the recommendations for amendment until after the initial sixty (60) day State comment and review period has expired. Once all Comprehensive Plan elements were recommended to the City Council by the Planning Commission, a public hearing before the City Council would be held on all elements of the Comprehensive Plan together to consider the cumulative effect of the entire Comprehensive Plan.

#### Findings & Conclusions

1. The proposed Physical Character Element of the City of Grandview Comprehensive Plan was in keeping with the requirements of the GMA and the City of Grandview's policies.

2. The public use and interest would be served.

3. State Environmental Policy Act (SEPA) review would be conducted prior to Grandview City Council adoption of Comprehensive Plan updates.

Recommendation

None – review and discussion only.

4. **UNFINISHED AND NEW BUSINESS** – None

5. **REPORTS** – None

6. **ADJOURNMENT**

The meeting adjourned at 7:00 p.m.

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Commissioner Don Olmstead, Jr.

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Anita Palacios, City Clerk

## **STAFF REPORT**

**TO:** Planning Commission, City of Grandview  
**FROM:** Joseph Calhoun, Planner, Yakima Valley Conference of Governments  
**DATE:** August 26, 2015  
**SUBJECT:** Comprehensive Plan Update: Draft Land Use and Housing Elements  
**ACTION**  
**REQUESTED:** None; review and discussion only

### **Background**

The Growth Management Act (GMA) requires fully planning jurisdictions to review and update their comprehensive plans, development regulations, and critical areas ordinance (CAO), every eight years as established by RCW 36.70A.130(5)(c). Grandview's next GMA periodic update is due June 30, 2017. After this date, without a completed update, Grandview will be unable to access Washington State road and water/wastewater infrastructure grants and loans.

As part of the GMA periodic update process, staff is now reviewing and updating the current Grandview Comprehensive Plan – Land Use and Housing Elements.

### **Land Use and Housing Elements Review**

#### *Land Use Element*

The Land Use Element establishes the desirable character, quality and pattern of the physical environment and represents the community's policy plan for growth over the next 20 years. In addition, because land is a limited resource, the Land Use Element acts as a check and balance by establishing which areas are suitable or unsuitable for development. Unsuitable lands include those that pose significant health hazards, areas with development limitations, and critical areas.

The Land Use Element has been developed in accordance with the Yakima Countywide Planning Policy and the GMA, and will be integrated with all other planning elements to ensure consistency throughout the Comprehensive Plan.

The Land Use Element includes:

- Inventory of existing land uses;
- Population projections;
- Analysis of future land use needs for the 20-year planning period;
- Future Land Use Map, which is implemented by Grandview's zoning ordinance and which must remain consistent with zoning designations; and
- Goals and policies.

### *Housing Element*

The Housing Element is intended to guide the location and type of housing that will be built over the next 20 years. This element establishes both long-term and short-term policies to meet the community's housing needs and achieve community goals. The Housing Element specifically considers the condition of the existing housing stock; the cause, scope and nature of any housing problems; and the provision of a variety of housing types to match the lifestyle and economic needs of the community.

The Housing Element has been developed in accordance with the Yakima Countywide Planning Policy and GMA requirements, and will be integrated with all other planning elements to ensure consistency throughout the Comprehensive Plan.

The Housing Element includes:

- Inventory of existing housing conditions;
- Housing needs assessment for the 20-year planning period; and
- Goals and policies.

### **Public Hearing**

Notice of hearing and the nature of the proposed change shall be given by publication in the official newspaper of the City at least 10 days prior to the date of the hearing.

The Planning Commission shall hold a public hearing on any such amendments, supplements, or modification of this plan, whether initiated by petition or motion. No decisions shall be made by the City Council on the recommendations for amendment until after the initial sixty (60) day State comment and review period has expired. Once all Comprehensive Plan elements are recommended to the City Council by the Planning Commission, a public hearing before the City Council will be held on all elements of the Comprehensive Plan together to consider the cumulative effect of the entire Comprehensive Plan.

### **Findings & Conclusions**

1. The proposed Land Use and Housing Elements of the City of Grandview Comprehensive Plan are in keeping with the requirements of the GMA and the City of Grandview's policies.
2. The public use and interest will be served.
3. State Environmental Policy Act (SEPA) review will be conducted prior to Grandview City Council adoption of Comprehensive Plan updates.

### **Recommendation**

The Yakima Valley Conference of Governments, acting as staff for the City of Grandview, recommends that the Grandview Planning Commission recommend approval of the Housing and Land Use Elements to the Grandview City Council.

# Chapter 2 – Land Use Element

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## I. INTRODUCTION

### Purpose

The Land Use Element establishes the desirable character, quality and pattern of the physical environment and represents the community's policy plan for growth over the next 20 years. In addition, because land is a limited resource, the Land Use Element acts as a check and balance by establishing which areas are suitable or unsuitable for development. Unsuitable lands include those that pose significant health hazards, areas with development limitations, and critical areas.

The Washington State Growth Management Act (GMA) requires that the following be addressed by the Land Use Element:

- Designation of the proposed general distribution, extent and general location of a number of land uses for various activities;
- Establishment of population densities, building intensities and estimates of population growth;
- Wherever possible, the Land Use Element should consider utilizing urban planning approaches that promote physical activity;
- Provisions for the protection of the quality and quantity of groundwater used for public water supplies (this requirement is addressed in the Natural Systems Element); and
- Where applicable, the Land Use Element must review drainage, flooding and storm water runoff in the area covered by the plan and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute the waters of the state (this requirement is addressed in the Natural Systems Element).

Designation of an Urban Growth Area (UGA), integration with countywide planning policies, and identification of lands useful for public purposes and open space corridors within and between UGAs are also GMA inventory requirements, and will also be addressed in this element.

### **Applicable Revised Code of Washington (RCW), County-wide Planning Policies (CWPPs) and Metropolitan Transportation Plan (MTP) policies**

Under the GMA, cities, towns, and their UGAs are identified as the primary areas where future urban growth will be permitted. To achieve the GMA's goal of "interjurisdictional consistency," consistency must be maintained at the state level with of the Revised Code of Washington (*RCW*), and at the regional level with the Yakima Countywide Planning Policy ( *CWPP* ), the Yakima Valley Metropolitan Transportation Plan (MTP), and each jurisdiction's comprehensive plan. The land use-related policies covered in detail in this element cite the consistent and applicable federal, state, county, and regional policies.

The following rules and policies apply to discussion of the City of Grandview Land Use Element.

*The following policies are related to the process and criteria for establishing and amending Grandview's UGA:*

- 1) Areas designated for urban growth should be determined by preferred development patterns and the capacity and willingness of the community to provide urban governmental services (*CWPP A.3.1*).
- 2) All cities and towns will be within a designated UGA. UGAs may include areas not contained within an incorporated city. (*CWPP A.3.2*, also *RCW 36.70A.110*)

- 3) All UGAs will be reflected in County and respective city comprehensive plans (CWPP A.3.3).
- 4) Urban growth will occur within UGAs only and not be permitted outside of an adopted UGA except for new fully contained communities (CWPP A.3.4, **RCW 36.70A.350**)
- 5) The baseline for 20-year Countywide population forecasts shall be the official decennial GMA Population Projections from the State of Washington's Office of Financial Management (OFM) plus unrecorded annexations. The process for allocating forecasted population will be cooperatively reviewed (CWPP A.3.5).
- 6) Sufficient area must be included in the UGAs to accommodate a minimum 20-year population forecast and to allow for market choice and location preferences (CWPP A.3.6, **RCW 36.70A.110 (2)**).
- 7) When determining land requirements for UGAs, allowance will be made for greenbelt and open space areas and for protection of wildlife habitat and other environmentally sensitive areas (CWPP A.3.7, **RCW 36.70A.110(2)**).
- 8) The County and cities will cooperatively determine the amount of undeveloped buildable urban land needed. The inventory of the undeveloped buildable urban land supply shall be maintained in a regional GIS database (CWPP A.3.12).
- 9) The County and cities will establish a common method to monitor urban development to evaluate the rate of growth and maintain an inventory of the amount of buildable land remaining (CWPP A.3.9).
- 10) The local jurisdiction may initiate an amendment to an existing UGA through the normal comprehensive plan amendment process; however, in no case will amendments be processed more than once a year (CWPP A.3.10, **RCW 36.70A.130 (2)**).
  - Note: this policy was modified in 2009 by Yakima County through Ordinance No. 9-2009. Applications for amendments to UGA boundaries will only be considered at five-year intervals, after the Washington State Office of Financial Management's (OFM's) GMA population projections for the County have been issued.
- 11) Prior to amending an UGA, the County and respective local jurisdiction will determine the capital improvement requirements of the amendment to ascertain that urban governmental services will be available within the forecast period (CWPP A.3.11).
- 12) Annexations will not occur outside established UGAs (**RCW 35.13.005**). Annexations will occur within UGAs according to the provisions of adopted inter-local agreements, if any (CWPP A.3.8).

*The following policies relate to phasing growth and development with service and infrastructure provision:*

- 1) Urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities, and urban government services should not be provided in rural areas (CWPP B.3.1, **RCW 36.70A.110 (3)**).
- 2) Urban growth management inter-local agreements will identify services to be provided in an UGA, the responsible service purveyors and the terms under which the services are to be provided (CWPP B.3.2).
- 3) Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next 20 years (CWPP B.3.3).

- 4) The capital facilities, utilities and transportation elements of each local government's comprehensive plan will specify the general location and phasing of major infrastructure improvements and anticipated revenue sources (*RCW 36.70A.070(3)(c)(d)*). These plan elements will be developed in consultation with special purpose districts and other utility providers (*CWPP B.3.4*).
  - 5) New urban development should utilize available/planned urban services (*CWPP B.3.5, RCW 36.70A.110(3)*).
  - 6) Formation of new water or sewer districts should be discouraged within designated UGAs (*CWPP B.3.6*).
  - 7) Transportation improvements or strategies to accommodate the impacts resulting from new development will be implemented concurrent with new development. "Concurrent with new development" means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years (*CWPP D.3.4, RCW 36.70A.070(6)(e)*).
  - 8) The County and cities will work with special purpose districts and other agencies to establish a process for mutual consultation on proposed comprehensive land use plan policies for lands within UGAs. Actions of special purpose districts and other public service providers shall be consistent with comprehensive plans of the County and the cities. (*CWPP F.3.1, RCW 56.08.020, RCW 57.16.010*).
  - 9) Local economic development plans should be consistent with the comprehensive land use and capital facilities plans, and should:
    - 10) Evaluate existing and potential industrial and commercial land sites to determine short and long term potential for accommodating new and existing businesses;
    - 11) Identify and target prime sites, determine costs and benefits of specific land development options and develop specific capital improvement strategies for the desired option;
    - 12) Implement zoning and land use policies based upon infrastructure and financial capacities of each jurisdiction;
    - 13) Identify changes in UGAs as necessary to accommodate the land and infrastructure needs of business and industry;
    - 14) Support housing strategies and choices required for economic development. (*CWPP G.3.2*).
- Coordination of efforts between the many diverse economic development organizations and other related agencies within Yakima County should be encouraged by:
- a) Identifying linkages between economic development issues and strategies and other growth planning elements (i.e. housing, transportation, utilities and land use);
  - b) Defining roles and responsibilities for carrying out economic development goals, objectives and strategies (*CWPP G.3.3*).

### **Relationship to Other Elements**

The Land Use Element could be described as the "driver of the Comprehensive Plan" in that each of the other elements is interrelated with the Land Use Element, and the Plan's goals will be implemented through land use policies and regulations.

This Land Use Element has the following components:

- 1) Summary of the UGA process and designation.
- 2) Summary of major land use considerations for the City.

- 3) Summary of historic trends and the physical setting for the community, and an inventory of existing land uses within the City and its UGA.
- 4) Analysis and forecasts, including analysis of population growth and demographics; economic conditions; physical conditions; infrastructure; public facilities and services; and projection of long-range land use needs.
- 5) Land use maps.
- 6) Land use goals and policies.

## **II. URBAN GROWTH AREA**

Grandview's Urban Growth Area (UGA) includes the incorporated City, those lands to which the City may feasibly provide future urban services (i.e. the City's urban service area), and those surrounding areas which directly impact conditions within the City limits. (Figure 2-1).

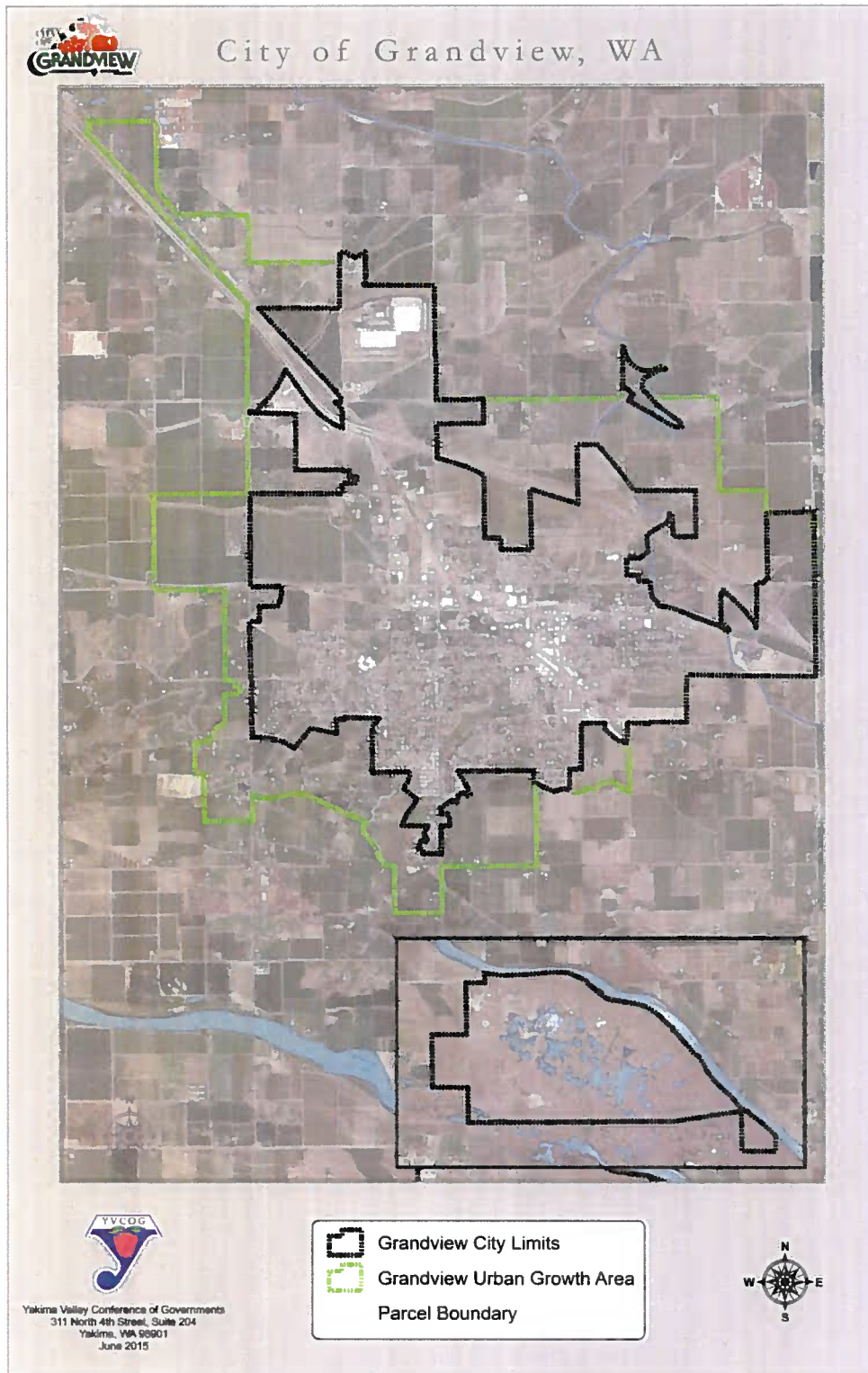
The UGA boundary was designated by the County Commissioners, after an extensive process involving coordination between the City and the county, in which the UGA was identified, management policies for the UGA were established, and annexation policies were developed. County-wide planning policies were taken into consideration in this process.

In the UGA boundary designation process, the following major findings or considerations contributed toward the final location of the boundary.

- Establishing a balance between too much land within the UGA which may contribute to urban sprawl, high costs for public services, and unnecessary conversion of resource lands and farmlands to residential or other uses, and too little land for residential uses which can increase housing costs and limit housing choices. Allowing an inadequate supply of industrially zoned lands can also constrain economic development and may potentially adversely affect the City's future tax base.
- Physical features or environmental constraints should be used to provide a clear separation between urban and rural areas.

The City of Grandview's UGA was last revised in 2007. At that time, it was determined that additions to the UGA for residential purposes was not justified and some unincorporated parcels west of the wastewater treatment plant zoned Valley Rural and Remote/Extremely Limited Development Potential were removed from the UGA because they were not needed for urban development during the 20-year planning period. Currently, Yakima County is working with jurisdictions to update all County UGA boundaries by 2017. Grandview's UGA boundary is expected to have only minor changes.

Figure 2-1. Urban Growth Area



### **III. MAJOR LAND USE CONSIDERATIONS**

- What are appropriate locations for industrial development to expand the city's employment base? Should the city concentrate industrial development activities/zoning in the northwest and southeast areas of the city near I-82 and the Washington Central rail line?
- What are the important site considerations for new commercial and industrial development? Should industrial uses be grouped together in an industrial park setting to take advantage of existing infrastructure?
- What would be the best use of the land surrounding Exit 73 and Exit 75 on I-82? Commercial oriented toward the needs of the traveling public, or industrial uses? What form should any transition from existing land uses and adjacent residential or agricultural uses take?
- What is the appropriate development pattern for Grandview? Should the city grow incrementally outward from the existing city limits, or should independent developments be allowed to occur outside the existing city limits, either with or without accompanying city services?
- What type of commercial development, professional offices, medical facilities or other business is appropriate for the downtown and other areas of the city?
- What is the role of agricultural lands within the Urban Growth Area? How should the transition from rural to urban uses be handled? Should buffering be considered, and if it is, what form should the buffering take?
- What are appropriate locations for public and private facilities of a regional or state-wide nature?
- How much land area is needed to support a variety of housing types serving all segments of the community?
- What land uses are appropriate in the area of the wastewater treatment facility?

### **IV. EXISTING CONDITIONS**

#### **History**

Grandview like many other communities located in the Yakima Valley can attribute its origins to expansion of railroad lines, specifically the Northern Pacific Railway. The site for Grandview was selected in 1905 to serve as a terminus for the Sunnyside Branch of the Northern Pacific Railway. The City site was designed and platted at that time, and named "Grandview" due to its outstanding view of Mt. Adams and Mt. Rainier.

In the late 1880s, the Yakima Valley was recognized by railroad officials and land speculators to be an area with an enormous amount of agricultural potential. Railroad officials acted quickly, and in 1889, devised a plan to purchase land in the valley and formed a company to irrigate these lands. During this period, a total of three irrigation companies were organized and pumping plants were installed leading to the first intensive cultivation of land in 1903.

In 1909, the City became incorporated and the first officers were elected.

Growth in Grandview for the most part, has been incremental in all directions from the original City site, with commercial growth generally following Wine Country Road (east-west), and with industrial growth occurring along the rail corridor (northwest - southeast). Residential growth has occurred mostly south of the commercial areas and east of the industrial areas. Since 1960, most of the residential growth has been in the southwest portion of the City.

In late 1950s, the City annexed a noncontiguous area of City property across the Yakima River, 2½ miles south of Grandview. A lagoon type sewage disposal treatment system, and a sanitary landfill occupied roughly 970 acres of this property. Another noncontiguous parcel of City property located northeast of the City formed a reservoir site.



Several areas were annexed to Grandview in 1980, including two large commercially and industrially zoned tracts along I-82, and a number of residentially zoned tracts, located mostly south of the City.

Between 1980 and 1982, other annexations occurred including some large tracts to the north along I-82, several smaller areas to the south, and the Glacier Park parcel on the west side of the City's property across the Yakima River.

In 1986, a large agricultural tract was annexed west of the City limits to Forrest Road, aligned with Ogle Road to the north. An adjacent tract west to Puterbaugh Road and north to Ogle Road was annexed in 1991. Several other annexations occurred in the 1990s including a subdivision zoned AF-1 in 1990, located west of Wilson Highway and north of Pleasant Avenue, and a large agricultural tract added to the northwest corner of the City in 1992.

### **Physical Setting**

Grandview is located in the south-central section of Washington State, along the eastern boundary of Yakima County. The City lies along Interstate 82 approximately 40 miles from the Yakima metropolitan area, and is also approximately 40 miles from the Tri-Cities metropolitan area. The City of Sunnyside is six miles to the northwest of Grandview, and the City of Prosser is eight miles to the east. The majority of the City of Grandview lies north of the Yakima River, in a fertile irrigated valley, approximately in the middle of the Lower Yakima Valley between the Rattlesnake Hills to the north and the Horse Heaven Hills to the south.

### **Significant Milestones in Grandview's Recent History**

- ✓ 2006 Hillcrest Reservoir Rehabilitation
- ✓ 2006 New children's playground at Tower Park
- ✓ 2007 YVCC Grandview Campus Workforce Education Facility (winery/vineyard technology and allied health programs)
- ✓ 2008 Disc Golf Course at Dykstra Park
- ✓ 2008 New children's playground at Westside Park
- ✓ 2009 Grandview Centennial Celebration
- ✓ 2009 Grandridge Area Improvements
- ✓ 2009 New children's playground at Country Park – Seahawks Play 60
- ✓ 2009 Euclid Road Rehabilitation
- ✓ 2010 "Alive" Downtown Revitalization
- ✓ 2010 Rose Garden moved to East Entrance
- ✓ 2011 City/College (YVCC) Library Construction
- ✓ 2011 Community Center Construction
- ✓ 2011 Wine Country Road Improvements
- ✓ 2011 Grandview Transportation Benefit District Formation
- ✓ 2012 North Birch Street Neighborhood Improvements
- ✓ 2012 Second Street/Elm Street Overlay
- ✓ 2012 Euclid Road Improvements
- ✓ 2013 Euclid Road Overlay
- ✓ 2013 Second Street Improvements
- ✓ 2013 Bonnieview Road Improvements
- ✓ 2014 Wastewater Pumping Facility Improvements
- ✓ 2015 East Wine Country Plaza
- ✓ 2015 East Fourth Street Neighborhood Improvements



- ✓ 2015 Forsell Road Sidewalk Extension
- ✓ 2015 GHS Track & Field Renovation
- ✓ 2015 New Grandview Museum
- ✓ 2015 Swim Pool Renovations – Phase I

### **Inventory of Land Uses within the City of Grandview**

Figure 2-3, page 2-15 illustrates existing land uses in the Grandview incorporated area. Table 2-1 below summarizes existing land uses in the Grandview incorporated area. The three most predominant land uses within the City of Grandview include residential (25.1%), public (21.0%) and agricultural (20.5%) of the City's total acreage. The agricultural uses range from mint, alfalfa, asparagus, and grapes to the north, pasture and grapes to the east, and corn, orchards and grapes in the southern and western portions of the UGA. Table 2-1 below summarizes the existing land uses within the City limits.

**Table 2-1. City of Grandview Incorporated Area: Current Land Use**

<b>Land Use</b>	<b># Parcels</b>	<b>Acres</b>	<b>% Total</b>
Agriculture	50	646.9	18.0%
Commercial	279	187.7	5.2%
Manufacturing	42	274.1	7.6%
Mobile Home Park	16	58.3	1.6%
Park	15	325.1	9.1%
Public	50	1,071.9	29.8%
Residential - Multifamily	33	38.0	1.1%
Residential - Single	2,133	3.5	0.1%
Residential - Other	13	628.2	17.5%
Transportation	42	18.0	0.5%
Vacant	204	339.8	9.5%
<b>Total</b>	<b>2,877</b>	<b>3,591.5</b>	<b>100.0%</b>

#### *Residential Land Use*

Approximately 718.7 acres is devoted to residential use within Grandview, or 27.4% of the City's total land area. Of the land used for housing, approximately 654.7 acres, or 91.1%, is currently used for single-family homes. Multifamily housing accounts for 0.1% of the total housing stock. The most recent multifamily development was Carriage Court Apartments, 1200 Carriage Court, which contains 41 units of low-income and farmworker housing.

The majority of residential development is located in the south half of the city, particularly south of 2<sup>nd</sup> Street and west of Grandridge Road (see Figure 2-3, page 2-15). Residential zoning in this area includes R-1 (low-density residential), R-2 (medium-density residential), R-3 (high-density residential), and MR (manufactured home park).

Figure 2-4, page 2-16 illustrates population density in the City of Grandview. A significant amount of land in the north and south ends of the city are zoned R-2 or R-3; much of that land is currently in manufactured home park, vacant, or agriculture land uses. The densest areas of the city correspond with R-3 zoning. There are also some high density areas scattered around the central business district which

are composed of small-lot single-family homes. Lower density areas are associated with AG (agriculture) and R-1 zoning, with agriculture and larger-lot single-family home uses, farther outside of the central business district.

#### *Commercial Land Use*

There are 344.4 acres of commercial land within the City limits, accounting for 13.1% of the total acreage within the City. The intensity of commercial development can be measured by estimating the number of acres per 1,000 of population. Grandview has 30.8 acres of commercial land per 1,000 population based on the current land use inventory and 2014 population of 11,170 (Office of Financial Management [OFM], 2015).

Most of the commercial development in Grandview is located within two areas: along Wine Country Road between North Third Street and the railroad tracks, and downtown. The downtown core also has two distinct commercial areas. The first is along Wine Country Road from east of Grandridge to Dayton Road, and the second is located south of Wine Country Road to Fourth Street, between Grandridge and Ash Street. There are also a few commercial properties located in the blocks east of Ash Street. The largest single commercial development in Grandview is the 113 acre Walmart Distribution Center at 546 Woodall Road at the north end of Grandview.

Commercial development along Wine Country Road is characterized by auto-oriented service businesses such as retail stores, mini marts, grocery stores, automotive repair shops, service stations, restaurants, and petroleum product distributors.

South of Wine Country Road, the commercial development pattern is more characteristic of a central business district. Businesses are more pedestrian-oriented, and typically are retail and professional businesses that serve the local community, consisting of retail shops, beauty and barber shops, grocery stores, banks, restaurants, offices, including attorneys, accountants, real estate, insurance, dentist and doctor's offices, and several churches. In 2009, the City invested \$5.1 million in a downtown revitalization project that included new asphalt, reconstruction of curb and gutter, storm-water facilities, relocation of utilities, widened sidewalks, improved street lighting, streetscape treatments including flower pots, textured paving, street trees and shrubs, and benches.

#### *Industrial Land Use*

Approximately 7.6% of the total acreage within the City limits, 274.1 acres, is occupied by industrial lands. The intensity of industrial land can also be measured in the same manner as described above. Grandview has approximately 24.5 acres of industrial land per 1,000 population.

The majority of the industrial lands are located along the Washington Central railroad tracks between Bonnieview Road and Elm Street, and the Walmart Distribution Center located at Bethany and Stover Roads. Grandview is known as the center of the food processing industry in the Lower Valley. Most of the City's industrial lands are used for fruit or vegetable processing/packing plants, such as Shonan USA, Smucker Fruit Processing Company, Stimson Lane Ltd. (Chateau Ste. Michelle), Welch Foods, FruitSmart, Oasis Blueberry Packing, Olsen Brothers Ranches and Conrad & Adams. Other industrial land uses include a Walmart food distribution center, commercial trailer manufacturer, cold storage facilities, wholesale distributors of agricultural chemicals, construction contractors, irrigation suppliers and plumbing and heating contractors. Most of the commodities produced in Grandview are transported by truck or rail service.

### *Agricultural Lands*

Agricultural lands account for 646.9 acres within the City, or 18.0% of the City's total land area. Orchards and Concord grape vineyards make up most of agricultural lands within the study area. Alfalfa, mint, corn and asparagus crops can also be found, although these crops are produced in smaller quantities.

### *Public Lands*

The public land use category is composed of several varying land uses, each of which is described below.

#### Park, Recreation, and Open Space Land

The Lower Yakima Valley offers many recreational opportunities to residents and visitors alike, including picnicking at wineries, bicycling, fishing, hunting, wildlife viewing, and organized sporting activities such as softball, soccer, and croquet.

The City of Grandview is currently providing approximately 75 acres of City-owned park recreation areas. This figure includes all 10 Grandview parks, but does not include the portion of the Lower Valley Pathway that passes through Grandview, the Carl L. Stevens Senior Center or the R.E. Powell Museum. The Grandview area has approximately 115 acres available for recreational purposes when land provided by the Grandview School District and private entities is added to the City's acreage. In addition, the southern, non-contiguous portion of the City, which is largely dedicated to the City's wastewater treatment plant facilities, contains approximately 250 acres of open space associated with the Sunnyside Wildlife Recreation Area, which offers trails and bird watching.

#### Open Space Corridors

The Growth Management Act requires cities to identify open space corridors within and between urban growth areas. These corridors shall include lands that are useful for recreation, wildlife habitat, trails and connection of critical areas.

The Yakima County Trails Plan was updated in 2014. The Trails Plan provides an overview of the trails in Yakima County, the extent of the trail system, the standards for trail design and other features. In the Lower Valley, the process of developing open space corridors began with the development of the Lower Valley Pathway – a pedestrian and bicycle path which connects the cities of Sunnyside, Grandview and Prosser by using the abandoned railroad right-of-way which runs between Yakima Valley Highway/Wine Country Road and I-82 from Sunnyside, through Grandview to Prosser. The current Trails Plan includes a recommendation to support the identification and development of further trails in the Lower Valley, including an SR 24 trail corridor from Mabton to Grandview.

#### Wastewater Treatment Facilities

Of the 1,071.9 acres identified in public use, more than 720 acres of these lands are within the noncontiguous portion of the City used for wastewater treatment and disposal. These lands also include an area which contains the City's now closed landfill area.

#### Schools

All of the elementary and secondary schools of the Grandview School District lie within the City of Grandview. The Grandview Campus of the Yakima Valley Community College is also in the City limits.

### *Other Public Lands*

The remainder of the public lands are scattered throughout the City and mainly contain municipal uses including the City Hall, police department, fire station, senior center, library, museum, public works department, parks and recreation department, well and reservoir sites, and similar uses.

#### *Vacant or Underdeveloped Land*

Vacant lands account for 204 acres or 9.5% of Grandview's total parcel land area. A large portion of Grandview's vacant lands are located at the northwest corner of the City, west of the I-82 interchange, and are owned by the Port of Grandview. Another large portion of vacant lands is owned are in the northeast, south of I-82 and north of Bonnieview Road; and a third is located southwest of Wine Country Road and north of Bonnieview Road. Other smaller vacant parcels are scattered throughout the City. Some smaller, scattered parcels are located in areas currently zoned R-1 (Low Density Residential) or R-2 (Medium Density Residential), while the larger parcels to the north are located in area currently zoned M-1 (Light Industrial), AG (Agriculture), or R-2.

#### *Cultural Resource Uses*

Table 2-2 below identifies Grandview historic buildings and properties listed on the National Register of Historic Places or State Register of Historic Places. Grandview had five historic buildings, a road, and a farmstead on the National Register of Historic Places, as well as three buildings on the State Register of Historic Places.

Historic preservation may be defined as active protection of properties significant to Grandview's past. In the City, there are historically or culturally significant places that are important to the citizens of Grandview, but not protected as the City does not have a local historic preservation program. These historic places range from houses associated with people who were instrumental in the shaping of the City and greater Grandview area or houses that represent a particular architectural or vernacular style found only in this area, to buildings and laterals associated with Grandview's agricultural past, such as the Marble Ranch Barn (one of the few round barns left in the state), and the Rocky Ford Lateral which brought the first irrigation water close to the City.

**Table 2-2. City of Grandview and Vicinity Historic Buildings and Places**

<b>National Register of Historic Places</b>	
Grandview Herald Building	107 Division Street
Grandview High School	913 West Second Street
Grandview Road--Yellowstone Trail	Grandview Pavement Rd. between Mabton--Sunnyside Rd. and Apple Way
Grandview State Bank	100 West Second Street
Howay-Dykstra House	114 Birch Street
Morse House	404 Wine Country Road
Cornell Farmstead	Pleasant Road & Old Prosser Road
<b>State Register of Historic Places</b>	
Grandview City Hall	201 West Second Street
Iowa Building	125-133 Division Street
Keck Building	138 Division Street

Historic preservation can enhance the quality of life in a City by complementing economic development efforts, promoting a revitalized downtown and neighborhoods, emphasizing the qualities of rehabilitated housing and the City's past, providing cost effective re-use of the community's capital facilities, and preserving urban design that protects existing community character. A variety of incentives are available to promote historic preservation as well.

Preservation efforts in Grandview should focus on several areas:

- Older residential neighborhoods to the east and west of the central business district.
- The central business district, including the surrounding ring of agricultural warehousing, cold storage and food processing plants.
- Cultural and historic resources in and around Grandview related to its unique development spurred on by the railroads and irrigation.

### **Inventory of Land Uses within the Unincorporated Urban Growth Area**

Figure 2-3, page 2-15 illustrates current land uses in the unincorporated UGA.

Table 2-3 below summarizes existing land uses in the unincorporated UGA.

**Table 2-3. City of Grandview Unincorporated UGA: Current Land Use**

<b>Land Use</b>	<b># Parcels</b>	<b>Acres</b>	<b>% Total</b>
Agriculture	58	977.1	60.3%
Commercial	3	13.1	0.8%
Manufacturing	0	0.0	0.0%
Mobile Home Park	0	0.0	0.0%
Park	1	0.6	0.0%
Public	5	15.2	0.9%
Residential - Multifamily	0	0.0	0.0%
Residential - Single	187	388.2	23.9%
Residential - Other	6	23.6	1.5%
Transportation	0	0.0	0.0%
Vacant	55	203.1	12.5%
<b>Total</b>	<b>315</b>	<b>1,620.9</b>	<b>100.0%</b>

#### *Residential Land Use*

Within Grandview's unincorporated UGA, approximately 411.8 acres are devoted to residential use. 388.2 acres are devoted to single-family residential, or 24% of the land area.

#### *Commercial Land Use*

There are approximately 13.1 acres of commercial land within the unincorporated UGA, accounting for 0.8% of the land area.

### *Industrial Land Use*

There are no industrial lands identified in the unincorporated UGA.

### *Agricultural Lands*

Agricultural lands account for 977.1 acres, or 60.3%, of the unincorporated UGA total parcel area. Orchards and Concord grape vineyards make up most of agricultural lands within the study area. Alfalfa, mint, corn and asparagus crops can also be found, although these crops are produced in smaller quantities.

### *Parks and Recreation*

The Lower Yakima Valley offers many recreational opportunities to residents and visitors alike, including picnicking at wineries, bicycling, fishing, hunting, wildlife viewing, and organized sporting activities such as softball and soccer. Grandview residents also have access to other recreational facilities not within City limits. The Sunnyside Wildlife Recreational Area is approximately six miles south of Grandview, and provides fishing and hunting access. The 30-acre Sunnyview Park located 2.5 miles to the northwest includes the Black Rock Creek Golf Course, and provides further recreational opportunities to City residents.

### *Open Space Corridors*

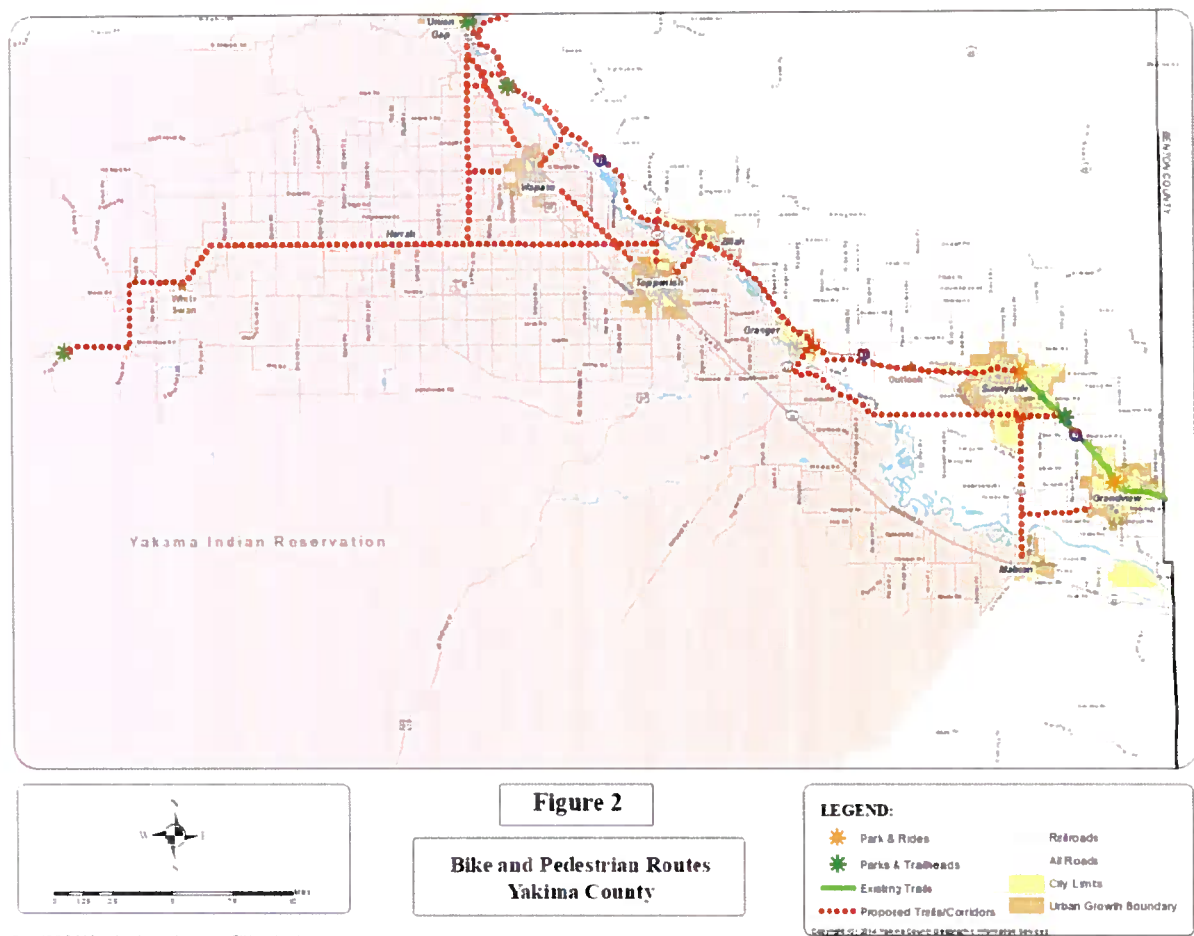
The Growth Management Act requires cities to identify open space corridors within and between urban growth areas. These corridors shall include lands that are useful for recreation, wildlife habitat, trails and connection of critical areas.

The Yakima County Trails Plan was updated in 2014. The Trails Plan provides an overview of the trails in Yakima County, the extent of the trail system, the standards for trail design and other features. In the Lower Valley, the process of developing open space corridors began with the development of the Lower Valley Pathway – a pedestrian and bicycle path which connects the cities of Sunnyside, Grandview and Prosser by using the abandoned railroad right-of-way which runs between Yakima Valley Highway/Wine Country Road and I-82 from Sunnyside, through Grandview to Prosser. The current Trails Plan includes a recommendation to support the identification and development of further trails in the Lower Valley, including an SR 24 trail corridor from Mabton to Grandview (Figure 2-2).

### *Vacant or Underdeveloped Land*

Vacant lands account for approximately 203.1 acres or 12.5% of Grandview's unincorporated UGA total parcel area.

**Figure 2-2. Proposed and Existing Trails and Corridors, Lower Valley**



Source: Yakima County Trails Plan, 2014

Figure 2-3. Current Land Use

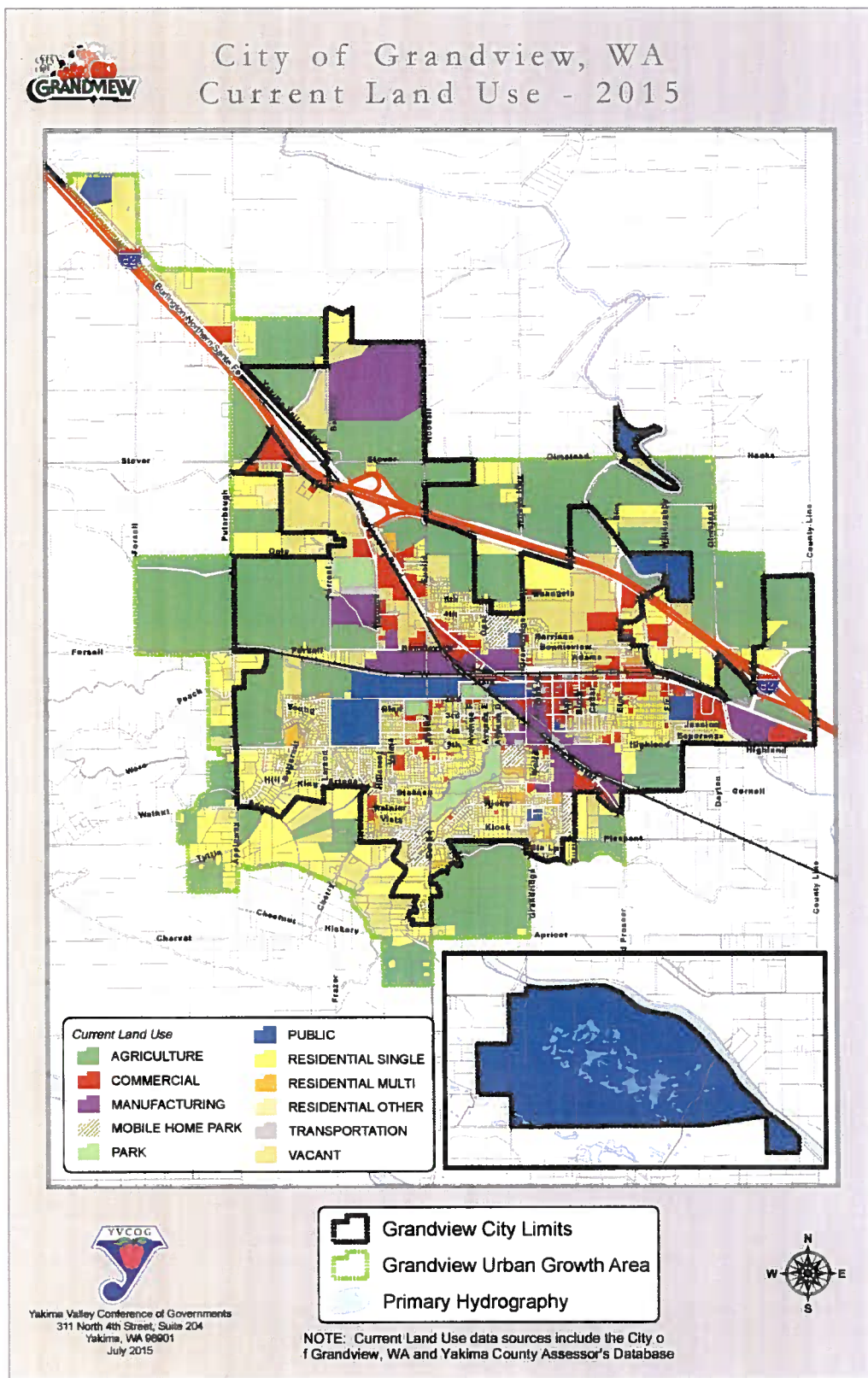
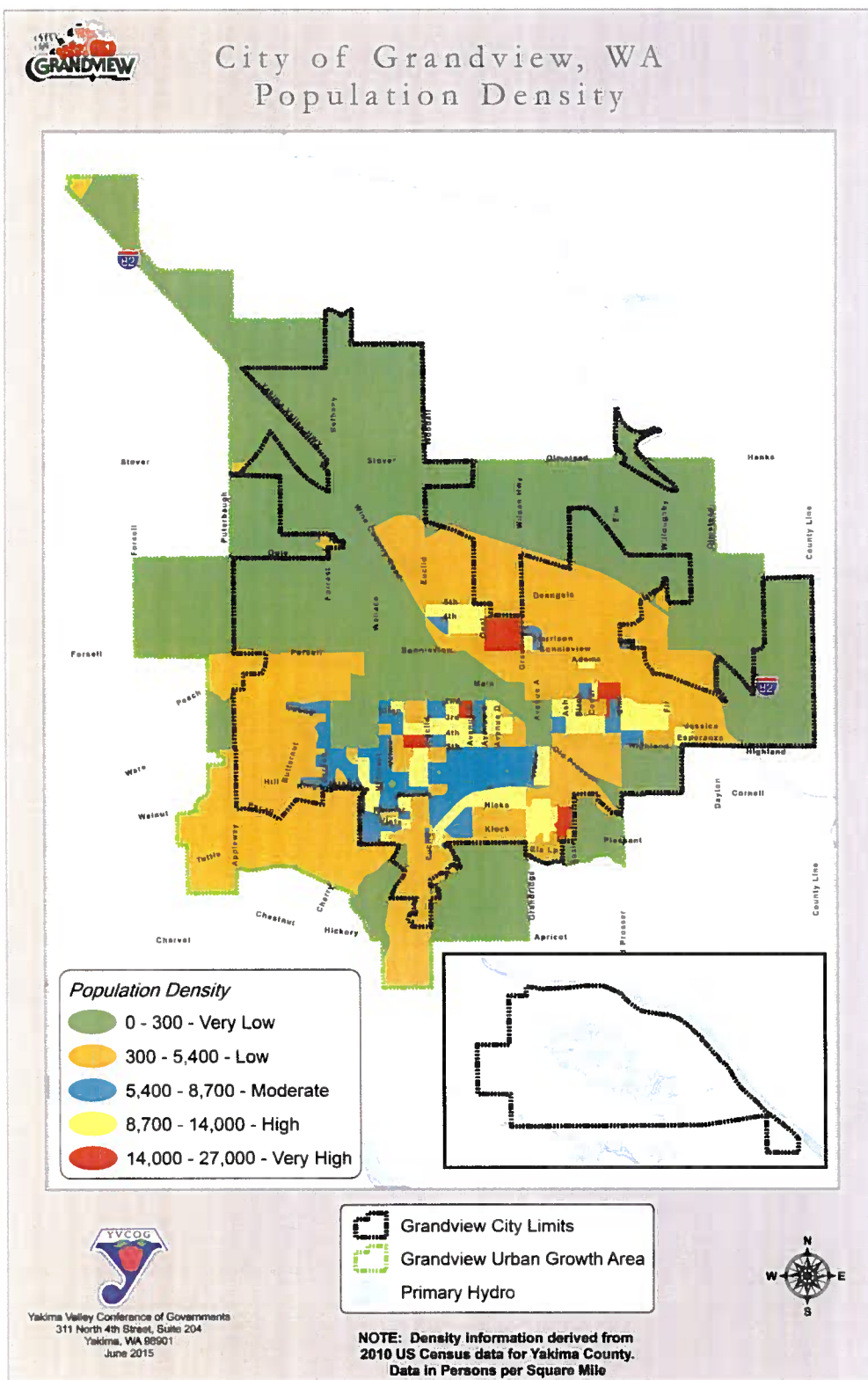




Figure 2-4. Population Density



## V. ANALYSIS/FORECASTS

### Population Trends, Demographics, and Projections

#### *Growth in Grandview*

The City of Grandview has grown steadily since its incorporation in 1909, to a 2014 population of 11,170 (OFM, 2015). Table 2-4 shows the Census population by decade and the associated rate of increase.

The average rate of growth since 2000 within the City has ranged from a low of 0.1% per year between 2012 and 2013, to a high of 4.9% per year between 2006 and 2007. The rate decreased after 2007 but slowly picked up between 2010 and 2014. Between 2013 and 2014, the growth rate was 1.5%. There were two annexations in 2014, but they only added a few households and so did not contribute significantly to the 2013-2014 growth rate.

**Table 2-4. City of Grandview Population Trends, 1910-2014**

Year	U.S. Census Population	OFM Population Estimate	Total Change Per Decade	Total Change Per Year	Percent Change Per Decade	Percent Change Per Year
1910	320	---	---	---	---	---
1920	1,011	---	691	---	215.9%	---
1930	1,085	---	74	---	7.3%	---
1940	1,449	---	364	---	33.6%	---
1950	2,503	---	1,054	---	72.7%	---
1960	3,366	---	863	---	34.5%	---
1970	3,605	---	239	---	7.1%	---
1980	5,615	---	2,010	---	55.8%	---
1990	7,169	---	1,554	---	27.7%	---
2000	8,377	---	1,208	---	14.4%	---
2001	---	8,504	---	127	---	1.5%
2002	---	8,701	---	197	---	2.3%
2003	---	8,917	---	216	---	2.5%
2004	---	9,127	---	210	---	2.4%
2005	---	9,453	---	326	---	3.6%
2006	---	9,749	---	296	---	3.1%
2007	---	10,226	---	477	---	4.9%
2008	---	10,588	---	362	---	3.5%
2009	---	10,827	---	239	---	2.3%
2010	10,862	---	2,485	35	29.7%	0.3%
2011	---	10,920	---	58	---	0.5%
2012	---	11,000	---	80	---	0.7%
2013	---	11,010	---	10	---	0.1%
2014	---	11,170	---	160	---	1.5%

### *Demographics*

Based on 2010 Census population data, 55% of Grandview's population is white, and 80% of the population is classified as being of Hispanic or Latino, a 13% increase over the 2000 Census. Approximately 40% of the population is nineteen years old or younger, and 8% of the population is 65 years or older. 40% of Grandview's population is between the ages of 20 and 49.

### *Population Projections*

Table 2-5 summarizes the City's existing population projections through the year 2040. These population projections were developed by Yakima County and the Countywide Planning Policy Committee (CWPPC) in 2015, based on projections for the County as a whole that were provided by the OFM for use in comprehensive planning efforts. The OFM's medium population projection was considered the preferred alternative for Yakima County jurisdictions.

**Table 2-5. Population Projection Through 2040**

<b>Year</b>	<b>Medium Projected Growth</b>
2015	11,269
2020	11,762
2025	12,239
2030	12,695
2035	13,137
2040	13,558

The unincorporated UGA surrounding the City of Grandview is expected to grow more slowly than the City.

### **Analysis of Economic Conditions**

#### *Economic Status of the Population*

In Grandview, 24.2% of individuals live below the poverty line (2009-2013 American Community Survey [ACS]). In comparison, 22.6% of all persons in Yakima County and only 13.4% of all persons in the state of Washington live below the poverty line. Grandview's median household income is \$39,709 (2009-2013 ACS). For comparison, the median household income in Yakima County is \$43,506 and \$59,478 for Washington State

#### *Employment of Grandview Residents*

As of 2014, Grandview had 11,170 residents (OFM 2015). An estimated 3,838, or 34% of the population fell in the category of 16 years and older and employed in the labor force. The unemployment rate was 15.8% . "Sales and office" was the largest occupation group in Grandview, employing 28% of the available workforce. "Management, business, science, and arts" occupations followed with 20% of the workforce (ACS 2009-2013) (see Table 2-6 below). The largest industry sector employing the Grandview workforce was the "Agriculture, forestry, fishing and hunting, and mining" sector with 22% of the workforce, closely followed "Educational services, and health care and social assistance" with 20% and "Retail trade" with 17% (see Table 2-6 below).

**Table 2-6. Workforce Employment in Occupation Groups**

<b>Occupation Group</b>	<b># Employed</b>	<b>% Employed</b>
Sales and office occupations	1,077	28%
Natural resources, construction, and maintenance occupations	901	23%
Management, business, science, and arts occupations	779	20%
Production, transportation, and material moving occupations	636	17%
Service occupations	445	12%

Source: ACS 2009-2013 5-Year Estimates

**Table 2-7. Workforce Employment by Industry**

<b>Industry Sector</b>	<b># Employed</b>	<b>% Employed</b>
Agriculture, forestry, fishing and hunting, and mining	831	22%
Educational services, and health care and social assistance	750	20%
Retail trade	636	17%
Manufacturing	241	6%
Professional, scientific, and management, and administrative and waste management services	220	6%
Construction	215	6%
Arts, entertainment, and recreation, and accommodation and food services	193	5%
Other services, except public administration	181	5%
Wholesale trade	170	4%
Transportation and warehousing, and utilities	131	3%
Finance and insurance, and real estate and rental and leasing	110	3%
Public administration	98	3%
Information	62	2%

Source: ACS 2009-2013 5-Year Estimates

Private wage and salary workers made up 83.9% of employed Grandview residents, while local, state and government workers made up 10.1%. Approximately 6.0% of Grandview residents were self-employed (ACS 2009-2013).

#### *Economic Base*

Grandview is generally considered the center of the food industry in the Lower Yakima Valley, with numerous food processing plants. This sector is expected to remain strong or grow slightly. Grandview's major industrial employer is the Walmart Distribution Center. Another major site is the Hanford Site in Richland. Cleanup at the Hanford Site has increased the number of workers and is expected to last 40 or more years.

### *Land Available for Economic Development*

Within the City, there are currently 771.4 acres of undeveloped land, or 21% of Grandview's total land area. The term "undeveloped land" includes parcels designated by the County Assessor as "vacant," "residential land undeveloped," "current use agricultural," and "agricultural not current use." Land designated as undeveloped has the potential to develop to a residential, commercial, industrial, or public use within the 20-year planning period. Much of the undeveloped land occurs on the north side of the City, particularly the northwest corner near the north I-82 interchange; at the southeast corner of the City near the I-82 interchange, and at smaller, scattered sites in and around the central business district (see Figure 2-3, page 2-15).

Table 2-8 below summarizes the amount of undeveloped land that is potentially available for future development, in each future land use designation. The future land use designation indicates how land is planned to be used in the future, as indicated by the Future Land Use Map, illustrated in Figure 2.7 (page 2-32).

**Table 2-8. Undeveloped Land in Future Land Use Designations in City of Grandview**

<b>Designation</b>	<b># Parcels</b>	<b>Total Acres</b>
Residential	159	344.1
Public	4	21.6
Commercial	27	88.2
Industrial	63	531
<b>Undeveloped Land Total</b>	<b>188</b>	<b>715.4</b>

### **Analysis of Physical Conditions**

Natural constraints to development in Grandview are discussed in Chapter 1 – Physical Character Element. Most critical areas surrounding Grandview such as steep slopes, other geologic hazards, wetlands, and fish and wildlife habitat conservation areas tend to be small and isolated and do not limit further development in any particular direction outward from the City. The Physical Character Element includes maps and discussion of the critical areas identified within City limits and the unincorporated UGA, including wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas.

The main constraints to development take place in the form of physical barriers such as the Yakima River and its adjacent floodplain located approximately two miles south of the City; I-82, which passes through the northern portions of the City; and the railroads, which cross near the center of the City. These barriers must be crossed or bridged at a cost generally much higher than that for normal roadway construction.

### **Analysis of Infrastructure**

#### *Water System*

Grandview's water system and current and future water needs are discussed in the 2015 City of Grandview Water System Plan. The future service area generally corresponds with the City's UGA. The distribution system for domestic water in Grandview consists of a single pressure zone, which is served by two painted steel reservoirs with a combined capacity of 3.5 million gallons (mg). The static pressure within the water distribution system ranges from 44 to 87 psi. The City's total existing water

rights are 6,955 gpm and 4,640 acre-feet per year (1,512 mg) for existing and future wells, which is adequate for existing and projected demands to year 2035. Industrial uses are among the highest for water consumption in the City, and will need to be closely monitored. The combined pumping capacity of the eleven existing wells is 4,330 gpm or 6.9 million gallons per day (mgd), a significant decrease from the original 5,855 gpm capacity of the wells. Current well capacity is considered adequate to meet current and anticipated demand.

Water storage is provided by two reservoirs within Grandview's water system. The single distribution pressure zone is served by one 3,017,000 gallon standpipe steel reservoir and one 544,000 gallon elevated steel reservoir, with a combined capacity of 3,561,000 gallons. Grandview's reservoir storage capacity is sufficient for current demands, but is inadequate to meet the 20-year projected demand. Additional water storage capacity will be needed to meet year 2035 water demand and storage requirements. Some fire flow improvements are also needed to address deficiencies in coverage.

The existing transmission and distribution system is looped where possible and consists of mainly 6-inch or larger ductile or cast iron pipes. Currently, Grandview has no interties with neighboring water purveyors. In 2013, there were 2,788 total services in the Grandview water system.

#### *Wastewater Disposal Facilities*

Grandview's wastewater system and current and future water needs are discussed in the 2009 City of Grandview General Sewer Plan. Grandview's sewage treatment system consists of both a lagoon sewerage system and secondary activated sludge treatment facilities with an approved NPDES discharge permit of 563 lbs per day of treated effluent into the Yakima River. The treatment facilities are located two and one-half miles south of the City. Piped flow is by gravity to the Yakima River where a pumping station forces it across the river and up into the wastewater diversion station. The gravity sewers within the City limits are augmented by lift stations. Wastewater, after treatment, can either be land applied by spray-irrigation utilizing two center pivots and numerous solid set big gun sprinkler stations onto the surrounding land area or may be treated for river discharging into the Yakima River. The excess flow is returned to the numerous storage lagoons.

Grandview's wastewater system sewage seven lift stations convey wastewater to the treatment facility. The current lift stations, with the exception of Lift Station No. 5 at Stover Road, have sufficient capacity to accommodate year 2028 projected flows. Lift Station Nos. 1, 4, and 6 would need increased capacity to accommodate for projected flows upon buildout of the UGA.

#### *Storm Water Facilities*

The City's storm water system is maintained by two irrigation districts – Grandview Irrigation District, which serves areas in the northeastern part of the City, and the Sunnyside Valley Irrigation District, which serves the majority of the City. The system consists of storm water drains, sewers, and canals. The Roza Irrigation District lies approximately one-half mile or more to the north and to the east of the City of Grandview and its UGA.

#### **Analysis of Public Facilities and Services**

Public services are an integral part of land use planning to accommodate future growth in Grandview. The City has a total of 1,071.9 acres devoted to public facilities and services, and public or private utilities. Approximately 720 of those acres are dedicated to the wastewater treatment plant and associated outfall areas and sprayfields; the remaining 351.9 acres is devoted to other public facilities and services. The location of public services should be determined carefully, as there are important health, safety, environmental and aesthetic considerations associated with their location.

### *Solid Waste Disposal*

Solid waste collection is provided by the City for incorporated areas, and by Yakima Waste Systems for unincorporated areas. The solid waste is transported to the Lower Valley Transfer Station of the Cheyne Road Landfill, a County facility.

The Cheyne Road Landfill is located about six miles north of Zillah, and currently serves the cities of Grandview, Sunnyside, Toppenish, Wapato, Granger, Mabton and Zillah, Yakima Waste Systems, agricultural firms, construction and food processing businesses, self-haul businesses, and private residences. The Cheyne Road Landfill currently occupies 40 acres of a 960-acre site, and is in the process of being expanded to provide additional capacity.

The Terrace Heights Landfill is located about six miles east of Yakima. Phase 1 of the Terrace Heights Landfill is expected to reach capacity in about 2020. Phase 2 is estimated to reach capacity in 2026, but Yakima County may choose to reserve this for emergency use. The actual timing of closure will be affected by waste generation, recycling, and disposal rates, as well as landfill operations and design factors. Once the Terrace Heights Landfill is closed, some garbage disposal could be redirected to the Cheyne Road Landfill, which would affect its projected capacity (*Yakima County Solid and Moderate Risk Waste Management Plan*, 2010).

### Recycling

Recycling is becoming an increasingly important aspect of waste disposal. “Recycling” refers to the act of collecting and processing materials to return them to a similar use. Recycling does not include materials burned for energy recovery or destroyed through pyrolysis and other high-temperature processes. The State’s definition of recycling is “recycling means transforming or remanufacturing waste materials into usable or marketable materials for use other than landfill disposal or incineration. Recycling does not include collection, compacting, repackaging, and sorting for the purpose of transport” (Ch. 173-350 WAC).

Curbside recycling collection services are available in Grandview through Basin Disposal and Waste Connections Inc. Curbside recycling services are also available in the unincorporated UGA on a subscription basis. Drop-off recycling is available in Grandview at Grandview Ace Hardware, 224 Division Street; and A&I Recycling Center, 801 Dykstra Lane.

### *Police and Fire Protection*

Grandview has adequate water and hydrants to ensure safety against fire for the residents of the City. The City currently employs one full-time fire chief, a full-time fire captain and has 34 volunteer firefighters.

The Fire Department has a Community Grade of five with the Washington State Surveying and Rating Bureau. Other communities in the Lower Valley have grades ranging from five to seven. The rating evaluates four major areas of protection: fire department (apparatus, response, and training); water supply for fire suppression; emergency communication systems; and fire prevention activities. The Fire Department purchased a new pumper truck in 2012.

Police service is provided by the Grandview Police Department consisting of a full time police chief, assistant police chief, two sergeants, two detectives, 11 police officers, a corrections officer, five dispatchers and five reserve officers. The City contracts with the Yakima Humane Society for animal control services. The Yakima County Sheriff’s Office patrols the unincorporated UGA and are available

for mutual aid calls. The Washington State Patrol has an office off of I-82 near Grandview for those officers who patrol the state highways in the Lower Valley.

#### *Medical and Emergency Facilities*

Grandview has four medical clinics, including the Yakima Valley Farm Workers Clinic, which includes the Mountainview Women's Health Center (two physicians) and the Grandview Medical-Dental Clinic (seven physicians); Birch Street Medical Center (one physician), Grandview Medical Center (two physicians); three dental offices, the Boboth Vision Clinic, and one chiropractic clinic. Residents of Grandview also have access to two hospitals: Prosser Memorial Hospital and Sunnyside Community Hospital, both within 10 miles.

For other medical or mental health services, City residents have access to three nursing homes, an assisted living facility, the Catholic Family & Child Service (family counseling) and Phoenix Counseling and Support Services. Seniors, disabled persons, and other persons eligible for Medicaid are provided with transportation services to nutrition sites, medical and mental health facilities, and shopping facilities by People for People, a public non-profit service provider.

#### *Public Education Facilities*

The City is served by the Grandview School District, which has three pre-schools, three elementary schools (Arthur H. Smith, Clarence R. McClure, Harriet Thompson), one middle school (Grandview Middle School), one high school (Grandview High School) and two alternative high schools (Compass High School and Contract Learning Center). Educational services for low-income students from infants to pre-school are provided by the Washington State Migrant Council at the Alice Grant Learning Center. Other schools within the City of Grandview include the Seventh Day Adventist School. The Extra Mile Student Center provide after school tutoring, mentoring, and after-school activities.

#### **Update with recent changes to facilities and future plans.**

The YVCC Grandview Campus provides comprehensive educational services to time-bound and place-bound students within the southern portion of the YVCC service district. Students from Bickleton, Grandview, Granger, Mabton, Prosser, and Sunnyside take developmental, vocational, and college-transfer courses here. **Update with enrollment and capacity.**

#### *Community Facilities*

The Grandview Community Center at 812 Wallace Way houses the Grandview Parks and Recreation Department, and provides services and activities for senior citizens, children and adults living within the City and UGA.

Other community facilities found in the City, include the Grandview Chamber of Commerce, the Grandview Grange, 37 clubs or organizations that meet the varied interests of the citizens of Grandview, 21 churches serving many denominations, the Grandview City/College (YVCC) Library at 500 W. Main Street and the R.E. Powell Museum at 315 Division Street.

#### **Future Land Use Needs**

The GMA requires that jurisdictions identify where future growth will occur, how the land will be used, and the density and intensity of that growth. To meet this requirement and wisely manage future growth, the community must decide how it will grow in the future and develop a future land use map that reflects community decisions.



This discussion will analyze and quantify estimated future land use needs based on population projections. The City of Grandview has determined that the medium population projection calculated by Yakima County is the preferred growth projection because it appears to be most aligned with current growth patterns. Therefore, the following analysis is based on the revised medium growth projections (see Table 2-5, page 2-18). Assumptions and methodology are based on the UGA analysis completed by the Yakima County in 2015.<sup>1</sup>

#### *Residential Land Use Needs*

According to the Housing Element, by the year 2035, an estimated additional 565 housing units will need to be added to the existing housing stock to accommodate the 2035 medium population projection of 13,137. The Housing Element also indicates that the estimated total land requirement for new housing to accommodate the 2035 medium projected population is 211.6 acres. The analysis is based on the following assumptions: 1) an average lot size of 18,730 square feet (0.43 acre) per single-family unit, which approximates the current average lot size of single-family homes in Grandview<sup>2</sup>; 2) 4,000 square feet (0.1 acre) per unit for all other housing types, which is currently the minimum lot sizes per unit as per the Grandview zoning code; and 3) an average household size of 3.6.

#### *Commercial Land Use Needs*

Currently, the City maintains approximately 187.7 acres in commercial uses. The medium population projection indicates a population increase of 1,868 people, or 16.6%, between 2015 and 2035. If this population increase occurs, new businesses will be needed to serve that population. To estimate the future land use need of commercial development during the planning period, the existing per capital commercial acreage (0.017 acres/person) was multiplied by the projected 2015-2035 population increase. This resulted in an estimated additional 31.8 acres that would need to be provided in commercial development during the 2010-2030 planning period.

There are a number of large parcels in the City and unincorporated UGA, around the I-82 northwest and southeast interchanges, that are designated on the Future Land Use Map (Figure 2-6, page 2-30) as Commercial. These parcels are expected to develop as regional commercial that will draw significant patronage from outside the City of Grandview.

#### *Industrial/Manufacturing Land Use Needs*

Industrial land uses currently occupy approximately 274.1 acres. To estimate the future land use need of industrial development during the planning period, the existing per capital industrial acreage (0.024 acres/person) was multiplied by the projected 2015-2035 population increase. This resulted in an estimated additional 44.8 acres needed.

#### *Public Facilities Land Use Needs*

##### Public Facilities and Services

Approximately 720 of those acres are dedicated to the wastewater treatment plant and associated outfall areas and sprayfields; the remaining 351.9 acres is devoted to other public facilities and services. Because any future expansion to the wastewater treatment plant is expected to take place on the existing 720 acres, this analysis will estimate future land use needs based on the 351.9 acres currently being used for other public facilities and services.

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<sup>1</sup> Yakima County Public Services Department Planning Division Long Range Planning section, January 16, 2015. Staff Report: Population and Employment Projections and Allocations.

<sup>2</sup> The average lot size for single-family units was arrived at by averaging the size of existing single-family residential lots in Grandview using Geographic Information Systems (GIS) software.

To estimate the future land use need for development of the public facilities uses during the planning period, the existing per capita government and education acreage (0.031 acres/person) was multiplied by the projected 2015-2035 population increase. This resulted in an estimated additional 57.9 acres that would need to be provided for public facilities during the 2015-2035 planning period.

### Parks and Recreation

Another public land use is parks. Currently, Grandview has 10 parks totaling approximately 75 acres, or 0.007 acres per person. Using another measure, this is approximately 6.6 acres of park land per 1,000 residents. To maintain the existing ratio of park land to population, an additional 13.0 acres of park land would be needed during the 2015-2035 planning period.

Level of service standards are often used to assess the need for additional park and recreation facilities. Many communities have adopted standards based on the National Recreation and Park Association's (NRPA) guidelines. NRPA recommends a total of 6.25 to 10.5 acres of parks and open space per 1,000 people. Additionally, NRPA suggests a classification system for parks based on their service area. The different types of parks, such as neighborhood or community parks vary in size and service area, with community parks having a service area of a one to two mile radius.

Using both of these NRPA guidelines, the City of Grandview has sufficient park and open space areas. Grandview's 2014 population of 11,170 (2014 OFM estimate) and 75 acres of parkland is at the lower end of the NRPA guidelines of supplying between 69 and 117 acres of recreation and open space land for that population. Grandview also uses the NRPA's second service area suggestion of having a classification system for the different community, neighborhood, mini-parks, and pathways, as demonstrated in the Parks and Recreation Element. The broad distribution of park facilities leaves no portion of the City outside of a parks service area and therefore no residents are underserved by not having a park within their vicinity.

### *Agricultural Land Use Needs*

Agricultural production is expected to continue as is necessary to support Grandview's agricultural industries. However, these lands will be considered transitional until future residential, commercial and industrial growth pressures result in conversion of these lands to other uses.

### *Transportation Land Use Needs*

This analysis assumes that 15% of the total acreage needed for future uses would be composed of locally-owned street rights-of-way and other transportation-related facilities. This means that approximately 8.7 additional acres of land will be needed by 2035 for these uses.

### *Market Choice*

To account for market choice, 25% of the total non-industrial acreage, or 22.4 acres, was added to the total acreage needed during the 20-year planning period.

### **Comparison of Additional Land Requirements to Future Land Use Designations**

When market choice is added to the other land requirements, the City of Grandview will potentially need an estimated 399.1 additional acres of development during the planning period to accommodate the anticipated 2030 medium population projection and accomplish its land use goals.

Table 2-9 below summarizes the estimated acreage needed for each land use type within the 20-year

planning period for the medium population projection, compared to the amount of undeveloped land in both the City and the unincorporated portion of the UGA, by Future Land Use Map designation (see Future Land Use Map, Figure 2-6, page 2-30). Figure 2-6 illustrates the distribution of undeveloped land that also has a future land use designation of non-residential, in both the City and the unincorporated UGA. Between the City and the UGA, there are approximately 2,167 acres of undeveloped land that could be developed during the 20-year planning period. In most categories, this capacity is expected to be more than sufficient to meet both land use and transportation land needs through 2035. However, there is a shortfall of sufficient undeveloped land for public uses. Since there is significantly more undeveloped residential and industrial land in the City and UGA than is needed for the 20-year planning period, the City will need to look at where some undeveloped acreage in those categories can be re-designated to the Public future land use category.

**Table 2-9. Comparison of Additional Acreage Needed During 20-Year Planning Period to Current Undeveloped Land by Future Land Use Map (FLUM) Designation**

Land Use Type	Additional Acres Needed	Undeveloped Land in City by FLUM designation		Undeveloped Land in Unincorporated UGA by FLUM designation		Total Undeveloped Land	
		# Parcels	Acres	# Parcels	Acres	# Parcels	Acres
Residential <sup>1</sup>	211.6	159	344.1	87	719.9	246	1,064.0
Public	57.9	4	21.6	0	0	4	21.6
Commercial	31.8	27	88.2	9	47.6	36	135.8
Industrial	44.8	63	531	18	414.7	81	945.7
Parks <sup>2</sup>	13.0	--	--	--	--	--	--
Transportation <sup>3</sup>	8.7	--	--	--	--	--	--
Non-Industrial Market Choice	22.4	--	--	--	--	--	--
<b>Total</b>	<b>390.2</b>	<b>188</b>	<b>984.9</b>	<b>114</b>	<b>1182.2</b>	<b>367</b>	<b>2,167.1</b>

<sup>1</sup>This land use type combines the Residential and Low Density Residential Future Land Use Map categories.

<sup>2</sup>Parks are included in the Public future land use designation.

<sup>3</sup>Transportation does not have a corresponding future land use designation.

## VI. FUTURE LAND USE

Figure 2-6, page 2-30 illustrates the City of Grandview's Future Land Use Map. Comprehensive Plan future land use designations make up a vision of how the City of Grandview will grow and develop in the future without compromising the quality of life or livelihoods of its residents, or placing undue strain on natural systems. The Future Land Use Map will be consistent with and implemented by the City of Grandview zoning code, and indicates where new residential, commercial, industrial, and public land uses are anticipated and planned to occur.

The Future Land Use Map may change over time to reflect changing development patterns, landowner or developer requests, or other factors. As discussed in the Administration Element, and as mandated by the GMA, City Council will act upon proposed amendments to Grandview's Comprehensive Plan, including the Future Land Use map, once a year only. Subsequent to any Future Land Use Map changes, the map included in this plan will be replaced with an updated map.

Future Land Use Map designations include the following. These are discussed along with the corresponding zoning designations that could implement each Future Land Use Map designation.

- **Residential:** Areas appropriate for rural, single-family, and multifamily residential living.
  - Corresponding zoning designations (GMC Title 17 Zoning):
    - R-1 Single-family Residential Suburban. Provides a low-density residential environment permitting four dwelling units per acre. Lands within this district should contain suburban residential development with large lots and expansive yards. Structures in this district are limited to single-family conventional dwellings.
    - R-1 Low Density Residential. The R-1 low-density residential district is established to provide a low-density residential environment. Lands within this district generally should contain single-family conventional dwellings with smaller lots and useful yard spaces.
    - R-2 Medium Density Residential. The R-2 district is established to provide a medium density residential environment. Lands within this district generally should contain multiple unit residential structures of a scale compatible with structures in lower density districts with useful yard spaces. The R-2 district is intended to allow for a gradual increase in density from low density residential districts and, where compatible, can provide a transition between different use areas.
    - R-3 High Density Residential. The R-3 district is established to provide a high density residential environment. Lands within this district generally contain multiple-unit residential structures of a scale compatible with the structures in low density districts and with useful yard spaces. The R-3 district is intended to allow for a gradual increase in density from lower density residential districts and, where compatible, can provide a transition between different use areas.
    - R-1P Single-Family Residential Park District. The R-1P single-family residential park district is established to provide for medium density residential areas which would be compatible for the development of residential parks, and to prohibit the development of incompatible uses that are detrimental to the residential character. It is also to provide protection from hazards, objectionable influences, building congestion and lack of light, air and privacy.
    - MR Manufactured Home Park District. It is the purpose of this chapter to establish a procedure to accommodate the placement of manufactured homes in designated park developments where individual spaces are leased or rented and not sold to the occupants.
- **Commercial:** Includes a variety of commercial uses, such as retail, wholesale, medical, and professional businesses. Commercial areas should provide for the continuance and/or expansion of existing businesses within the City.
  - Corresponding zoning designations (GMC Title 17 Zoning):
    - C-1 Neighborhood Business District. The C-1 neighborhood business district is established to provide for the location of commercial activities outside the central business district that meet the retail shopping and service needs of the community.
    - C-2 General Business District. 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.

- **BP Business Park District.** The purpose of the business park district is to provide for and encourage the development of business parks that are established in a campus-like setting with landscaping and architectural amenities that create a sense of place and an aesthetically attractive urban development.
- **O Office Distt.** The purpose of the office district is to provide areas of adequate size and appropriate location characteristics for the development and operation of professional and administrative offices and certain complementary uses. It is further intended that this district serve as a buffer or transition between residential districts and commercial districts.
- **Industrial:** Areas for industrial development including manufacturing, processing, packaging, or storage of products or articles. These areas may also be appropriate for large commercial development and for public facilities such as public works shops, water and wastewater facilities, and facilities of regional or statewide significance.
  - Corresponding zoning designations (GMC Title 17 Zoning):
    - **M-1 Light Industrial District.** The M-1 light industrial district is established to preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses. Uses permitted in this district should not generate noise levels, light, odor or fumes that would constitute a nuisance or hazard.
    - **M-2 Heavy Industrial District.** The M-2 heavy industrial district is established to provide areas for necessary industrial and related uses that could create problems of compatibility with other land uses. Uses in this district have the potential to generate high levels of noise, light, odor, fumes or smoke that require their protection from encroachment by incompatible land uses.
  - **Public:** This land use consists of lands and facilities that are suitable and desirable for public and institutional uses necessary to meet the needs and requirements of the residents of Grandview and surrounding areas. This land use may also include public facilities of regional or statewide significance.
    - Corresponding zoning designations:
    - **PF Public Facility District.** The purpose of the public facility zone (PF) is to provide areas for major public and quasi-public uses, and other compatible uses.

**City of Grandview, WA**  
**Vacant / Undeveloped Land by Future Land Use**

**Future Land Use**

- Residential
- Low Density Residential
- Public
- Commercial
- Industrial

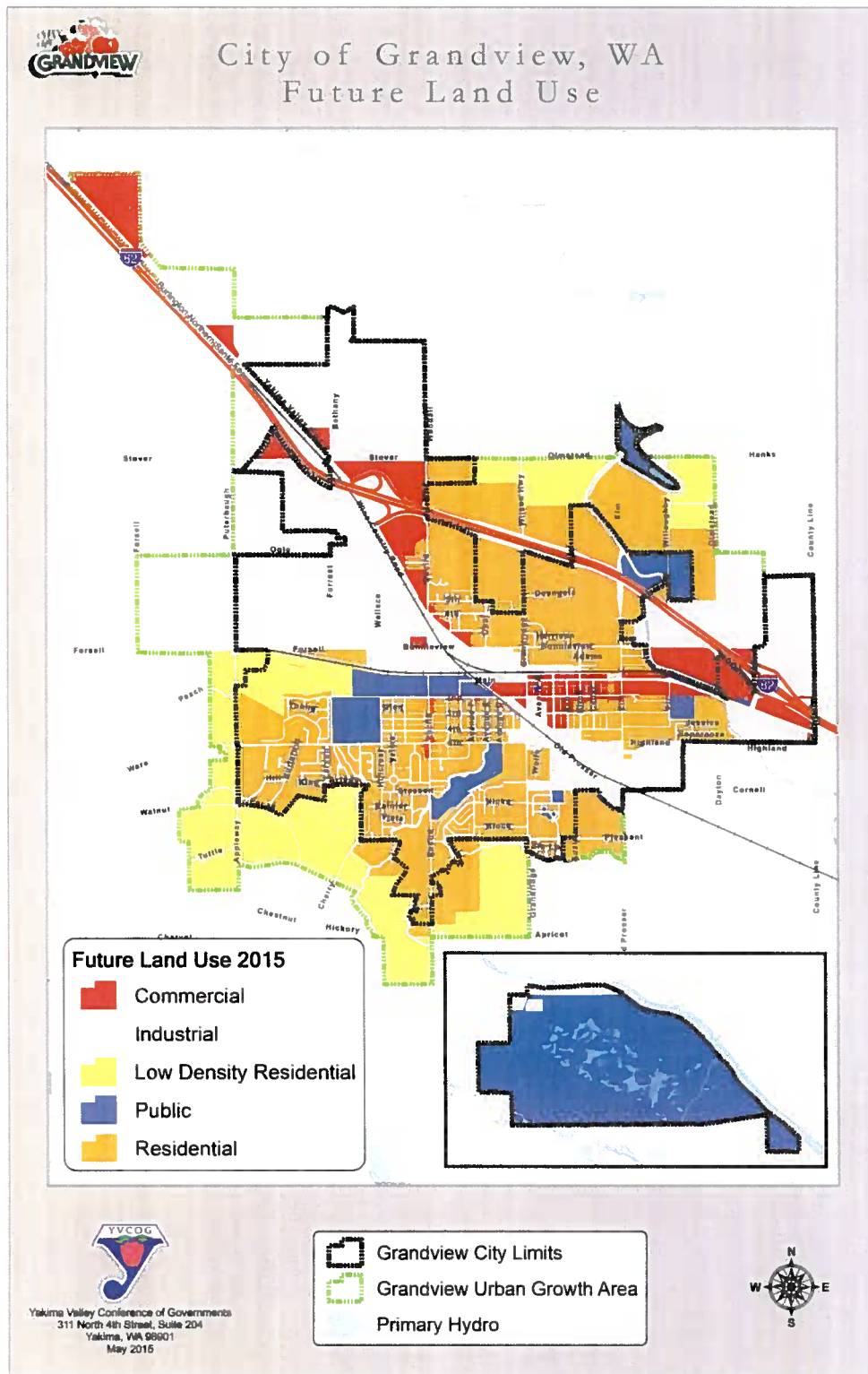
**Grandview City Limits**  
**Grandview Urban Growth Area**  
**Primary Hydro**

**YVCOG**  
 Yakima Valley Conference of Governments  
 311 North 4th Street, Suite 204  
 Yakima, WA 98901  
 June 2015

**Map Details:**  
 The map shows the city limits of Grandview, WA, outlined in black. The urban growth area is outlined in green. The map is divided into various colored zones representing different future land uses: orange for residential, yellow for low density residential, blue for public, red for commercial, and purple for industrial. Major roads are shown in red, and water bodies are shown in blue. The map includes a legend, a north arrow, and a scale bar.



Figure 2-6. Future Land Use Map



## VII. GOALS AND POLICIES

This section presents the land use goals and policies for the City of Grandview.

**GOAL 1:** *Create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values.*

Policy 1.1 In its land use management decisions, the City should strive to influence both rates and patterns of growth in order to achieve goals of the Comprehensive Plan.

Policy 1.2 The City should resist growth pressures that could adversely affect community values, amenities, and infrastructure. The City should support development that furthers community goals.

Policy 1.3 Encourage urban infill where possible to avoid sprawl and the inefficient leapfrog pattern of development.

Policy 1.4 Accommodate future population growth primarily through infilling and utilization of undeveloped subdivision lots. Conversion of agricultural land to residential, commercial, or industrial use will be encouraged to occur only after existing undeveloped parcels have been built out.

Policy 1.5 Adopt the medium population projections in the Comprehensive Plan as the guide for the amount of growth the City will accommodate through the year 2035.

Policy 1.6 Revise the urban growth area boundaries as needed, and ensure that the urban growth area includes all lands within current City limits and sufficient land contiguous to the City limits to be able to support Grandview's growth through the year 2035.

Policy 1.7 Revise development regulations as needed to be consistent with the adopted Comprehensive Plan.

Policy 1.8 Promote the use and development of routes and methods of alternative modes of transportation, such as transit, bicycling and walking, which reduce Grandview's consumption of non-renewable energy sources and promote physical activity.

**GOAL 2:** *Coordinate land uses to minimize the loss of natural resources due to urbanization, and reduce uncertainty and unpredictable development which sacrifices conservation and sound land management.*

Policy 2.1 Support the preservation and enhancement of natural resource lands and support occupations associated with agriculture, such as farming, and marketing of agricultural products within agricultural areas adjacent to the City and its urban growth area.

Policy 2.2 Support the protection of agricultural and other resource lands within the Grandview area from incompatible development, keeping them available for recreational use, wildlife habitat, and economic purposes.

Policy 2.3 Encourage new developments to locate in areas that are relatively free of environmental problems relating to soil, slope, bedrock, and the water table. Proposed developments



should be reviewed by the appropriate City staff or consultants to identify site-specific environmental problems.

- Policy 2.4 Adequate on-site disposal of surface water runoff shall be provided by all types of development.
- Policy 2.5 Where there is a high probability of erosion, grading should be kept to a minimum and disturbed vegetation should be restored as soon as is feasible. In all cases, appropriate measures to control erosion and sedimentation shall be required.
- Policy 2.6 The City shall consider the impacts of new development on water quality as part of its review process and will require any appropriate mitigating measures. Impacts that may affect the quality of drinking water shall be a priority concern in such reviews.
- GOAL 3:** *To actively manage land use change and protect the City's character by developing City facilities and services in a way that directs and controls land use patterns and intensities.*
- Policy 3.1 Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided.
- Policy 3.2 New urban development shall be encouraged to locate first within the City limits, and second within the urban growth area where municipal services and public facilities are already present.
- Policy 3.3 Development within the unincorporated portion of the urban growth area shall be encouraged to occur only on a limited scale to prevent inefficient use and distribution of public facilities and services. Urban development outside of the urban growth boundary shall be discouraged.
- Policy 3.4 To facilitate planned growth, the City encourages combining and assisting in service areas such as fire protection, public transit, water/sewer, criminal justice and administration, where such combinations implement efficient, cost-effective delivery of such services.
- Policy 3.5 Future land uses will be coordinated with the Transportation and Capital Facilities Elements of the Comprehensive Plan.
- GOAL 4:** *To pursue well-managed, orderly expansion of the urban area in a manner that is within the sustainable limits of the land.*
- Policy 4.1 The future distribution, extent, and location of generalized land uses will be established by the Future Land Use Map contained within this plan.
- Policy 4.2 Provide residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet future demand.
- Policy 4.3 Ensure that new residential development makes efficient use of the existing transportation network and provides adequate access to all lots.

- Policy 4.4 Discourage incompatible uses from locating adjacent to each other. Encourage protection of other land uses from the negative impacts of industrial uses through appropriate siting, setbacks, landscaping and buffering.
- Policy 4.5 Provide ample opportunities for light industrial development at locations with suitable access and adequate municipal services. At these locations, encourage industrial park-like development.
- Policy 4.6 Attempt to assure that basic community values and aspirations are reflected in the City's planning program, while recognizing the rights of individuals to use and develop private property in a manner consistent with City regulations.
- Policy 4.7 Provide an efficient and predictable development process that provides for ample public discussion of proposals for development.

**GOAL 5:** *Establish and maintain an appropriate image for the community to assist in most effectively attracting the types of economic activities which best meet the needs and desires of the community.*

- Policy 5.1 Make revitalization of the downtown core one of the priorities in establishing an appropriate image for the community. As part of the revitalization effort, use urban design treatment to make the downtown a safe, comfortable, clean and convenient place for visitors to be and go. Improvements should provide some kind of amenity for shoppers, such as awnings to protect pedestrians from the climate, large display windows, wide sidewalks with trees, flowers, and occasional benches for people to rest.
- Policy 5.2 Identify, preserve and protect archaeologically, architecturally, and historically significant structures and sites where feasible as a means of strengthening the community's identity and image.
- Policy 5.3 Consider developing a clean physical appearance as part of an appropriate image for the community. Encourage property maintenance and clean vacant lots as a way to accomplish this.

**GOAL 6:** *Develop an economic development program or plan that establishes guidelines or actions that accomplish the following:*

- Maintains and enhances existing agricultural production and related agricultural businesses and industries within the community.
- Recruits new business, industry, or facilities to the community that supports diversifying Grandview's economy and provides year-round employment.
- Encourages new business development and supports the retention and expansion of existing businesses and industries.
- Targets industries that are mutually supportive and can serve as suppliers to existing local businesses and industries.
- Decreases small business failures.

- GOAL 7:** *To preserve the character, agricultural heritage, and quality of life in Grandview and the surrounding rural areas that are part of the community.*
- Policy 7.1 Build upon Grandview’s rural characteristics by allowing the necessary agricultural services and facilities that support surrounding agricultural land uses.
- Policy 7.2 Establish a pattern of development that supports a sense of community.
- Policy 7.3 Encourage land use decisions that are sensitive to Grandview’s history and culture.
- Policy 7.4 Utilize recreation and open space lands and facilities as a means of enhancing community image and the general quality of life. Strive to accomplish the following:
- Providing a balance of active and passive recreational uses in both existing and proposed parks with a priority on pedestrian access to the natural environment. Active recreational uses include programmed parks with play fields and ball courts, while passive parks feature pathways, benches and picnic tables.
  - Encouraging the development of recreational activities that meet the needs of the residents of Grandview, and where feasible using existing public schools as neighborhood parks and recreation/community center locations.
  - Continuing to work with the Grandview School District using joint use agreements to increase available park land and facilities.
  - Planning bike and jogging trails in the community that serve local needs and link differing neighborhoods.
  - Limiting the use of open lands designated to remain in their natural state to those activities which will: A) Maintain their scenic beauty and aesthetic qualities; and B) Provide for recreational activities compatible with these goals.
- Policy 7.5 Ensure that new development in Grandview enhances the “quality of life” within the community, and that any environmental problems that arise from such development are corrected by the developer through enforcement of subdivision control, regulations and fees.

# Chapter 5 – Housing Element

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## **I. INTRODUCTION**

### **Purpose**

The Housing Element is intended to guide the location and type of housing that will be built over the next 20 years. This element establishes both long-term and short-term policies to meet the community's housing needs and achieve community goals. The Housing Element specifically considers the condition of the existing housing stock; the cause, scope and nature of any housing problems; and the provision of a variety of housing types to match the lifestyle and economic needs of the community.

### **Growth Management Act Requirements**

The Washington Growth Management Act (GMA) requires that the following be addressed by the housing element:

- Inventory and analysis of existing and projected housing needs.
- Adequate provisions for existing and projected housing needs for all economic segments of the community.
- Identification of sufficient land for housing, including government-assisted, low-income, manufactured, multifamily housing, and group homes and foster care facilities.
- Statement of goals, policies, and objectives for the preservation, improvement, and development of housing.

### **Applicable Countywide Planning Policies**

A goal of the Growth Management Act is to encourage the availability of affordable housing to all economic sectors, promote a variety of residential densities and housing types, and encourage the preservation of existing housing stock. The following provisions of the Countywide Planning Policy relate to this goal:

1. Areas designated for urban growth should be determined by preferred development patterns and the capacity and willingness of the community to provide urban governmental services. (Countywide Planning Policy: A.3.1.)
2. The baseline for twenty-year County-wide population forecasts shall be the official decennial Growth Management Act Population Projections from the State of Washington's Office of Financial Management plus unrecorded annexations. The process for allocating forecasted population will be cooperatively reviewed. (A.3.5.)
3. Sufficient area must be included in the urban growth areas to accommodate a minimum 20-year population forecast and to allow for market choice and location preferences. [RCW 36.70A.110 (2)] (A.3.6)
4. When determining land requirements for urban growth areas, allowance will be made for greenbelt and open space areas and for protection of wildlife habitat and other environmentally sensitive areas. [RCW 36.70A.110(2)] (A.3.7)
5. The County and cities will cooperatively determine the amount of undeveloped buildable urban land needed. The inventory of the undeveloped buildable urban land supply shall be maintained in a Regional GIS database. (A.3.8.)

6. The County and cities will establish a common method to monitor urban development to evaluate the rate of growth and maintain an inventory of the amount of buildable land remaining. (A.3.9.)
7. Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next twenty years. (B.3.3.)
8. The County and the cities will inventory the existing housing stock and correlate with the current population and economic condition, past trends, and 20-year population and employment forecasts to determine short and long-range affordable housing needs. [RCW 36.70A.070(2)] (E.3.1.)
9. Local housing inventories will be undertaken using common procedures so as to accurately portray countywide conditions and needs. (E.3.2.)
10. Each jurisdiction will identify specific policies and measurable implementation strategies to provide a mix of housing types and costs to achieve identified affordable housing goals. Affordable housing strategies should:
  - a. Encourage preservation, rehabilitation and redevelopment of existing neighborhoods, as appropriate;
  - b. Provide for a range of housing types such as multifamily and manufactured housing on individual lots and in manufactured housing parks;
  - c. Promote housing design and siting compatible with surrounding neighborhoods;
  - d. Facilitate the development of affordable housing (particularly for low-income families and persons) in a dispersed pattern so as not to concentrate or geographically isolate these housing types; and
  - e. Consider public and private transportation requirements for new and redeveloped housing. (E.3.3.)
11. Housing policies and programs will address the provision of diverse housing opportunities to accommodate the elderly, physically challenged, mentally impaired, migrant and settled-out agricultural workers, and other segments of the population that have special needs. (E.3.4.)
12. Local governments, representatives of private sector interests and neighborhood groups will work cooperatively to identify and evaluate potential sites for affordable housing development and redevelopment. (E.3.5.)
13. Public and private agencies with housing expertise should implement early and continuous cooperative education programs to provide general information on affordable housing issues and opportunities to the public including information intended to counteract discriminatory attitudes and behavior. (E.3.6.)
14. Mechanisms to help people purchase their own housing will be encouraged. Such mechanisms may include low interest loan programs and "self-help" housing. (E.3.7.)
15. Local comprehensive plan policies and development regulations will encourage and not exclude affordable housing. [RCW 36.70A.070(2)(c)(d)] (E.3.8.)
16. Innovative strategies that provide incentives for the development of affordable housing should be



explored. (E.3.9.)

17. The County and the cities will locally monitor the performance of their respective housing plans and make adjustments and revisions as needed to achieve the goal of affordable housing, particularly for middle and lower income persons. (E.3.10.)

### **Relationship to Other Elements or Land Uses**

Housing, as the major user of land in urban areas, directly affects most plan elements. Those elements in turn, especially land use, capital facilities, and transportation, directly affect housing.

#### *Urban Growth Areas*

In large part, the conversion of vacant and agricultural land to urban use will mean the subdivision of parcels for housing construction. The intensity of this development will largely determine the amount of land needed to serve future populations.

#### *Land Use*

Housing is a major consumer of land, and often the major determinant of land use patterns. The placement of schools, parks, and small commercial areas typically responds to needs generated by housing.

#### *Capital Facilities*

Availability of water, sewer and other public services makes possible a denser, less costly type of housing. Conversely, low density housing may make the provision of public services extremely expensive.

#### *Transportation*

As a major generator of traffic flow, housing sets the level of traffic on local roads, arterials and highways. Housing for special needs populations may require access to public transportation or special transportation services.

#### *Growth and Development*

Housing is a two-edged sword in the growth of a city. New housing generates new demands for infrastructure and services, but it also generates additional tax revenue.

## **II. MAJOR HOUSING CONSIDERATIONS**

### **Availability of Housing**

The vacancy rate has a substantial impact on the availability, price, and quality of housing. Where there is a very low rate of vacancy, as is the case for single-family homes in Grandview, housing is not generally available, the price is inflated, and the quality may have a tendency to decline. An increase in the vacancy rates increases free market competition and thereby improves the situation of the housing consumer.

In Grandview, effecting an increase in the vacancy rate will involve the development of vacant land. This situation raises two issues.

1. What is the preferred role of the City in the development of land and the production of housing?

2. How can City programs best be designed to stimulate activity in the private sector?

### **Housing Density**

The City should consider all of the available alternative housing types (single-family, multifamily, manufactured homes, etc.). In considering housing types, the City will have to:

1. Determine an appropriate mix of housing types and densities to meet the current and future needs of the community; and
2. Determine the most appropriate location for these different types and densities to avoid mixing incompatible uses.

### *Housing Rehabilitation*

A rehabilitation program is an essential component of preserving existing housing stock, including units for occupancy by lower income persons. A rehabilitation program can also serve to strengthen neighborhoods. A shortage of available vacant units increases the need to preserve existing housing stock.

The City of Grandview is a member of the Yakima County HOME Consortium, which provides extensive housing rehabilitation for qualifying owned homes. To date, Grandview has had two homes receive housing rehabilitation through the HOME Consortium.

### *Housing Mix*

An additional need beyond rehabilitation is the provision of new units to meet the needs of a growing population. New housing can be specifically focused at a variety of income groups. When new housing is focused toward the housing needs of higher income groups, the provision of these higher cost units may increase the alternatives of low-income groups through a trickle down or filtration process, e.g., provision of new, higher cost units means greater availability of older homes that are more affordable. Some activities that might facilitate this process are:

1. Monitoring housing needs in all income groups.
2. Keeping developers informed about current housing needs and encouraging them to address these needs.
3. Providing information on loan programs to eligible persons seeking to improve their living situation.

## **III. EXISTING CONDITIONS/CHARACTERISTICS**

The number of housing units within Grandview has grown from 1,258 total housing units in 1970 to an estimated 2,996 units in 2010, a 138% increase. Over this same time period, the population of Grandview has grown by 201%. In 1970, Grandview had 3,605 residents. By 2010, Grandview had grown to 10,862 persons. Between 2000 and 2010, Grandview grew by 30%. Table 5-1 shows these trends.

**Table 5-1. Population and Housing within the City of Grandview**

	Population		Housing Units		Persons per Housing Unit	
	<i>Number</i>	<i>Percent Growth</i>	<i>Number</i>	<i>Percent growth</i>	<i>Number</i>	<i>Percent Change</i>
2010	10,862	30%	3,136	21.5%	3.6	6.6%
2000	8,377	16.9%	2,581	6.7%	3.4	6.3%
1990	7,169	27.7%	2,420	14.9%	3.2	14.3%
1980	5,615	55.8%	2,107	67.5%	2.8	-3.4%
1970	3,605	---	1,258	---	2.9	---

Source: U.S. Census Bureau, Census of Population and Housing, 1970, 1980, 1990, 2000, and 2010.

### *Vacancy Rate*

Of the 3,136 housing units within Grandview in 2010, 2,996 were reported as occupied and 140 were reported as vacant. The total vacancy rate as reported in the 2010 Census was 4.5%. The vacancy rate for properties “for sale only” was a very low 0.8%. The vacancy rate for rental properties was a low 1.8%. Other sources of vacant housing units included housing for “seasonal, recreational, or occasional use” (0.2%), “rented, not occupied” (0.0%), “sold, not occupied” (0.1%) and “all other vacants” (1.6%). Table 5-2 summarizes vacancy rates by housing types in Grandview. These vacancy figures from the April 1, 2010 Census survey may not represent the average vacancy rate, as it occurs before many farm workers arrive for late spring and fall harvests in this agricultural region.

An accepted rule of thumb is that a vacancy rate in the vicinity of 5% is desirable to provide both free movement in the market and adequate housing maintenance practices, though the actual ideal amount of vacancy depends on local and regional conditions. By this measure, the Grandview’s overall vacancy rate (rental and for-sale homes) as of the 2010 Census was healthy. However, the vacancy rate for for-sale homes alone was very low (1.2%). These figures suggest that there remains a very strong market need for for-sale (owner-occupied) housing.

**Table 5-2. Vacancy Rate by Housing Types in Grandview**

<i>Year</i>	Total		Rental		For Sale	
	<i>Number Vacant</i>	<i>Percent of Total</i>	<i>Number Vacant</i>	<i>Percent of Total Rental</i>	<i>Number Vacant</i>	<i>Percent of Total For Sale</i>
2000	150	5.8%	58	7.2%	38	2.3%
2010	140	4.5%	56	1.8%	24	0.8%

Source: U.S. Census Bureau, Census of Population and Housing, 2000 and 2010.

### *Housing Types*

Table 5-3 shows the mix of housing types from 1990 to 2013. The mix of housing types has not changed significantly since 2000, except for a slight increase in the percentage of manufactured homes.

Single-family units within Grandview increased from 1,747 units in 2000 to 2,166 units in 2013.

Multifamily units within Grandview increased from 500 housing units in 2000 to 599 units in 2013.  
Manufactured homes increased from 324 in 2000 to 459 in 2013.

**Table 5-3. Housing Types within the City of Grandview**

<b>City of Grandview: Type of Housing Units</b>	<b>2013</b>		<b>2010</b>		<b>2000</b>		<b>1990</b>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Single-Family	2,166	67.2%	2,118	67.5%	1,747	65.5%	1,594	65.8%
Multifamily	599	18.6%	554	17.7%	500	19.4%	396	16.4%
Manufactured Home and Other Housing	459	14.2%	464	14.8%	324	12.6%	430	17.8%
<b>Total Housing Units</b>	<b>3,224</b>	<b>100.0%</b>	<b>3,136</b>	<b>100.0%</b>	<b>2,571</b>	<b>100.0%</b>	<b>2,420</b>	<b>100.0%</b>

Source: U.S. Census Bureau, Census of Population and Housing, 1990 and 2000. 2010 and 2013 estimates from Washington State Office of Financial Management, State of Washington 2014 Population Trends.

Table 5-4 shows the age of housing units by housing tenure within Grandview. 39.6% of all housing units within Grandview are more than 40 years old, having been built prior to 1970, while 25.8% have been built in the past 25 years (since 1990). Housing rehabilitation will continue to be an important need for the City of Grandview as its housing stock continues to age.

**Table 5-4. Age of Housing Units by Housing Tenure, City of Grandview**

<b>City of Grandview: Age of Housing Units</b>	<b>All Housing Units</b>		<b>Owner Occupied</b>		<b>Renter Occupied</b>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Built 2010 or later	82	2.7%	45	2.3%	37	3.3%
Built 2000 to 2009	282	9.2%	189	9.7%	93	8.3%
Built 1990 to 1999	429	13.9%	208	10.7%	221	19.6%
Built 1980 to 1989	236	7.7%	140	7.2%	96	8.5%
Built 1970 to 1979	831	27.0%	568	29.1%	263	23.3%
Built 1960 to 1969	313	10.2%	216	11.1%	97	8.6%
Built 1950 to 1959	435	14.1%	278	14.2%	157	13.9%
Built 1940 to 1949	203	6.6%	149	7.6%	54	4.8%
Built 1939 or earlier	267	8.7%	158	8.1%	109	9.7%

Source: U.S. Census Bureau, Census of Population and Housing, 2010; City of Grandview ("Built 2010 or later" data).

### *Value and Cost of Housing*

As indicated in Table 5-5, approximately 18.8% of the owner-occupied homes in Grandview in 2010 were valued at less than \$50,000. This is approximately three times the 6.3% rate in 2000, and about 8% more than Yakima County as a whole. These numbers may reflect the large number of aging homes in Grandview and indicate a need for rehabilitation and new home construction. However, the median value of an owner-occupied home in Grandview is \$117,600 – up from \$85,000 in 2000. Also, while Grandview has more owner-occupied homes valued at less than \$50,000 than Yakima County, it also has approximately 10% more owner-occupied homes valued at \$100,000 to \$149,999 than Yakima County as a whole.

Figure 5-1, page 5-12 maps the owner-occupied home values in Grandview using 2015 Yakima County Assessor data. Higher-value homes tend to occur on larger lots near the edges of the City, or on smaller lots in the southwest portion of the City, while many middle- to lower-valued lots occur in and around the central business district area.

**Table 5-5. Value of Owner-occupied Housing in City of Grandview, Yakima County and Washington State**

Universe: Specified Owner- Occupied Housing Units	City of Grandview		Yakima County		Washington State	
	Number	Percent	Number	Percent	Number	Percent
Less than \$50,000	359	18.8%	5,153	10.4%	81,822	4.9%
\$50,000 to \$99,999	324	17.0%	7,338	14.8%	71,130	4.3%
\$100,000 to \$149,999	598	31.4%	10,673	21.5%	144,872	8.7%
\$150,000 to \$199,999	427	22.4%	10,955	22.1%	242,935	14.6%
\$200,000 to \$299,999	171	9.0%	9,174	18.5%	447,670	26.9%
\$300,000 to \$499,999	18	0.9%	3,365	6.8%	283,234	17.0%
\$500,000 to \$999,999	9	0.5%	1,411	2.8%	156,225	9.4%
\$1,000,000 or more	0	0.0%	1,184	2.4%	198,433	11.9%
Median value (dollars)	\$117,600	(X)	\$156,300	(X)	\$262,100	(X)

Source: U.S. Census Bureau, Census of Population and Housing, 2010

### *Housing Condition*

Figure 5-2, page 5-13 maps the housing condition data. Homes in the “average” category are scattered throughout the City; “excellent” and “very good” homes tend to reflect the higher-value homes on the edges of the City.

Table 5-6 summarizes the condition of Grandview’s current housing stock using Yakima County Assessor determinations. Overall, 89% of Grandview’s housing stock is in “average” to “excellent” condition, while only 11% are in “fair” to “salvage” condition. 58% of Grandview’s homes are in “average” condition. As discussed below, the Yakima County Assessor defines “average” as “... typical for the age of the improvements. Older homes may have some evidence of deferred maintenance that would be typical for their age.” The large number of homes rated as “average” on Grandview reflects the age of homes. Particularly for lower income households, this points to a need for housing rehabilitation as

homes age further.

Figure 5-2, page 5-13 maps the housing condition data. Homes in the “average” category are scattered throughout the City; “excellent” and “very good” homes tend to reflect the higher-value homes on the edges of the City.

**Table 5-6. Condition of Housing Stock, City of Grandview, 2015**

Condition	Number	Percent of Total
Excellent	92	3.8%
Very good	173	7.1%
Good	484	20.0%
Average	1,408	58.1%
Fair	233	9.6%
Poor	18	0.7%
Very Poor	7	0.3%
Salvage	9	0.4%

Source: Yakima County Assessor, 2015

The following are descriptions of the categories of housing condition, as provided by the County Assessor:

- *Excellent:* All items are new or are in like-new condition. Building components show no sign of their actual age and cannot be distinguished from new. This is the typical condition rating for new houses, as they have no deferred maintenance and are not expected to have any for a minimum period of five years. Older homes in this condition have gone through a total renovation.
- *Very Good:* All items have been well maintained. Most items are like new and show no sign of their actual age. Very little deterioration is evident in any building component. Many of these homes have been extensively remodeled or have had major additions.
- *Good:* These properties have received better than average maintenance and their appearance is better than what is typically found in their age range. No obvious deferred maintenance is present, but neither are the improvements in new condition. The majority of properties that have recently sold are found to be in good condition because of the work that has been done just prior to being put on the market.
- *Average:* Average means the condition is typical for the age of the improvements. Older homes may have some evidence of deferred maintenance that would be typical for their age. If the condition of the residence is typical for the age group, the condition rating should be considered average.
- *Fair:* Properties that are in fair condition have received less than average maintenance and are not typical of the houses within their age range. There is a considerable amount of deferred maintenance. There are no apparent problems with any long-lived or structural components. Short-lived items such as paint, carpets, linoleum, trim, plumbing fixtures, etc. are in need of repair or replacement.
- *Poor:* Most long and short-lived components of the structure are worn out and in need of replacement or repair. Structural components such as foundations and bearing walls may need repair but are still in sound condition. Major renovations or remodels are needed to bring these properties up to current standards.

- *Very Poor:* A property in this condition is close to being beyond repair. All building components including structural components have reached the end of their economic life. The difference between this rating and Salvage Value is that the property may still be inhabited or used for some purpose.
- *Salvage:* A property in this condition is beyond repair and has salvage value only. It is uninhabitable and may need to be torn down to maximize the value of the parcel.

### *Overcrowding*

Another measure of living conditions is overcrowding. The accepted standard defines overcrowding as the presence of more than one person per room. Table 5-7 compares the number of persons per room among Grandview, Yakima County and Washington State. According to American Community Survey (ACS) estimates, overcrowding in Grandview has decreased by about 50% since 2000 and has decreased in the State and County, as well. Given the across the board decreases, this could be due to different survey and sampling methods used during the 2010 Census. Grandview's rate of 10.1% is still higher than Yakima County's, which itself is more than twice as high as the State's.

**Table 5-7. Persons per Room - City of Grandview, Yakima County and Washington State**

Universe: Occupied Housing Units	1.01 or More Persons Per Room	Percent with 1.01 or More	1.00 or Less Persons Per Room	Percent with 1.00 or Less
City of Grandview	303	10.1%	2,693	89.9%
Yakima County	6,015	7.5%	73,664	92.5%
Washington State	75,576	2.9%	2,553,550	97.1%

Source: American Community Survey 2009-2013 5-Year Estimates

To maintain a suitable housing stock and provide for the expected expansion of the population, it will be necessary to develop a database and municipal policy to address housing and related land use issues. Such information, plans and policies are essential to making housing decisions to suit the future needs of the City.

### **Affordable Housing**

"Affordable Housing" is a term which applies to the adequacy of the housing stock to fulfill the housing needs of all economic segments of the population. The underlying assumption is that the marketplace will guarantee adequate housing for those in upper income brackets, but that some combination of appropriately zoned land, regulatory incentives, financial subsidies, and/or innovative planning techniques may be necessary to make adequate provisions for the needs of lower income persons.

### *Income and Housing Costs*

The U.S. Department of Housing and Urban Development (HUD) sets income limits that act as breaking points among low-, very low-, and moderate-income levels. For Yakima County, the income limit for a low-income family of four during fiscal year 2015 is 46,300. Because the closest American Community Survey (ACS) income data interval to this number is \$49,999, the number of families earning \$49,999 or less was used to approximate the number of low-income households in Grandview. Using this measure, approximately 18.8% of households in Grandview can be considered low-income. Due to the estimation method used, this is a slight overestimate.

Table 5-8 compares four income statistics for the City of Grandview with Yakima County and the State of

Washington. Grandview's median household income and median family income are lower than either that found countywide or statewide. According to analysis completed by the Washington Community Development Block Grant (CDBG), 67.2% of Grandview's population is considered "low to moderate income;" that is, they make 80% or less of the area median income of Yakima County's area median income of \$48,900 are considered low to moderate income. The percentage of persons living in poverty in Grandview (20%) has stayed steady since the 2000 rate of 20.3%.

**Table 5-8. Comparison of Average Income Statistics City of Grandview, Yakima County, and Washington State**

	<b>Per Capita Income</b>	<b>Medium Household Income</b>	<b>Median Family Income</b>	<b>Poverty Rate in Percent (Family)</b>
City of Grandview	14,150	39,709	42,379	20.0%
Yakima County	19,433	43,506	48,946	17.6%
Washington	30,742	59,478	72,168	9%

**Table 5-9 Age of Householder by Percentage of Income Spent on Owned Housing, City of Grandview, Yakima County, and Washington State**

<b>Universe: Specified Owner-occupied Housing Units</b>	<b>City of Grandview</b>		<b>Yakima County</b>		<b>Washington State</b>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
<i>All Householders</i>						
Less than 30%	1,296	68.0%	36,188	73.0%	1,133,815	68.2%
30% or more	610	32.0%	13,079	26.4%	517,526	31.1%
<i>Householders: 15 to 64 Years of Age</i>						
Less than 30%	949	49.8%	26,092	52.6%	835,747	50.3%
30% or more	531	27.9%	10,024	20.2%	396,983	23.9%
<i>Householders: 65 Years and Over</i>						
Less than 30%	347	18.2%	10,096	20.4%	298,068	17.9%
30% or more	79	4.1%	3,055	6.2%	120,543	7.3%

Source: American Community Survey 5-Year Estimates, 2009-2013. Totals may not equal 100% because the status of certain units was not able to be determined.

Table 5-9 presents the breakdown of expenditures on owned housing costs by age. Under HUD guidelines, housing is considered unaffordable when householders spend more than 30% of their total income on housing. When the percentage of income expended on housing costs exceeds 30%, the remaining disposable income available to many low-income households is often inadequate to meet life's other basic necessities. In Grandview, 32.0% of householders spend more than 30% of their income on housing. This is down from 39.5% in 2000, but still higher than Yakima County as a whole.



Local residents throughout Yakima County have discussed housing problems through the countywide visioning effort. The results of this effort have been used as the basis for the Countywide Planning Policies that address housing. The purpose of these policies is to provide a common ground and some universally acceptable parameters to help guide decision-makers through the complex topic of affordable housing. The premises of these Countywide Planning Policies have been incorporated into the Goals, Policies and Objectives contained within this housing element.

City of Grandview will continue its participation in the Yakima County HOME Consortium. The HOME Consortium expands affordable housing opportunities for low- and moderate-income households in member jurisdictions throughout the region. The HOME Consortium funded five affordable units as part of Grandview's 41-unit Carriage Court Apartments development completed in 2014, and has provided home-owner occupied rehabilitation for two homes as well as new construction of one affordable single-family home for a homebuyer program in Grandview. The HOME Consortium is currently focused on housing rehabilitation as a pressing regional need, but is still able to assist with new construction for multi- or single-family rental units and affordable housing for a homebuyer program.

Figure 5-1. Value of Owner-occupied Housing, Grandview UGA

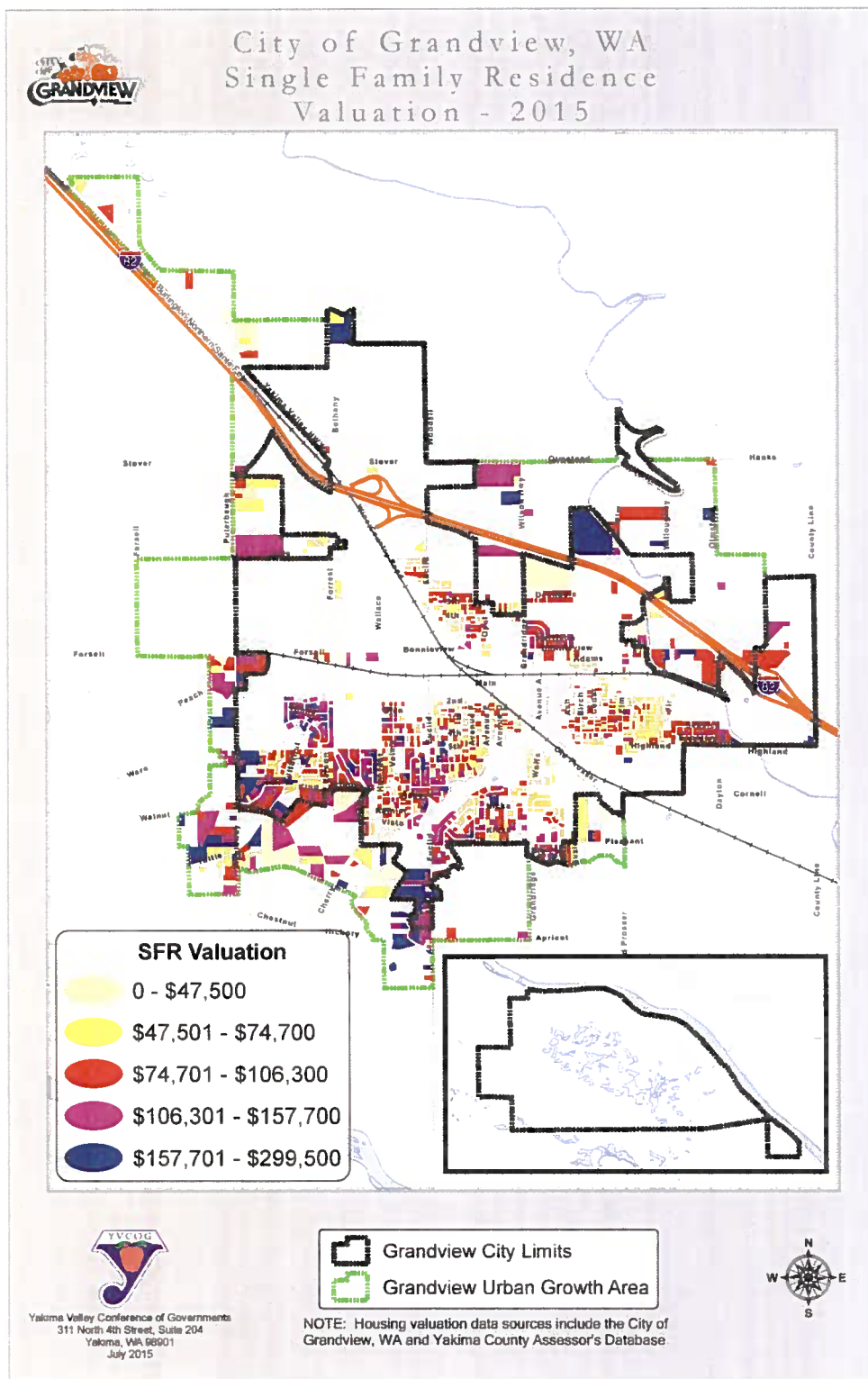
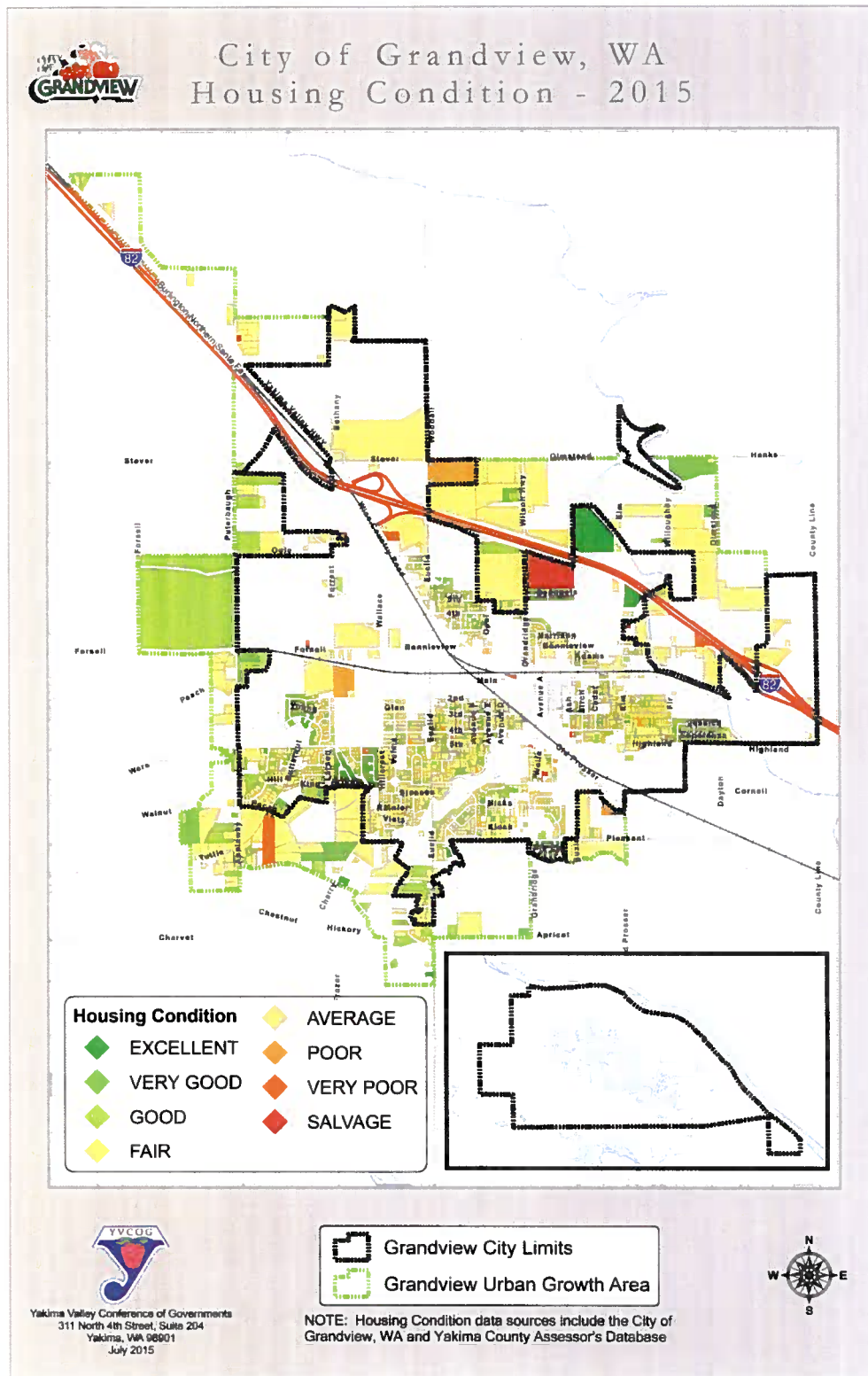


Figure 5-2. Housing Condition, Grandview UGA



#### IV. HOUSING NEEDS ASSESSMENT

##### Existing Conditions

###### *Existing Densities*

Figure 2-4, page 2-11 in the Land Use Element models estimated population densities for the Grandview UGA (Census 2010). Population densities in Grandview range from near zero to approximately 27,000 persons per square mile. The areas of greatest density are in the older sections of the City, immediately north, east, southwest, and southeast of the downtown business and industrial core. These locations have areas between 300 and 14,000 persons per square mile, with pockets in the higher density category of between 14,000 to 27,000 persons per square mile. In general, the farther the distance from the downtown core and the area between the I-82 and Wine Country Road corridors, the fewer persons per square mile are found in residential areas. Other areas of Grandview vary in population density, reflecting commercial and industrial areas and a mixture of more rural housing and agricultural uses. Approximately 20.3% of the total land area within Grandview, or 728.0 acres, is devoted to housing.

###### *Inventory of Undeveloped Land*

Figure 2-5, page 2-25 in the Land Use Element illustrates the distribution of the approximately 2,167.1 acres of undeveloped land that falls within the incorporated and unincorporated portions of the Grandview UGA. As discussed in the Land Use Element, the term “undeveloped land” includes parcels designated by the County Assessor as “vacant,” “residential land undeveloped,” “current use agricultural,” and “agricultural not current use.”

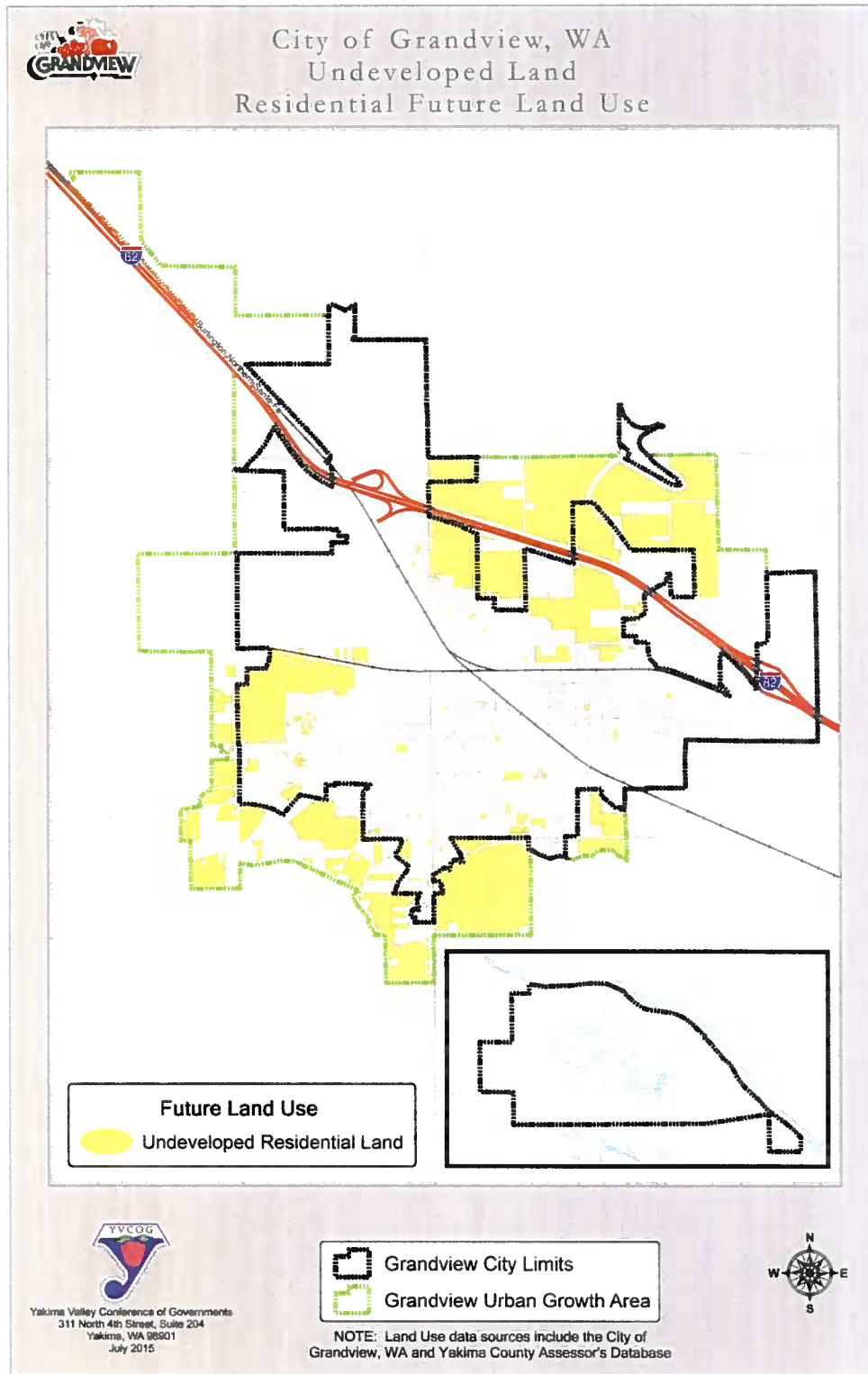
Table 5-10 summarizes the amount of undeveloped land within the unincorporated portion of the UGA and within the City limits that has a future land use designation of residential. Figure 5-3, page 5-15 illustrates how the undeveloped lands are distributed in the residential designation of the Future Land Use map. In addition to the 344.1 acres potentially available within the City limits for future residential uses, the UGA contains 719.9 acres of undeveloped land that has a future land use designation of residential. This brings the total land potentially available for future residential development to 1,064 acres.

The future land use designation indicates how land is planned to be used during the 20-year planning period to provide land uses and services, and to achieve land use goals, that are important to the community as a whole and that are needed based on demographic patterns, population projections, and existing and projected patterns of land use. As part of the GMA requirements, the City of Grandview development regulations have also been revised as needed to implement the future land use designations illustrated on the Future Land Use Map (Figure 2-6, page 2-27 of the Land Use Element).

**Table 5-10. Acreages of Land Currently Undeveloped in Residential Future Land Use Designation**

	Acres	Percent Total Undeveloped
City Limits	344.1	34.9%
Unincorporated UGA	719.9	60.9%
Total	<b>1,064.0</b>	<b>49.1 %</b>

Figure 5-3. Undeveloped Land in Residential Future Land Use Designation, Grandview UGA



## Projected Future Needs

The 2035 population projections used in this Comprehensive Plan are discussed in the Land Use Element. The medium projection, identified as the likeliest 2035 population projection given current trends, is 13,137. The most recent Grandview population estimate was 11,170 for the year 2014 (Office of Financial Management [OFM] 2015). The discussion in the following sections will focus on the medium population projection.

The following analysis assumes that the existing proportion of housing types (see Table 5-3, page 5-6) and the 2010 number of people per household (see Table 5-1) will remain similar during the 20-year planning period. The analysis is based on the following assumptions: 1) an average lot size of 18,730 square feet (0.43 acre) per single-family unit, which approximates the current average lot size of single-family homes in Grandview<sup>1</sup>; 2) 4,000 square feet (0.1 acre) per unit for all other housing types, which is currently the minimum lot sizes per unit as per the Grandview zoning code; and 3) an average household size of 3.6.

At the medium growth rate, an estimated 565 additional units would be needed to serve the projected year 2035 population of 13,137 persons. This includes consideration of additional single-family units to increase the single-family home vacancy rate. Table 5-11 below shows the breakdown of housing types and the projected number of units needed for each population projection. Table 5-12 summarizes the projected land use requirements of each housing type during the 20-year planning period. Methodologies for arriving at the projections in Table 5-11 and Table 5-12 are discussed in the following sections.

**Table 5-11. Projected 2035 of Housing Types and Number of Units Needed in the City of Grandview**

Population Projection	Single Family	Multifamily	Manufactured Home or Other	Total Additional Units Needed
Medium	386	102	78	566

**Table 5-12. Projected 2035 Land Use Requirements by Housing Type for City of Grandview (acres)**

Population Projection	Single Family	Multifamily	Manufactured Home or Other	Total Additional Units Needed
Medium	168.9	9.3	33.4	211.6

### *Land Requirements for All Housing*

At the medium projected growth rate, the expected population increase between 2015 and 2035 is 1,967 residents. The 2010 Census indicated that there was an average of 3.6 people per housing unit. Therefore, the baseline projected number of additional dwelling units for the medium population projection during the planning period is 1,967/3.6, or 546. The analysis below adds to that total to account for the low vacancy rate for single-family housing, bringing the total projected housing units to 566.

Projected land use requirements for each housing type (Table 5-12) were determined by calculating the proportion of the total land use need for each housing type, based on the percentage of each housing type

<sup>1</sup> The average lot size for single-family units was arrived at by averaging the size of existing single-family residential lots in Grandview using Geographic Information Systems (GIS) software.

present currently in Grandview.

#### Dwelling Unit and Acreage Requirements for Single-Family Housing, Including Manufactured Housing

The existing proportion of single-family housing was used to calculate the number of single-family and manufactured housing dwelling units that would be required during the 20-year planning period. 67.2% of Grandview's total housing stock is currently single-family housing, including manufactured housing (see Table 5-3, page 5-6); this percentage of the 546 projected housing units needed equals 367 single-family housing units needed by 2035 to meet the needs of the medium population projection of 13,137 people (medium projection).

As discussed previously, the total housing vacancy rate as reported in the 2010 Census was 5.4%. For rental homes only, the vacancy rate was 5.1%; while for owned homes only, the vacancy rate was significantly lower at 1.2%. Very low vacancy rates increase housing costs unnecessarily, increase overcrowding, and provide few housing choices for new and existing residents. To plan for an increased vacancy rate, a larger surplus of housing is needed, particularly for owned homes. For purposes of this analysis, an additional 5% is added to the number of single-family homes that would be needed to increase the vacancy rate during the 20-year planning period. This analysis assumes that most single-family homes are owned rather than rented. The additional 5% brings the total projected single-family housing units needed by 2035 to 386.

To determine acreage requirements for 2035, the projected number of units needed (386) was multiplied by the average current single-family home lot size of (0.43 ac), resulting in a projected acreage requirement of 165.8 ac for single-family homes. The GMA also requires planning for the provision of group homes and adult family homes during the 20-year planning period. An additional three acres was estimated for these housing needs, bringing the total to 168.8 ac.

#### Dwelling Unit and Acreage Requirements for Multifamily Housing

The existing proportion of multifamily housing was used to calculate the number of multifamily dwelling units that would be required during the 20-year planning period. 18.6% of Grandview's total housing stock is currently multifamily housing (see Table 5-3, page 5-6); this percentage of the 543 projected housing units needed equals 102 multifamily housing units needed by 2035 to meet the needs of the medium population projection of 13,137 people.

To determine acreage requirements for 2035, the projected number of units needed (102) was multiplied by the current Grandview zoning code minimum lot size requirement for multifamily units (0.1 ac), resulting in a projected acreage requirement of 9.3 ac for multifamily dwellings.

#### Dwelling Unit and Acreage Requirements for Manufactured Home and Other Housing

The existing proportion of manufactured and other housing was used to calculate the number of multifamily dwelling units that would be required during the 20-year planning period. 14.2% of Grandview's total housing stock is currently manufactured or other housing (see Table 5-3, page 5-6); this percentage of the 546 projected housing units needed equals 78 multifamily housing units needed by 2035 to meet the needs of the medium population projection of 5,716 people.

To determine acreage requirements for 2035, the projected number of units needed (78) was multiplied by the average current single-family home lot size of (0.43 ac) resulting in a projected acreage requirement of 33.4 ac for multifamily dwellings.



#### Other Housing-Related Land Use Requirements

Transportation and market choice land needs for residential and other land uses are discussed in the Land Use Element.

#### **IV. A COORDINATED HOUSING STRATEGY FOR GRANDVIEW**

As is the case with most communities, Grandview's housing problems are a result of complex physical, social, and economic realities. Because of the complexity of the problems, a coordinated approach is necessary to address them. A coordinated housing strategy for Grandview should include:

- 1) Consideration and implementation of the housing goals, policies and objectives. Land use decisions, new municipal ordinances and the allocation of available resources should be made in consideration of the goals, policies and objectives contained in this comprehensive plan.
- 2) A target area or areas for housing rehabilitation should be identified and used to guide future activities aimed at improving the existing housing stock.
- 3) Implementation of needed improvements in the Capital Facilities and Transportation Elements could result in greater opportunity for growth in Grandview. The addition of more people in Grandview, particularly those active in the community work force will add to the viability of the community.
- 4) Revise the zoning ordinance to create a greater variety of residential zone options which include:
  - a) Larger lots
  - b) More off-street parking
  - c) Lower density
- 5) Develop an inventory of housing in Grandview that provides for a variety of neighborhoods that are attractive and will lead to an improved quality of life.
- 6) Improve neighborhoods by decreasing density by enforcing the Uniform Housing Code.
- 7) The City of Grandview will not seek additional non-taxable housing but will work with market rate developers to build affordable housing.
- 8) As there has been significant development in the lower income apartment housing category, the City of Grandview recognizes that it has a need to support housing that generates sufficient property tax revenue to pay for services. The City can no longer support new lower income/value residential developments.
- 9) The City of Grandview will re-evaluate the housing needs in seven to 10 years to see if additional non-taxable housing is needed.
- 10) Preserve current low- to moderate-income housing stock by developing housing rehabilitation programs that include public and private investment in owner-occupied housing rehabilitation projects.



## **V. GOALS AND POLICIES**

### **GOAL 1: Provide safe and sanitary housing for all persons within the community.**

**Policy 1.1** Support the development of a housing stock that meets the varied needs of the present community while attracting higher income residents.

**Objective 1:** Encourage the construction of new units to increase the local housing supply. New construction should provide for a moderate- to low-income and elderly market demand as well as upscale residences. It should also provide for an appropriate mix of housing types and intensities (single-family, multifamily, group homes, adult family homes).

**Objective 2:** Encourage manufactured housing parks and subdivisions that are well designed and compatible with neighboring land uses.

**Objective 3:** Allow, on individual lots, manufactured housing that meets accepted standards for manufactured housing and is permanently affixed to a foundation.

**Objective 4:** Encourage and support the rehabilitation of older homes.

**Objective 5:** Encourage infilling in residential areas.

**Objective 6:** Encourage more medium and high-value residential construction.

**Policy 1.2:** Support the implementation of public housing programs in partnership with private developers that supplement the efforts of local developers in meeting the housing needs of the community.

**Objective 1:** Pursue programs to expand the housing options of low and moderate-income groups and the elderly.

**Objective 2:** Coordinate public programs with the activities of local developers to provide for the optimal utilization of community resources.

**Policy 1.3:** Support housing availability to meet the needs of all income groups.

**Objective 1:** Make current housing information available to potential developers and encourage its use in the consideration of development alternatives.

**Objective 2:** Provide for the periodic updating of existing plans and development regulations (e.g., comprehensive plan and zoning ordinance) and ongoing analysis of housing problems.

**Objective 3:** Ensure that all new housing developments pay for the cost of providing utilities, streets, parks and public safety requirements.

**Policy 1.4** Encourage higher dwelling unit values to at least cover the cost of general municipal services.

Objective 1: Encourage more neighborhood development in various price ranges with amenities within the development.

Objective2: Improve enforcement of the Uniform Building Code, Uniform Housing Code, zoning ordinance and the nuisance code to remove junk vehicles, enforce parking regulations, reduce overcrowded homes, and finds ways to remove blighted conditions.

**GOAL 2:** *Residential areas that are safe, sanitary and attractive places to live will be established and maintained in Grandview.*

Policy 2.1: The City of Grandview will ensure and facilitate the provision of municipal services appropriate to the density of residential development.

Policy 2.2: The initial cost of providing municipal services to serve new residential developments will be borne by the developer.

Policy 2.3: The City of Grandview will work cooperatively with other public agencies, private institutions, and organizations to foster housing rehabilitation in suitable areas.

**GOAL 3:** *Encourage a mixture of housing types and densities throughout the UGA that are compatible with public service availability.*

Policy 3.1: Support the development of regional strategies to address the housing needs of the UGA.

Objective 1: Land use controls shall govern the distribution of housing types by establishing overall density.

Objective 2: Density of development shall be based on: the existing land use pattern, the availability of public services, municipal service plans and the initial provision of services by the developer.

Objective 3: Criteria shall be developed for establishing levels of services required for different densities of development.