

**GRANDVIEW PLANNING COMMISSION  
MEETING AGENDA  
WEDNESDAY, FEBRUARY 24, 2021**

City's website: [www.grandview.wa.us](http://www.grandview.wa.us)



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**REGULAR MEETING – 6:00 PM**

**PAGE**

**1. CALL TO ORDER & ROLL CALL**

**2. MINUTE APPROVAL**

A. Minutes of August 31, 2016

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**3. ACTIVE AGENDA**

A. Shoreline Master Program Update

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- Grandview Shoreline Jurisdiction Map.pdf
- SMP Draft Clean Copy for Distribution.pdf
- Shoreline Master Program Update Strike through Narrative.pdf
- Shoreline Master Program – Public Participation Plan.pdf

**4. UNFINISHED AND NEW BUSINESS**

**5. REPORTS**

**6. ADJOURNMENT**

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**GRANDVIEW PLANNING COMMISSION  
REGULAR MEETING MINUTES  
AUGUST 31, 2016**

**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: Dale Burgeson, Jan McDonald and Don Olmstead Jr. Commissioners absent were Lois Chilton and Kathy Gonzalez.

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 Burgeson, second by Commissioner McDonald, the Commission approved the April 27, 2016 regular meeting minutes.

**3. ACTIVE AGENDA**

**A. GMA Update: Development Regulations, Critical Areas Ordinance, and Comprehensive Plan Updates**

Senior Planner Shawn Conrad with the Yakima Valley Conference of Governments provided the following staff report:

**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.

Staff and Planning Commission have reviewed proposed updates to the Comprehensive Plan, development regulations, and critical areas ordinance as part of the City's GMA Update, during public meetings held on May 27, 2015; June 24, 2015; August 26, 2015; October 28, 2015; January 27, 2016; and April 27, 2016.

All of the GMA update elements mutually complement one another. The Comprehensive Plan establishes the community's desirable character and physical pattern of growth and preservation during the next 20 years. The development regulations update provides land use regulations that implement the Comprehensive Plan; as part of the development regulations, the Critical Areas Ordinance provides environmental protection during development review processes.

**SEPA Review**

The City of Grandview distributed a Notice of Application and Determination of Non-Significance, the proposal, and a SEPA checklist on May 19, 2016, using the optional DNS process authorized by WAC 197-11-355. The comment period ended on June 2, 2016. One

comment letter was received from the Department of Ecology regarding the Critical Areas Ordinance update. Ecology's comments related to definitions and the role of the Administrative Official. Revisions contained in the current Critical Areas Ordinance draft reflect these comments.

#### Department of Commerce 60-Day Review

The City of Grandview submitted the proposal and a Notice of Intent to Adopt Amendment to the Department of Commerce on May 19, 2016. Grandview received a letter from Commerce acknowledging receipt of the materials on May 19, 2016, with Material ID # 22424.

Grandview received a comment letter from Department of Commerce on July 13, 2016. Comments related to the Comprehensive Plan update, specifically:

- The timeframe of the 20-year planning period used for Grandview's analysis associated with land and housing needs and their consistency with Yakima County.
- The timeframe of the six-year capital facilities plan.
- The timeframe of the capital facilities information presented from facility plans such as the 2015 Grandview Water System Plan and the 2009 General Sewer Plan.

After consideration of these comments, Grandview staff elected to retain the Comprehensive Plan as submitted to Department of Commerce.

#### Transportation Element Certification

YVCOG, as the lead agency for the Metropolitan Transportation Organization (MPO) and the Regional Transportation Planning Organization (RTPO) for Yakima County, is required to certify transportation elements under GMA to ensure that they are consistent with the Yakima Valley Metropolitan and Regional Transportation Plan 2012-2040 (MRTP) and GMA requirements.

After review of the City of Grandview's Transportation Element, YVCOG determined that it is consistent with the MRTP and the GMA, as follows:

- The plan was submitted for consideration on May 19, 2016 and reviewed by YVCOG Staff.
- The MPO/RTPO Technical Advisory Committee reviewed the completed Transportation Element Review Checklist on June 9, 2016 and recommended approval to the MPO/RTPO Policy Board.
- The Policy Board considered the recommendation of the Technical Advisory Committee on June 20, 2016 and approved the City of Grandview's Transportation Element.
- A formal Transportation Element Consistency Certification Report was signed by YVCOG's Executive Director on June 21, 2016.

#### Public Hearing

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. Notice of the 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.

**Findings & Conclusions**

1. The proposed revisions to the Grandview development regulations, Critical Areas Ordinance, and 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, Washington State Department of Commerce 60-day Review, and RTPO certification of the Transportation Element have been completed.

**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 development regulations, Critical Areas Ordinance, and Comprehensive Plan updates to the Grandview City Council, as presented.

**On motion by Commissioner McDonald, second by Commissioner Burgeson, the Commission adopted the following findings and conclusions:**

- 1. The proposed revisions to the Grandview development regulations, Critical Areas Ordinance, and 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, Washington State Department of Commerce 60-day Review, and RTPO certification of the Transportation Element have been completed;**

**and recommended approval of the development regulations, Critical Areas Ordinance, and Comprehensive Plan updates to the City Council as presented in order to complete the Growth Management Act periodic update.**

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

**5. REPORTS**

**Housing Plan** – City Clerk Palacios reported that at the Council Retreat held in July, a discussion took place regarding economic development and the need to develop a housing plan to include medium and upper level housing in addition to a retirement community and medium level rentals.

**6. ADJOURNMENT**

The meeting adjourned at 6:35 p.m.

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Commissioner Don Olmstead, Jr.

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Anita Palacios, City Clerk

**CITY OF GRANDVIEW  
AGENDA ITEM HISTORY/COMMENTARY  
PLANNING COMMISSION MEETING**

<b>ITEM TITLE</b>  Shoreline Master Program Update	<b>AGENDA NO.:</b> Active 3 (A)  <b>AGENDA DATE:</b> February 24, 2021
<b>DEPARTMENT</b>  Planning	<b>FUNDING CERTIFICATION</b> (City Treasurer) (If applicable)

**DEPARTMENT HEAD REVIEW**

Anita Palacios, City Clerk



**CITY ADMINISTRATOR**

**MAYOR**



**ITEM HISTORY** (Previous council reviews, action related to this item, and other pertinent history)

The City of Grandview Shoreline Master Program (SMP) is a set of local land use policies and regulations that guide development on and use of the City shorelines. The City's SMP applies to both public and private uses for the Yakima River and the unnamed lakes shorelines, associated wetlands and floodplains within the City. The City's SMP protects natural resources for future generations, provide for public access to public waters and shores, and plans for water-dependent uses. The City's SMP must be consistent with the Shoreline Management Act (RCW 90.58) and must be approved by the Washington State Department of Ecology (DOE). The only property within City limits that is adjacent to a shoreline (Yakima River) is the area out at the Wastewater Treatment Plant.

The City's SMP is codified under Grandview Municipal Code Chapter 18.100 Shorelines.

**ITEM COMMENTARY** (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

The City's SMP must be reviewed and, if necessary, updated to ensure it remains compliant with state laws and local comprehensive plans. This review must be completed every eight (8) years. The City's SMP periodic review must be completed no later than June 30, 2021.

On July 12, 2019, the City received a letter from DOE advising of the next rounds of periodic review of SMPs and offered the City a grant in the amount of \$16,800 to help fund the update.

On February 25, 2020, Council approved a Professional Service Agreement with the Yakima Valley Conference of Governments to update the City's SMP.

The City applied for the grant funding and on September 24, 2020 was advised by DOE that the grant was approved.

Jeff Watson, Senior Planner with YVCOG will introduce the SMP to the Planning Commission and address any questions. DOE requires that the City hold one public hearing as part of the review process which will be before the Planning Commission with recommendation to the City Council.

**ACTION PROPOSED**

Schedule public hearing before the Planning Commission for Wednesday, March 31, 2021 at 6:00 p.m.