

## **STAFF REPORT**

**TO:** City of Grandview Hearing Examiner

**FROM:** Jeff Watson, Senior Planner  
Yakima Valley Conference of Governments

**DATE:** February 18, 2020

**SUBJECT:** Conditional Use Permit and Rezone – Euclid Meadows Manufactured Home Park – North 44 Homes LLC - Parcel Nos. 230914-32001 and 230914-32004.

### **Site**

The subject parcels are located on the 700 block of North Euclid Street, Grandview and are owned by North 44 Homes LLC. A portion of Parcel No. 230914-32001 is zoned R-1 Low Density Residential and the other portion is zoned R-3 High Density Residential. Parcel No. 230923-32004 is zoned R-1 Low Density Residential. Both parcels have a Comprehensive Plan Future Land Use Map designation of Residential. The parcels are served by all necessary public utilities.

### **Proposal**

Brad Beauchamp dba North 44 Homes LLC has applied for a conditional use permit and a change of zoning for Parcel Nos. 23091432001 (15.30 acres) and 23091432004 (9.54 acres) from R-1 and R-3 to Manufactured Home Park District.

### **Public Notice**

Public notice was provided in the following manner:

- Notice posted on property: January 20, 2021.
- SEPA Notice of Application, Public Hearing, and Preliminary DNS distributed: February 9, 2021.
- Notification of properties by mail within 300' of subject property: January 19, 2021
- Notice of public hearing posted in official newspaper of the City (*Grandview Herald*): January 20, 2021.

### **State Environmental Policy Act**

The City of Grandview issued a Determination of Non-Significance on February 9, 2021. The comment period ended February 4, 2021. The Sunnyside Valley Irrigation District, the Washington State Department of Transportation, the Yakima Regional Clean Air Agency, the Washington State Department of Ecology and Mary Alaniz a neighbor submitted comment letters on a variety of topics prior to the closing of the comment period February 4, 2021.

## Current Zoning and Land Uses

The subject parcels are zoned R-1 and R-3. Characteristics and zoning of properties adjacent to the subject properties are:

<i>Location</i>	<i>Zoning</i>	<i>Land Use</i>	<i>Comprehensive Plan Future Land Use</i>
North	AG	AG	Residential
South	R-1	Single-family Residential	Residential
East	County (UGA)	AG & Single- family Residential	Residential
West	R-1	Single-family Residential	Residential

The existing surrounding land uses are Residential and Agricultural, including the county designation to the East of the city limits.

## Critical Areas

### *Floodway*

The subject parcel does not fall within or near a floodplain.

### *Shoreline*

The subject parcel does not fall within a designated Shoreline Environment as regulated by the Yakima County Regional Shoreline Master Program.

### *Other Critical Area*

No other critical areas were identified per GMC 18.06

## Traffic Concurrency

The concurrency test and the requirements of GMC 14.10 (Transportation Concurrency Management) were applied to the subdivision application that was submitted with this rezone application. The proposed development is not expected to result in traffic volumes on West 5<sup>th</sup> Street falling below Level of Service (LOS) C. The minimum acceptable LOS on City streets as set by the Grandview Comprehensive Plan Transportation Element is LOS D.

## Comprehensive Plan Land Use Element

### **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; 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) and average household size of 3.6.

The Comprehensive Plan Future Land Use Map designation of the subject parcel as Residential and the requested rezone is from R-1 and R-3 to Manufactured Home Park District. Below is the information contained in the 2016 Comprehensive Plan related to R-1.

**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. Minimum lot area is 7,500 square feet with one dwelling unit per lot permitted.

**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 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.

## Comprehensive Plan Housing Element

### Applicable Countywide Planning Policies

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:

b. Provide for a range of housing types such as multifamily and manufactured housing on individual lots and **in manufactured housing parks**;

### 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.

### **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 5-7);

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

City of Grandview: Type of Housing Units	2013		2010		2000		1990	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
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%
Total Housing Units	3,224	100.0%	3,136	100.0%	2,571	100.0%	2,420	100.0%

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.

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.

### **Projected Future Needs**

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.

**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

### **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.

## **Housing 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 senior housing 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.

Objective 2: 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.

## **Grandview Municipal Code**

### **R-1 Low Density Residential District 17.30.010 Purpose.**

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. Established for residential areas which would be compatible for both site-built and factory-assembled homes and to prohibit the development of incompatible uses that are detrimental to the residential environment. The intent of this district is to provide neighborhoods for site-built and factory-assembled homes on platted lots. Certain public facilities and institutions may also be permitted provided their nature and location are not detrimental to the intended residential environment. (Ord. 2011-29 § 5 (Att. B)).

### **17.30.020 Permitted Uses.**

The following uses shall be permitted in the R-1 district:

A. Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in GMC 17.30.050; and

B. Churches and similar places of worship; and

C. Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising. (Ord. 2011-29 § 5 (Att. B)).

### **17.30.030 Permitted accessory uses.**

The following uses shall be permitted as accessory to a permitted use in the R-1 district:

A. Detached residential garages, as defined in GMC 17.12.200, provided they do not exceed 20 feet in height and 1,000 square feet in area;

B. Home occupations, as defined in GMC 17.12.220;



C. Storage buildings not exceeding 200 square feet of gross floor area and 12 feet in height; provided no container storage, as defined in GMC 17.12.430, shall be permitted;

D. In-home family day care providers, as defined in GMC 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC;

E. Group homes as defined in GMC 17.12.215;

F. Adult family homes as defined in GMC 17.12.032. (Ord. 2017-1 § 8; Ord. 2013-7 § 1; Ord. 2011-29 § 5 (Att. B)).

#### **17.30.040 Conditional Uses.**

In addition to the unclassified uses listed in Chapter 17.86 GMC, the following uses may be permitted by special permit as provided in Chapter 17.86 GMC:

A. Public libraries, and municipal office buildings;

B. Public and private schools, public parks and playgrounds;

C. Fire department station houses; and

D. Private nursery schools, preschool, child mini-day care and day care centers. (Ord. 2011-29 § 5 (Att. B)).

#### **17.30.050 Development standards**

A. Minimum lot area: 7,500 square feet;

B. Density: one dwelling unit per lot;

C. Maximum lot coverage: 40 percent;

D. Minimum yard setbacks:

1. Front: 20 feet.

2. Side: five feet.

3. Side along flanking street of corner lot: 20 feet.

4. Rear:

- a. Principal building: equal 10 feet.
- b. Accessory structures: five feet. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet;

E. Maximum building height:

- 1. Principal building: 30 feet.
- 2. Accessory buildings: 12 feet;

F. Fences and hedges: see Chapter 17.75 GMC;

G. Parking: see Chapter 17.78 GMC;

H. Landscaping: see Chapter 17.75 GMC;

I. Residential design standards: see GMC 17.70.100. (Ord. 2013-7 § 2; Ord. 2011-29 § 5 (Att. B)).

**17.30.060 Area regulations – Construction and siting standards.**

A. Roof Slope. Roof slope shall be not less than a five-foot rise for each 12 feet of horizontal run.

B. Roofing Materials. Roofing materials shall be compatible in appearance with surrounding homes.

C. Siding Materials. Siding materials shall be wood or other material compatible with surrounding homes that has siding materials commonly used on conventional site-built International Building Code single-family residences.

D. Front Entrance. The front entrance of each single-family dwelling shall be located facing the street that it is numbered on. However, in case of narrow corner lots the front entrance could be on the side street if needed.

E. All manufactured homes shall comply with the following standards:

1. Age Restriction. All manufactured homes shall have to be a “new manufactured home” and shall not be more than five years old as determined by the manufacturer’s date.
2. Pit Set. Manufactured homes shall be “pit set” with the first floor elevation no more than 12 inches above finished grade. The pit shall be of sufficient depth to accommodate 18 inches’ clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code. Skirting or side walls shall be installed around the perimeter and the tongue and axles shall be removed.
3. Transportation Equipment. All wheels, tongues and other transportation equipment must be removed when the manufactured home is placed upon a lot.
4. Facade. All manufactured homes shall have skirting and exterior siding that will match those of a typical site-built residence.
5. HUD Code. All manufactured homes must conform to the U.S. Department of Housing and Urban Development (HUD) 1976 Federal Manufactured Home Construction and Safety Standards Act.

F. Replacement of a nonconforming mobile home/manufactured home on an individual lot shall be with a new manufactured home or by a stick-built home meeting current lot setback requirements.

G. Residential dwellings located within the 100-year floodplain shall conform to the Grandview flood ordinance and shoreline master program. (Ord. 2011-29 § 5 (Att. B)).

#### **17.35.010 Purpose.**

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. (Ord. 2011-29 § 5 (Att. B)).

#### **17.35.020 Permitted uses.**

The following uses shall be permitted in the R-3 district:

- A. Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in GMC 17.35.050; and

B. Two-family dwelling (duplex) consisting of two attached residential homes built to current building codes or two new attached manufactured or modular homes conforming to the general aesthetics of the neighborhood in which they are sited and the development standards in GMC 17.35.050; and

C. Multifamily dwellings; and

D. Churches and similar places of worship; and

E. Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising. (Ord. 2011-29 § 5 (Att. B)).

**17.35.030 Permitted accessory uses.**

The following uses shall be permitted as accessory to a permitted used in the R-3 district:

A. Detached single-family residential garages, as defined in GMC 17.12.200, provided they do not exceed 20 feet in height and 1,000 square feet in area;

B. Home occupations as defined by GMC 17.12.220;

C. Storage buildings not exceeding 200 square feet of gross floor area and 12 feet in height; provided no container storage, as defined in GMC 17.12.430, shall be permitted;

D. In-home family day care providers, as defined in GMC 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC;

E. Group homes as defined in GMC 17.12.215;

F. Adult family homes as defined in GMC 17.12.032. (Ord. 2017-1 § 10; Ord. 2013-9 § 1; Ord. 2011-29 § 5 (Att. B)).

**17.35.040 Conditional uses.**

In addition to the unclassified uses listed in Chapter 17.86 GMC, the following uses may be permitted by special permit as provided in Chapter 17.86 GMC:

A. Public libraries, and municipal office buildings;

B. Public and private schools, public parks and playgrounds;

C. Fire department station houses; and

D. Private nursery school, preschool, child mini-day care and child day care center. (Ord. 2011-29 § 5 (Att. B)).

**17.35.050 Development standards.**

A. Minimum area of lot for single-family dwelling: 7,500 square feet; two-family dwelling attached, 8,000 square feet and shall be governed by the standards in R-1 and R-2 districts;

B. Minimum area of lot for multifamily dwellings: 3,000 square feet per dwelling unit for first four dwelling units; 6,000 square feet per each additional dwelling unit;

C. Maximum lot coverage: 60 percent;

D. Minimum yard setbacks:

1. Front: 20 feet.

2. Side: five feet.

3. Side along flanking street of corner lot: 25 feet.

4. Rear:

a. Principal building: 10 feet.

b. Accessory structures: five feet. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet;

E. Maximum building height:

1. Principal building: 35 feet.

2. Accessory buildings: 25 feet;

F. Fences and hedges: see Chapter 17.75 GMC;

G. Parking: see Chapter 17.78 GMC;

H. Landscaping: see Chapter 17.75 GMC; and

I. Residential design standards: see GMC 17.70.100. (Ord. 2013-9 § 2; Ord. 2011-29 § 5 (Att. B)).

**17.35.060 Area regulations – Construction and siting standards.**

A. Roof Slope. Roof slope shall be not less than a five-foot rise for each 12 feet of horizontal run.

B. Roofing Materials. Roofing materials shall be compatible in appearance with surrounding homes.

C. Siding Materials. Siding materials shall be wood or other material compatible with surrounding homes that has siding materials commonly used on conventional site-built International Building Code single-family residences.

D. Front Entrance. The front entrance of each single-family dwelling shall be located facing the street that it is numbered on. However, in case of narrow corner lots the front entrance could be on the side street if needed.

E. All manufactured homes shall comply with the following standards:

1. Age Restriction. All manufactured homes shall have to be a “new manufactured home” and shall not be more than five years old as determined by the manufacturer’s date.

2. Pit Set. Manufactured homes shall be “pit set” with the first floor elevation no more than 12 inches above finished grade. The pit shall be of sufficient depth to accommodate 18 inches’ clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code. Skirting or side walls shall be installed around the perimeter and the tongue and axles shall be removed.

3. Transportation Equipment. All wheels, tongues and other transportation equipment must be removed when the manufactured home is placed upon a lot.

4. Facade. All manufactured homes shall have skirting and exterior siding that will match those of a typical site-built residence.

5. HUD Code. All manufactured homes must conform to the U.S. Department of Housing and Urban Development (HUD) 1976 Federal Manufactured Home Construction and Safety Standards Act.

F. Replacement of a nonconforming mobile home/manufactured home on an individual lot shall be with a new manufactured home or by a stick-built home meeting current lot setback requirements.

G. Residential dwellings located within the 100-year floodplain shall conform to the Grandview flood ordinance and shoreline master program. (Ord. 2011-29 § 5 (Att. B)).

#### **17.35.070 Zero lot line development.**

Zero lot line development for single-family dwellings may be permitted in order to: promote efficient land use, permit a more energy efficient arrangement of structures, protect environmentally sensitive areas, or provide more usable private or community open space.

A. Districts in Which Permitted. A zero lot line development for single-family dwellings may be permitted in the R-3 high density residential district.

B. Application and Procedures. All development applications which include a zero lot line shall be processed in accordance with GMC Title 14, Administration of Development Regulations, and GMC Title 16, Subdivisions, including application requirements.

C. Development Standards. All zero lot line developments shall comply with the standards of this title and the following requirements; provided, that where the standards included herein

conflict with the standards established in other sections of this title, the standards herein shall apply:

1. **Platting Requirements.** Each dwelling shall be located on its own individual platted lot. The plat shall show the zero lot lines and the related easements;
2. **Openings Prohibited on the Zero Lot Line Side.** In order to maintain privacy, there shall be no windows, doors, air conditioning units, or any other type of openings in the wall along the zero lot line, except when such a wall abuts permanent open spaces or a public or private right-of-way;
3. **Maintenance and Drainage Easements.** A perpetual maintenance, eave overhang, and drainage easement at least five feet wide shall be provided on the lot adjacent to the zero lot line property line, which, with the exception of walls and/or fences, shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title on the property. The wall shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners. Eaves, but no other part of any structure, may protrude across a side lot line, and such protrusion shall not exceed 18 inches. Water runoff from the dwelling placed on the lot is limited to the easement area; and
4. In no case shall a zero lot line dwelling be built closer than 10 feet from the lot line of a lot not approved for zero lot line development. (Ord. 2011-29 § 5 (Att. B)).

#### **Hearing Examiner – Findings and Recommendations.**

**GMC Section 14.09.030(3)(c) Required Findings.** The planning commission or hearing examiner shall not recommend approval of a proposed development unless it first makes the following findings and conclusions:

- i. The development is consistent with the comprehensive plan and meets the requirements and intent of the Grandview Municipal Code.
- ii. The development makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply, and sanitary wastes.
- iii. The development adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18.
- iv. The development is beneficial to the public health, safety and welfare and is in the public interest.
- v. The development does not lower the level of service of transportation below the minimum standards as shown within the comprehensive plan. If the development results in a level of service lower than those shown in the comprehensive plan, the development may be approved if improvement or strategies to raise the level of service are made concurrent with the development. For the purpose of this section, “concurrent with the development” is

defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development.

vi. The area, location and features of any land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development and are proportional to the impacts created by the development

#### **GMC Section 17.88.060 Hearing Examiner – Findings and Recommendations.**

- A. After completion of an open record hearing on a petition for reclassification of property, the hearing examiner shall make and enter findings from the records and conclusions thereof which support its recommendation and find whether or not:
  1. The proposal is in accord with the goals and policies of the comprehensive plan.
  2. The effect of the proposal on the immediate vicinity will not be materially detrimental.
  3. There is merit and value in the proposal for the community as a whole.
  4. Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.
  5. A development agreement should be entered into between the city and the petitioner, and if so, the terms and conditions of such an agreement.
- A. The hearing examiner shall render its recommendation to approve, approve with modifications and/or conditions, or reject the petition based on its findings and conclusions. The hearing examiner's recommendation, to include its findings and conclusions, shall be forwarded to the city council in accordance with Chapter [2.50](#) GMC at a regular business meeting thereof.

**Section 17.88.080 City council consideration.** Following the provisions contained in GMC Title [14](#), the city council shall make and enter findings of fact and take one of the following actions:

- A. Approve the reclassification with or without modification.
- B. Enter into a concomitant agreement with the petitioner, as set forth in GMC [17.88.100](#).
- C. Deny the reclassification.

## **Staff Findings**

1. The application is for two parcels to be rezoned from Residential R-1 Low Density Residential and R-3 High Density Residential to Manufactured Home District.
2. The Grandview Comprehensive Plan shows the future land use for this area as "Residential". The Plan provides that: "Residential: Areas appropriate for rural, single-family, and multifamily residential living."
3. The public notice requirements of the Grandview Municipal Code have been satisfied.
4. Environmental SEPA review as required by RCW 43.21C has been completed, resulting in the issuance of a Determination of Non-significance.
5. Adequate public services and road access are available or can be developed to serve the proposed use.
6. Surrounding land uses are marginally compatible with the uses permitted in the Manufactured Home District zoning.
7. The proposal would **not** be consistent with the Grandview Comprehensive Plan.



- a. Within its Land Use Element the Comprehensive Plan stipulates in Goal 1 to:
  - i. *"Create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values."* The policies in place to achieve that goal are:
    1. 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"*.
    2. 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."*
    3. 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."*
    4. Policy 1.7 *Revise development regulations as needed to be consistent with the adopted Comprehensive Plan.*
- b. Within its housing element the Comprehensive Plan stipulates in the projected future needs for housing in Tables 5-11 and 5-12 the housing types, units, and acreage for the 20-year planning period (to 2035). It calls for a total of *"566 total units; 386 Single Family, 102 Multi Family, and 78 Manufactured Homes or Other"*. The application as proposed would amount to 2.4 times the number of manufactured homes called for in the table; or 1/3 the total additional units needed through 2035. The narrative goes on to say that *"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(res)..."*. The application as proposed calls for 188 units on 24.84 acres.
- c. Within the housing element of the Comprehensive Plan, the **Coordinated Housing Strategy for Grandview** among other things stipulates:
  - i. *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.*
  - ii. *Revise the zoning ordinance to create a greater variety of residential zone options which include:*
    1. *Larger lots*
    2. *More off-street parking*
    3. *Lower Density*
  - iii. *Improve neighborhoods by decreasing density by enforcing the Uniform Housing Code.*
  - iv. *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.*
  - v. *The City of Grandview will re-evaluate the housing needs in seven to 10 years to see if additional non-taxable housing is needed.*
  - vi. *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.*
- d. Within its housing element the Housing Goals and Policies stipulate:

- i. *GOAL 1: Provide safe and sanitary housing for all persons within the community.*
  - 1. *Policy 1.1 Support the development of a housing stock that meets the varied needs of the present community while attracting higher income residents.*
    - a. *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 senior housing 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).*
    - b. *Objective 2: Encourage manufactured housing parks and subdivisions that are well designed and compatible with neighboring land uses.*
    - c. *Objective 3: Allow, on individual lots, manufactured housing that meets accepted standards for manufactured housing and is permanently affixed to a foundation.*
    - d. *Objective 4: Encourage and support the rehabilitation of older homes.*
    - e. *Objective 5: Encourage infilling in residential areas.*
    - f. *Objective 6: Encourage more medium and high-value residential construction.*
  - 2. *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.*
    - a. *Objective 1: Pursue programs to expand the housing options of low and moderate-income groups and the elderly.*
    - b. *Objective 2: Coordinate public programs with the activities of local developers to provide for the optimal utilization of community resources.*
  - 3. *Policy 1.3: Support housing availability to meet the needs of all income groups.*
    - a. *Objective 1: Make current housing information available to potential developers and encourage its use in the consideration of development alternatives.*
    - b. *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.*
    - c. *Objective 3: Ensure that all new housing developments pay for the cost of providing utilities, streets, parks and public safety requirements.*
  - 4. *Policy 1.4 Encourage higher dwelling unit values to at least cover the cost of general municipal services.*
    - a. *Objective 1: Encourage more neighborhood development in various price ranges with amenities within the development.*
    - b. *Objective 2: 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.*

- ii. *GOAL 2: Residential areas that are safe, sanitary and attractive places to live will be established and maintained in Grandview.*
  - 1. *Policy 2.1: The City of Grandview will ensure and facilitate the provision of municipal services appropriate to the density of residential development.*
  - 2. *Policy 2.2: The initial cost of providing municipal services to serve new residential developments will be borne by the developer.*
  - 3. *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.*

- 2. While the Comprehensive Plan does provision for additional manufactured home parks and manufactured home placement, it has established well defined thresholds which the application as proposed overwhelmingly exceeds. The Community through its Comprehensive Plan has clearly outlined a strategy to develop a variety of housing types and programs to facilitate the needs of the community based on the projected growth, existing development patterns, and desired outcomes. Changes to the development and zoning code are the tools by which a community executes its plan. The goals, objectives, and policies of the Comprehensive Plan will be better facilitated by retaining the existing zoning. The public use and interest would **not** be served by approving the applications as proposed.

### **Recommendation**

The Yakima Valley Conference of Governments, acting as staff for the City of Grandview, recommends that the applications as proposed for a conditional use permit and a rezone of Parcel Nos. 230914-32001 and 230914-32004 from R-1 Low Density Residential and R-3 High Density to Manufactured Home district be **denied**.

## Anita Palacios

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**From:** brad beauchamp <bmbdevelopment@yahoo.com>  
**Sent:** Monday, February 15, 2021 9:59 AM  
**To:** tcbgc@aol.com; Anita Palacios  
**Subject:** City of Grandview Public Hearing - Euclid Meadows Rezone & CUP  
**Attachments:** Staff report with notes.pdf; staff report addendum.pdf; Rebuttal to Staff Report for Euclid Meadows.pdf; North 44 PROJECT FLYER.pdf

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

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**CAUTION:** External Email

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Mr. Cuillier (Grandview Hearing Examiner):

Last week we received the staff report for the COZ and CUP that will come before you on 2-18. We were surprised by staffs recommendation and after analyzing the report we would like to submit the attached documents for your consideration on this matter. Some of the information may be redundant but we wanted to make sure we supplied everything we could so the full intent and quality of this project is understood.

Attached are the following:

1. Staff report with notes from North 44
2. Staff report addendum- this is additional information that goes with staff report with notes
3. Rebuttal to staff report
4. N44 project flyer-this is to get to know who we are and what we are about. The manufactured home world has changed dramatically over the past 10 yrs. Gone are the days of tin box "trailers". Manufactured Homes are now built to a higher standard. All of our homes are Energy Star approved and brand new.

Brad Beauchamp  
North 44 Homes  
BMB Development Inc  
509-308-6556

## **STAFF REPORT**

**TO:** City of Grandview Hearing Examiner

**FROM:** Jeff Watson, Senior Planner  
Yakima Valley Conference of Governments

**DATE:** February 18, 2020

**SUBJECT:** Conditional Use Permit and Rezone – Euclid Meadows Manufactured Home Park – North 44 Homes LLC - Parcel Nos. 230914-32001 and 230914-32004.

### **Site**

The subject parcels are located on the 700 block of North Euclid Street, Grandview and are owned by North 44 Homes LLC. A portion of Parcel No. 230914-32001 is zoned R-1 Low Density Residential and the other portion is zoned R-3 High Density Residential. Parcel No. 230923-32004 is zoned R-1 Low Density Residential. Both parcels have a Comprehensive Plan Future Land Use Map designation of Residential. The parcels are served by all necessary public utilities.

### **Proposal**

Brad Beauchamp dba North 44 Homes LLC has applied for a conditional use permit and a change of zoning for Parcel Nos. 23091432001 (15.30 acres) and 23091432004 (9.54 acres) from R-1 and R-3 to Manufactured Home Park District.

### **Public Notice**

Public notice was provided in the following manner:

- Notice posted on property: January 20, 2021.
- SEPA Notice of Application, Public Hearing, and Preliminary DNS distributed: February 9, 2021.
- Notification of properties by mail within 300' of subject property: January 19, 2021
- Notice of public hearing posted in official newspaper of the City (*Grandview Herald*): January 20, 2021.

### **State Environmental Policy Act**

The City of Grandview issued a Determination of Non-Significance on February 9, 2021. The comment period ended February 4, 2021. The Sunnyside Valley Irrigation District, the Washington State Department of Transportation, the Yakima Regional Clean Air Agency, the Washington State Department of Ecology and Mary Alaniz a neighbor submitted comment letters on a variety of topics prior to the closing of the comment period February 4, 2021.

## Current Zoning and Land Uses

The subject parcels are zoned R-1 and R-3. Characteristics and zoning of properties adjacent to the subject properties are:

<i>Location</i>	<i>Zoning</i>	<i>Land Use</i>	<i>Comprehensive Plan Future Land Use</i>
North	AG	AG	Residential
South	R-1	Single-family Residential	Residential
East	County (UGA)	AG & Single- family Residential	Residential
West	R-1	Single-family Residential	Residential

The existing surrounding land uses are Residential and Agricultural, including the county designation to the East of the city limits.

## Critical Areas

### *Floodway*

The subject parcel does not fall within or near a floodplain.

### *Shoreline*

The subject parcel does not fall within a designated Shoreline Environment as regulated by the Yakima County Regional Shoreline Master Program.

### *Other Critical Area*

No other critical areas were identified per GMC 18.06

## Traffic Concurrency

The concurrency test and the requirements of GMC 14.10 (Transportation Concurrency Management) were applied to the subdivision application that was submitted with this rezone application. The proposed development is not expected to result in traffic volumes on West 5<sup>th</sup> Street falling below Level of Service (LOS) C. The minimum acceptable LOS on City streets as set by the Grandview Comprehensive Plan Transportation Element is LOS D.

## Comprehensive Plan Land Use Element

### **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; 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) and average household size of 3.6.

The Comprehensive Plan Future Land Use Map designation of the subject parcel as Residential and the requested rezone is from R-1 and R-3 to Manufactured Home Park District. Below is the information contained in the 2016 Comprehensive Plan related to R-1.

**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. Minimum lot area is 7,500 square feet with one dwelling unit per lot permitted.

**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 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. **Where are the other densities, Grandridge Estates offering middle to high end. 227 SFR lots \$269,900-\$400,900**

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.

## **Comprehensive Plan Housing Element**

### **Applicable Countywide Planning Policies**

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:

- b. Provide for a **range of housing** types such as multifamily and manufactured housing on individual lots and in **manufactured housing parks**;

**As of 2-12-21 our realtor provided us all active listing in Grandview, 9 active listings with an average asking price of \$298,977. This does not include any of the new homes in the Grandridge Estates development as these are not being listed so there are a few more new homes for sale. If these were added it would likely drive the average list price well above \$300,000. Currently there is very range in available housing types and prices.**

### **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. **Currently No land zoned for a Manufactured home park thats viable for development.**

### **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 5-7);



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

City of Grandview: Type of Housing Units	2013		2010		2000		1990	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
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%
Total Housing Units	3,224	100.0%	3,136	100.0%	2,571	100.0%	2,420	100.0%

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.

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.

### **Projected Future Needs**

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.

**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

### **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- **Often times larger lots cost more money to purchase and maintain**
  - b) More off-street parking
  - c) Lower density-**this does not help address the affordable housing issue, it actually makes it worse.**
- 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.  
**Please See attached Addendum item 1**
- 6) Improve neighborhoods by decreasing density by enforcing the Uniform Housing Code.

**Decreasing density drives prices up. Our Current R3 zoning already allows for high density**

7) The City of Grandview will not seek additional non-taxable housing but will work with market rate developers to build affordable housing. **Please See attached Addendum item 2**

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. **Please See attached Addendum item 3**

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. **There is no low to moderate income housing stock and the price of land is making it harder to deliver, thus the need for our product.**

### **Housing 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. **This policy leaves behind a large portion of the population and is in stack contractdiction to other housing goals**

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 senior housing 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. **Please See attached Addendum item 4**

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. **Denying this rezone and CUP shows a great lack of consistency between many of the goals and objectives in the comp plan and seems to weight to heavily the need for high end housing**

Objective 1: Make current housing information available to potential developers and encourage its use in the consideration of development alternatives. **We worked closely with City of Grandview Staff and felt they were excited the new development.**

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. **We pay for all improvements and add revenues to the city, police, fire and schools.**

Policy 1.4 Encourage higher dwelling unit values to at least cover the cost of general municipal services. **This is best acheived with higher densities**

Objective 1: Encourage more neighborhood development in various price ranges with amenities within the development. **This neighborhood is built to all city standards and includes a small park areas as well as a basketball area**

Objective 2: 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. **Please See attached Addendum item 5**

**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.

## **Grandview Municipal Code**

### **R-1 Low Density Residential District 17.30.010 Purpose.**

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. Established for residential areas which would be compatible for both site-built and factory-assembled homes and to prohibit the development of incompatible uses that are detrimental to the residential environment. The intent of this district is to provide neighborhoods for site-built and factory-assembled homes on platted lots. Certain public facilities and institutions may also be permitted provided their nature and location are not detrimental to the intended residential environment. (Ord. 2011-29 § 5 (Att. B)).

### **17.30.020 Permitted Uses.**

The following uses shall be permitted in the R-1 district:

A. Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in GMC 17.30.050; and

~~B. Churches and similar places of worship; and~~

C. Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising. (Ord. 2011-29 § 5 (Att. B)).

The following uses shall be permitted as accessory to a permitted use in the R-1 district:

A. Detached residential garages, as defined in GMC 17.12.200, provided they do not exceed 20 feet in height and 1,000 square feet in area;

B. Home occupations, as defined in GMC 17.12.220;

C. Storage buildings not exceeding 200 square feet of gross floor area and 12 feet in height; provided no container storage, as defined in GMC 17.12.430, shall be permitted;

D. In-home family day care providers, as defined in GMC 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC;

E. Group homes as defined in GMC 17.12.215;

F. Adult family homes as defined in GMC 17.12.032. (Ord. 2017-1 § 8; Ord. 2013-7 § 1; Ord. 2011-29 § 5 (Att. B)).

#### **17.30.040 Conditional Uses.**

In addition to the unclassified uses listed in Chapter 17.86 GMC, the following uses may be permitted by special permit as provided in Chapter 17.86 GMC:

A. Public libraries, and municipal office buildings;

B. Public and private schools, public parks and playgrounds;

C. Fire department station houses; and

D. Private nursery schools, preschool, child mini-day care and day care centers. (Ord. 2011-29 § 5 (Att. B)).

#### **17.30.050 Development standards**

A. Minimum lot area: 7,500 square feet;

B. Density: one dwelling unit per lot;

C. Maximum lot coverage: 40 percent;

D. Minimum yard setbacks:

1. Front: 20 feet.

2. Side: five feet.

3. Side along flanking street of corner lot: 20 feet.

**4. Rear:**

a. Principal building: equal 10 feet.

b. Accessory structures: five feet. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet;

**E. Maximum building height:**

1. Principal building: 30 feet.

2. Accessory buildings: 12 feet;

**F. Fences and hedges:** see Chapter 17.75 GMC;

**G. Parking:** see Chapter 17.78 GMC;

**H. Landscaping:** see Chapter 17.75 GMC;

**I. Residential design standards:** see GMC 17.70.100. (Ord. 2013-7 § 2; Ord. 2011-29 § 5 (Att. B)).

**17.30.060 Area regulations – Construction and siting standards.**

**A. Roof Slope.** Roof slope shall be not less than a five-foot rise for each 12 feet of horizontal run.

**B. Roofing Materials.** Roofing materials shall be compatible in appearance with surrounding homes.

**C. Siding Materials.** Siding materials shall be wood or other material compatible with surrounding homes that has siding materials commonly used on conventional site-built International Building Code single-family residences.

**D. Front Entrance.** The front entrance of each single-family dwelling shall be located facing the street that it is numbered on. However, in case of narrow corner lots the front entrance could be on the side street if needed.

**E. All manufactured homes shall comply with the following standards:**

1. **Age Restriction.** All manufactured homes shall have to be a “new manufactured home” and shall not be more than five years old as determined by the manufacturer’s date.

2. **Pit Set.** Manufactured homes shall be “pit set” with the first floor elevation no more than 12 inches above finished grade. The pit shall be of sufficient depth to accommodate 18 inches’ clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code. Skirting or side walls shall be installed around the perimeter and the tongue and axles shall be removed.

3. **Transportation Equipment.** All wheels, tongues and other transportation equipment must be removed when the manufactured home is placed upon a lot.

4. **Facade.** All manufactured homes shall have skirting and exterior siding that will match those of a typical site-built residence.

5. **HUD Code.** All manufactured homes must conform to the U.S. Department of Housing and Urban Development (HUD) 1976 Federal Manufactured Home Construction and Safety Standards Act.

F. **Replacement of a nonconforming mobile home/manufactured home on an individual lot** shall be with a new manufactured home or by a stick-built home meeting current lot setback requirements.

G. **Residential dwellings located within the 100-year floodplain** shall conform to the Grandview flood ordinance and shoreline master program. (Ord. 2011-29 § 5 (Att. B)).

**17.35.010 Purpose.**

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. (Ord. 2011-29 § 5 (Att. B)).

**17.35.020 Permitted uses.**

The following uses shall be permitted in the R-3 district:

A. Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in GMC 17.35.050; and



B. Two-family dwelling (duplex) consisting of two attached residential homes built to current building codes or two new attached manufactured or modular homes conforming to the general aesthetics of the neighborhood in which they are sited and the development standards in GMC 17.35.050; and

C. Multifamily dwellings; and

D. Churches and similar places of worship; and

E. Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising. (Ord. 2011-29 § 5 (Att. B)).

**17.35.030 Permitted accessory uses.**

The following uses shall be permitted as accessory to a permitted used in the R-3 district:

A. Detached single-family residential garages, as defined in GMC 17.12.200, provided they do not exceed 20 feet in height and 1,000 square feet in area;

B. Home occupations as defined by GMC 17.12.220;

C. Storage buildings not exceeding 200 square feet of gross floor area and 12 feet in height; provided no container storage, as defined in GMC 17.12.430, shall be permitted;

D. In-home family day care providers, as defined in GMC 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC;

E. Group homes as defined in GMC 17.12.215;

F. Adult family homes as defined in GMC 17.12.032. (Ord. 2017-1 § 10; Ord. 2013-9 § 1; Ord. 2011-29 § 5 (Att. B)).

**17.35.040 Conditional uses.**

In addition to the unclassified uses listed in Chapter 17.86 GMC, the following uses may be permitted by special permit as provided in Chapter 17.86 GMC:

A. Public libraries, and municipal office buildings;

B. Public and private schools, public parks and playgrounds;

C. Fire department station houses; and

D. Private nursery school, preschool, child mini-day care and child day care center. (Ord. 2011-29 § 5 (Att. B)).

**17.35.050 Development standards.**

A. Minimum area of lot for single-family dwelling: 7,500 square feet; two-family dwelling attached, 8,000 square feet and shall be governed by the standards in R-1 and R-2 districts;



B. Minimum area of lot for multifamily dwellings: 3,000 square feet per dwelling unit for first four dwelling units; 6,000 square feet per each additional dwelling unit;

C. Maximum lot coverage: 60 percent;

D. Minimum yard setbacks:

1. Front: 20 feet.

2. Side: five feet.

3. Side along flanking street of corner lot: 25 feet.

4. Rear:

a. Principal building: 10 feet.

b. Accessory structures: five feet. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet;

E. Maximum building height:

1. Principal building: 35 feet.

2. Accessory buildings: 25 feet;

F. Fences and hedges: see Chapter 17.75 GMC;

G. Parking: see Chapter 17.78 GMC;

H. Landscaping: see Chapter 17.75 GMC; and

I. Residential design standards: see GMC 17.70.100. (Ord. 2013-9 § 2; Ord. 2011-29 § 5 (Att. B)).

**17.35.060 Area regulations – Construction and siting standards.**

A. Roof Slope. Roof slope shall be not less than a five-foot rise for each 12 feet of horizontal run.

B. Roofing Materials. Roofing materials shall be compatible in appearance with surrounding homes.

C. Siding Materials. Siding materials shall be wood or other material compatible with surrounding homes that has siding materials commonly used on conventional site-built International Building Code single-family residences.

D. Front Entrance. The front entrance of each single-family dwelling shall be located facing the street that it is numbered on. However, in case of narrow corner lots the front entrance could be on the side street if needed.

E. All manufactured homes shall comply with the following standards:

1. Age Restriction. All manufactured homes shall have to be a “new manufactured home” and shall not be more than five years old as determined by the manufacturer’s date.

2. Pit Set. Manufactured homes shall be “pit set” with the first floor elevation no more than 12 inches above finished grade. The pit shall be of sufficient depth to accommodate 18 inches’ clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code. Skirting or side walls shall be installed around the perimeter and the tongue and axles shall be removed.

3. Transportation Equipment. All wheels, tongues and other transportation equipment must be removed when the manufactured home is placed upon a lot.

4. Facade. All manufactured homes shall have skirting and exterior siding that will match those of a typical site-built residence.

5. HUD Code. All manufactured homes must conform to the U.S. Department of Housing and Urban Development (HUD) 1976 Federal Manufactured Home Construction and Safety Standards Act.

F. Replacement of a nonconforming mobile home/manufactured home on an individual lot shall be with a new manufactured home or by a stick-built home meeting current lot setback requirements.

G. Residential dwellings located within the 100-year floodplain shall conform to the Grandview flood ordinance and shoreline master program. (Ord. 2011-29 § 5 (Att. B)).

#### **17.35.070 Zero lot line development.**

Zero lot line development for single-family dwellings may be permitted in order to: promote efficient land use, permit a more energy efficient arrangement of structures, protect environmentally sensitive areas, or provide more usable private or community open space.

A. Districts in Which Permitted. A zero lot line development for single-family dwellings may be permitted in the R-3 high density residential district.

B. Application and Procedures. All development applications which include a zero lot line shall be processed in accordance with GMC Title 14, Administration of Development Regulations, and GMC Title 16, Subdivisions, including application requirements.

C. Development Standards. All zero lot line developments shall comply with the standards of this title and the following requirements; provided, that where the standards included herein

conflict with the standards established in other sections of this title, the standards herein shall apply:

1. **Platting Requirements.** Each dwelling shall be located on its own individual platted lot. The plat shall show the zero lot lines and the related easements;

2. **Openings Prohibited on the Zero Lot Line Side.** In order to maintain privacy, there shall be no windows, doors, air conditioning units, or any other type of openings in the wall along the zero lot line, except when such a wall abuts permanent open spaces or a public or private right-of-way;

3. **Maintenance and Drainage Easements.** A perpetual maintenance, eave overhang, and drainage easement at least five feet wide shall be provided on the lot adjacent to the zero lot line property line, which, with the exception of walls and/or fences, shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title on the property. The wall shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners. Eaves, but no other part of any structure, may protrude across a side lot line, and such protrusion shall not exceed 18 inches. Water runoff from the dwelling placed on the lot is limited to the easement area; and

4. In no case shall a zero lot line dwelling be built closer than 10 feet from the lot line of a lot not approved for zero lot line development. (Ord. 2011-29 § 5 (Att. B)).

**R3 zoning is for High Density, in many jurisdictions High density zoning is 13-26 units per acre and medium density is 3-13 per acre. This project is 7.48 so well below the standard used for High Density**

#### **Hearing Examiner – Findings and Recommendations.**

**GMC Section 14.09.030(3)(c) Required Findings.** The planning commission or hearing examiner shall not recommend approval of a proposed development unless it first makes the following findings and conclusions:

- i. The development is consistent with the comprehensive plan and meets the requirements and intent of the Grandview Municipal Code.
- ii. The development makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply, and sanitary wastes.
- iii. The development adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18.
- iv. The development is beneficial to the public health, safety and welfare and is in the public interest.
- v. The development does not lower the level of service of transportation below the minimum standards as shown within the comprehensive plan. If the development results in a level of service lower than those shown in the comprehensive plan, the development may be approved if improvement or strategies to raise the level of service are made concurrent with the development. For the purpose of this section, “concurrent with the development” is

defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development.

vi. The area, location and features of any land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development and are proportional to the impacts created by the development

**GMC Section 17.88.060 Hearing Examiner – Findings and Recommendations.**

- A. After completion of an open record hearing on a petition for reclassification of property, the hearing examiner shall make and enter findings from the records and conclusions thereof which support its recommendation and find whether or not:
1. The proposal is in accord with the goals and policies of the comprehensive plan.
  2. The effect of the proposal on the immediate vicinity will not be materially detrimental.
  3. There is merit and value in the proposal for the community as a whole.
  4. Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.
  5. A development agreement should be entered into between the city and the petitioner, and if so, the terms and conditions of such an agreement.
- A. The hearing examiner shall render its recommendation to approve, approve with modifications and/or conditions, or reject the petition based on its findings and conclusions. The hearing examiner's recommendation, to include its findings and conclusions, shall be forwarded to the city council in accordance with Chapter [2.50](#) GMC at a regular business meeting thereof.

**Section 17.88.080 City council consideration.** Following the provisions contained in GMC Title [14](#), the city council shall make and enter findings of fact and take one of the following actions:

- A. Approve the reclassification with or without modification.
- B. Enter into a concomitant agreement with the petitioner, as set forth in GMC [17.88.100](#).
- C. Deny the reclassification.

## **Staff Findings**

1. The application is for two parcels to be rezoned from Residential R-1 Low Density Residential and R-3 High Density Residential to Manufactured Home District.
2. The Grandview Comprehensive Plan shows the future land use for this area as "Residential". The Plan provides that: "Residential: Areas appropriate for rural, single-family, and multifamily residential living."
3. The public notice requirements of the Grandview Municipal Code have been satisfied.
4. Environmental SEPA review as required by RCW 43.21C has been completed, resulting in the issuance of a Determination of Non-significance.
5. Adequate public services and road access are available or can be developed to serve the proposed use.
6. Surrounding land uses are marginally compatible with the uses permitted in the Manufactured Home District zoning. **Please See attached Addendum item 6**
7. The proposal would not be consistent with the Grandview Comprehensive Plan.

- a. Within its Land Use Element the Comprehensive Plan stipulates in Goal 1 to:
  - i. *"Create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values."* The policies in place to achieve that goal are:
    1. 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"*.
    2. 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."*
    3. 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."*
    4. Policy 1.7 *Revise development regulations as needed to be consistent with the adopted Comprehensive Plan.*
- b. Within its housing element the Comprehensive Plan stipulates in the projected future needs for housing in Tables 5-11 and 5-12 the housing types, units, and acreage for the 20-year planning period (to 2035). It calls for a total of *"566 total units; 386 Single Family, 102 Multi Family, and 78 Manufactured Homes or Other"*. The application as proposed would amount to 2.4 times the number of manufactured homes called for in the table; or 1/3 the total additional units needed through 2035. The narrative goes on to say that *"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(res)..."*. The application as proposed calls for 188 units on 24.84 acres. **Please See attached Addendum item 7**
- c. Within the housing element of the Comprehensive Plan, the **Coordinated Housing Strategy for Grandview** among other things stipulates:
  - i. *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.*
  - ii. *Revise the zoning ordinance to create a greater variety of residential zone options which include:*
    1. *Larger lots*
    2. *More off-street parking*
    3. *Lower Density*

it also states #3, *"the addition of more people in Grandview, particularly those active in the community work force will add to the viability of the community"* this development provides new homes for this exact group of people

- iii. *Improve neighborhoods by decreasing density by enforcing the Uniform Housing Code.*
- iv. *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.*
- v. *The City of Grandview will re-evaluate the housing needs in seven to 10 years to see if additional non-taxable housing is needed. **We are not non taxable housing***
- vi. *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.*
- d. Within its housing element the Housing Goals and Policies stipulate:

- i. *GOAL 1: Provide safe and sanitary housing for all persons within the community.*
  - 1. *Policy 1.1 Support the development of a housing stock that meets the varied needs of the present community while attracting higher income residents.*
    - a. *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 senior housing 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).*
    - b. *Objective 2: Encourage manufactured housing parks and subdivisions that are well designed and compatible with neighboring land uses.*
    - c. *Objective 3: Allow, on individual lots, manufactured housing that meets accepted standards for manufactured housing and is permanently affixed to a foundation.*
    - d. *Objective 4: Encourage and support the rehabilitation of older homes.*
    - e. *Objective 5: Encourage infilling in residential areas.*
    - f. *Objective 6: Encourage more medium and high-value residential construction. Please See attached Addendum item 8*
  - 2. *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.*
    - a. *Objective 1: Pursue programs to expand the housing options of low and moderate-income groups and the elderly.*
    - b. *Objective 2: Coordinate public programs with the activities of local developers to provide for the optimal utilization of community resources.*
  - 3. *Policy 1.3: Support housing availability to meet the needs of all income groups.*
    - a. *Objective 1: Make current housing information available to potential developers and encourage its use in the consideration of development alternatives.*
    - b. *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.*
    - c. *Objective 3: Ensure that all new housing developments pay for the cost of providing utilities, streets, parks and public safety requirements.*
  - 4. *Policy 1.4 Encourage higher dwelling unit values to at least cover the cost of general municipal services.*
    - a. *Objective 1: Encourage more neighborhood development in various price ranges with amenities within the development.*
    - b. *Objective 2: 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.*

*Please See attached Addendum item 9*



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

1. *Policy 2.1: The City of Grandview will ensure and facilitate the provision of municipal services appropriate to the density of residential development.*
2. *Policy 2.2: The initial cost of providing municipal services to serve new residential developments will be borne by the developer.*
3. *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.*

2. While the Comprehensive Plan does provision for additional manufactured home parks and manufactured home placement, it has established well defined thresholds which the application as proposed overwhelmingly exceeds. The Community through its Comprehensive Plan has clearly outlined a strategy to develop a variety of housing types and programs to facilitate the needs of the community based on the projected growth, existing development patterns, and desired outcomes. Changes to the development and zoning code are the tools by which a community executes its plan. The goals, objectives, and policies of the Comprehensive Plan will be better facilitated by retaining the existing zoning. The public use and interest would **not** be served by approving the applications as proposed. **See below**

### **Recommendation**

The Yakima Valley Conference of Governments, acting as staff for the City of Grandview, recommends that the applications as proposed for a conditional use permit and a rezone of Parcel Nos. 230914-32001 and 230914-32004 from R-1 Low Density Residential and R-3 High Density to Manufactured Home district be **denied**.

The comp plan does provide for additional parks but currently no land is zoned for it so to achieve this goal a developer is going to have to ask for a zone change. We feel this parcel is a perfect fit to enhance the community and serve a large portion of the current population as well as provide additional housing to those that work in Grandview but due to the shortage of available rentals and affordable housing on the market are forced to live elsewhere and commute. There are many more goals, objectives and policies within the comp plan that are fulfilled by approving this Zone Change and CUP than by denying it.

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.

Grandview Comprehensive Plan Page 5-10

## Euclid Meadows Rezone and CUP Staff Report

### Addendum

#### Items

1. An inventory of housing and a variety of neighborhoods- We build our manufactured home parks to the same city standards required for any new subdivision. This includes city standard street widths, curb, gutter, sidewalks and streetlights. As well as all other required infrastructure. Our model is to provide the same neighborhood experience and setting but do it within the leased lot model, thus being able to deliver home ownership for a fraction of the cost. Our homes will be between \$95,000-125,000. As mentioned earlier there is NO current inventory in this price range and very little inventory overall in Grandview. The comp plan again and again references
2. This project is not subsidized housing in fact far from it. Currently Manufactured Homes within a park setting, are the only non-subsidized solution to the affordable housing crisis. Apartment are a tool but do not offer homeownership.
3. It will be taxed at the same rate as other SFR neighborhoods, the tax burden is split between homeowners and park owners. The home owner pays an annual personal property tax on the home and the park owner pays the majority of the tax bill in the form of property tax. " The City can no longer support new lower income/ value residential developments" Making statements that the city can no longer support all levels of private development is a dangerous path that can look like discriminating against an entire group of people that have been overlooked as home prices are skyrocketing. One of the factors that come into play when looking at the tax revenues is the density. This project has 7.48 units per acre thus creating roughly the same tax base as a subdivision with 4 per acre where the homes are twice the price. Also we only set Brand New homes in our parks creating Sales Tax revenue for the city on each sale. Sales tax revenues on this park will be in excess of \$1,800,000.
4. Encourage well designed manufactured homes- Please see the attached North 44 Homes Flyer. We strive to build the best parks, with the best homes. We maintain long term ownership in our parks so we have a vested long term interest in maintaining the park to the highest standards.
5. Annual renewal of leases for all homeowners, onsite managers, park covenants and compliance, we enforce all park rules and regulation. The city should never have to deal with code violation as our park covenants are much stricter than city code
6. Surrounding land uses are marginally compatible- We disagree. The surrounding land uses are residential. Our current zoning on, one parcel, already allows for High Density development without any additional approvals or conditional uses. We contend that 7.48 units per acre is a very acceptable density considering what the density could be if one



was to develop to the full potential of the High Density R3 zoning code. All of the manufactured Homes in our parks are pit set with less than 2 steps to the main floor. All design standards and city standards are met as in other residential neighborhoods so the opinion that this project is only marginally compatible may be the opinion of the planner but Manufactured Homes ARE Single Family Residences. The vast majority of our homes are 3 bed 2 bath 1200-1400 sf. Long gone are the days of “trailers”. These are energy star rated homes that happen to be built in a factory. Once set in our park they feel and look like other Single family homes.

#### Staff Findings

7. Staff seems to have made up their mind that manufactured home parks are not in the best interest of the city and are relying on only a small part of the comp plans general goals and policies to support their position. Staff references the projected housing needs through 2035 and implies that the projections somehow place a limit on the number of a particular classification can be built within the city. In no way does the comp plan place a limit on the number of SFR, Multifamily or Manufactured Homes that can be built within the city of Grandview. *Policy 1.5 “Adopt the medium population projections in the Comprehensive Plan as the guide.* This is only a guide. Also in the comp plan it talks of market conditions. This project would be built out in phases so the organic growth of the community would dictate how fast this project would advance from phase to phase. Just this year the same staff approved Grandridge Estates, a 227 lot SFR subdivision using 62.91 acres. I looked but couldn’t find the same analysis of the comp plan in that report. Possibly because the lots and homes were going to be higher end and service a wealthier demographic the same level of scrutiny wasn’t applied or much weight given to the findings? We still contend that manufactured homes are single family homes. Currently vacancy rates are at all time lows for rentals and as we previously pointed out there are very few (9 on MLS) active listings in Grandview.
8. In this current market where land prices are rising at record rates the prices of homes are rising at the same pace. The policy is to support the development of housing stock with many objectives.
  - a. Encourage new units to provide for a moderate to low income and senior housing market- This is exactly what our product does. We fit the need for affordable attainable housing for all age groups. No where else can a new home be purchased for under \$120,000. Total pmt with mortgage and lot rent ave \$1400.
  - b. **Encourage Manufactured Home Parks**-currently there is not land zoned for Manufactured home parks- It seems like this objective should carry much more weight than the population projections from above to which staff basically puts all the decision to deny on.

9. Policy 1.2 Support private developers in meeting the needs of the community
  - a. Objective 1 The city of Grandview staff was wonderful working through the site plan and submittal of the CUP and zone change and we felt they were very much on board with this project as it fulfills the needs for some many residents. It seems as if the staff at the county level has made the decision to ignore many of the goals and objectives of the comp plan such as this one. Many times throughout the comp plan it stresses the need for affordable housing so to deny this proposal is totally against the goals and objectives of the comp plan.

Policy 1.3 The developer is paying for all costs associated with development of the project.

Policy 1.4 As stated before we maintain strict covenants by way of onsite managers thus preserving the standard of living for all. Most neighborhoods do not have covenants and rely on city staff to work through code compliance issues. That will not be an issue in this project.

## Hearing Examiner Staff Findings

1. **The proposal is in accord with the goals and policies of the comprehensive plan:** Manufactured Home Park District zoning does not require a Comprehensive Plan Amendment within the City of Grandview, which confirms the zone does meet the “Residential” goals and objectives in all manners pertaining to manufactured housing except the number of Projected Future Needs in units. The Projected Future Needs allows for 33.4 acres of Manufactured or Other housing types. The City of Grandview projects 78 units for Manufactured Home or Other housing types on that 33.4 acres contradicting City of Grandview allowable unit per acre placement per GMC 17.20 code. The Projected Future Needs table was developed based on 2013 numbers and percentages. The Yakima Valley Conference of Governments does not provide in the staff report the current number of available Manufactured Home Park District acreage to meet the 33.4 acreage goal. This development will provide home ownership to medium income and seniors while providing taxable inventory to help maintain city infrastructure.

The staff report recommends denial of this zone change and development, as far as we can determine, solely on the Projected Future Needs “number of units”. We can only assume this establishes the staff report statement the proposed project “overwhelmingly exceeds” the well-defined thresholds. The staff report does not provide any explanation of how the public use and interest would not be served by approving the application. We feel the Yakima Valley Conference of Governments is labeling manufactured housing as strictly low income and undesirable in the staff report which is problematic and prejudiced.

2. **The effect of the proposal on the immediate vicinity will not be materially detrimental.**  
The staff report does not provide an explanation of how the proposal would be materially detrimental on the immediate vicinity.
3. **There is merit and value in the proposal for the community as a whole.**  
The staff report does not provide an explanation of why there is no merit and value in the proposal for the community as a whole.
4. **Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.**  
The staff report does not provide any explanation of adverse impacts.
5. **A development agreement should be entered into between the city and the petitioner, and if so, the terms and conditions of such an agreement.**

Staff has not approached us with any possibility of a development agreement. We would not be opposed to such an agreement and understand the desire to provide the availability of new homes for sale in desirable subdivisions. We would not oppose an agreement that directly limits placement within this development to new manufactured homes. We also plan the infrastructure placement of all public streets and utilities to City of Grandview Standards which is not typical of Manufactured Home Parks in general and could also be part of a Development Agreement. We would also not object to an agreement to the lesser density provided by our proposal of 188 units, per GMC 17.20.060 manufactured home parks can have up to 12 units per acre, these 2 parcels of 24.34 acres could have as many as 292. This developers agreement or condition per Hearing Examiner could limit this to 188.

**GMC Section 14.09.030(3)(c) Required Findings:**

- i. **The development is consistent with the comprehensive plan and meets the requirements and intent of the Grandview Municipal Code.**  
The proposed development is consistent with the comprehensive plan goals for manufactured home placement in all aspects but the number of units. Staff has based their recommendation on this item alone from numbers provided in 2013. The proposed development provides a lower density than is allowed by GMC 17.20 and will exceed the development standards called out.
- ii. **The development makes adequate provisions for drainage, street and other public ways, irrigation water, domestic water supply, and sanitary wastes.**  
The proposed development will provide city streets, public ways, drainage and utilities to City of Grandview Standards. The development would not oppose a development agreement pertaining to the zone change holding the property to this higher standard. The Conditional Use Permit can also condition the development.
- iii. **The development adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18.**  
The proposed development meets GMC chapters and in particular GMC Title 18.
- iv. **The development is beneficial to the public health, safety and welfare and is in the public interest.**  
The proposed zone change is beneficial to the public health, safety and welfare and is in the public interest. The proposal in full (COZ and CUP) provides a lower density than is allowed in the Manufactured Home District. Will provide city streets and utilities meeting the City of Grandview Standards. Will provide medium income homes by supplying a path to home ownership to citizens who otherwise could not afford to own a home. Will provide an alternative to seniors who are downsizing and do not want the maintenance and taxation costs of larger lots.

- v. **The development does not lower the level of service of transportation below the minimum standards as shown throughout the comprehensive plan. If the development results in a level of service lower than those shown in the comprehensive plan, the development may be approved if the improvement or strategies to raise the level of service are made concurrent with the development.**  
The project, per the City of Grandview, is not expected to fall below Level of Service (LOS) C.
- vi. **The area, location and features of any land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development and are proportional to the impacts created by the development.**  
The development plans to follow the City of Grandview Standards for all infrastructure placement and dedication.

It is the applicant's conclusion that this project should not be denied on outdated, and what we see as prejudiced, information. The majority of the Comprehensive Plan Manufactured Home Districts goals and objectives would be met by allowing this zone change. The 78 units listed is an unreasonable use of 33.4 acres proposed as Projected Future Needs in the Manufactured Home/Other district. The zoning district would allow 400 units on 33.4 acres per GMC 17.20. The Projected Future Needs table should not be used by staff and the City of Grandview to deny future placement of manufactured home districts. Staff has not provided adequate explanation of their recommendation for denial:

How many undeveloped acres of Manufactured Home District land is available for development now to meet these projections?

How many of the units listed as existing in the 2013 table are still there?

Manufactured homes should not be determined to offer nothing to the community but untaxable low income housing which is what the staff report and the Comprehensive Plan infers.





# North 44 Homes

Opening Doors to a Better Life

131



"Our laser focused goal is to provide **attainable housing**. Filling the **gap in affordability** between apartment renting and single-family homes is key. We accomplish this through the land lease model and efficiently built high-quality manufactured homes. Twice the home for half the price It's way more affordable and attainable for all those folks priced out of the market. The time to act is now."

- Ben Harris, Co-founder North 44





## Industry Trends and Statistics

MHVillage and Datacomp combined efforts with industry partners MHI and Statistical Surveys to provide manufactured housing professionals updated annual trends and statistics from across the marketplace.

### COMPETITIVE ADVANTAGE

Site-Built Home

**\$200 average price** per square foot

Manufactured Home

**\$100 average price** per square foot

### COMMUNITY LIVING

4.2 Million  
estimated home sites

37% of new homes  
are placed in  
communities

### MARKET SEGMENT

22 Million people live in manufactured homes

10% of new single-family home starts

77% of new manufactured homes titled as personal property  
(chattel)

## Manufactured Home Community Rent and Occupancy

MHVJLT Market Report National Averages  
(May 2019-March 2020)

### SITE RENT

**\$548**

MONTHLY AVERAGE

ALL AGES \$528  
AGES 55+ \$589

**4%**

ANNUAL SITE RENT INCREASE

ALL AGES 3.9%  
AGES 55+ 4.1%

### OCCUPANCY RATE

**92%**

MONTHLY AVERAGE

ALL AGES 91%  
AGES 55+ 94%

**2.3%**

ANNUAL OCCUPANCY INCREASE

ALL AGES 1.2%  
AGES 55+ 4.5%

133



**90%**

of people are satisfied  
with their homes

**71%**

of residents cite affordability  
as a key driver for choosing  
manufactured housing

**38%**

don't anticipate ever  
selling their home

**62%**

of all residents anticipate  
living in their homes for  
more than 10 years





"One of the largest housing challenges facing the United States is lack of inventory... Quality housing at an affordable price is a must for every community."

-Todd Van Eck, InnovaLab



## Building Community

"Our communities are low maintenance, low impact, energy efficient and yes- affordable! We offer the only non-subsidized solution to the affordable housing crisis and do it by way of **Home Ownership!**"

-Brad Beauchamp, Co-founder North 44







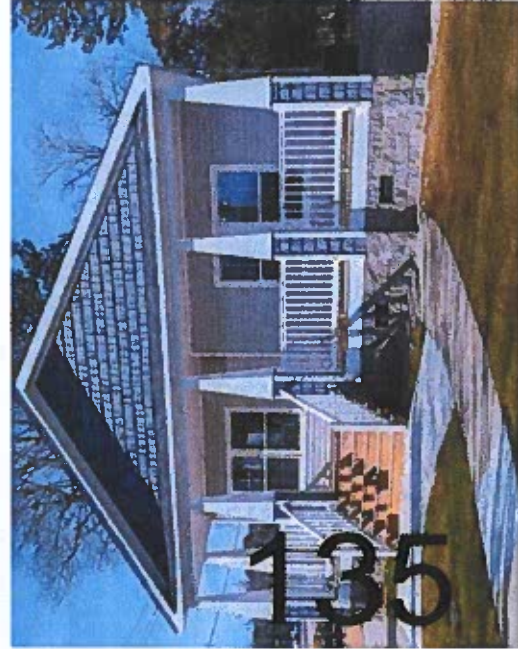
"We have a crisis here in terms of affordable housing. If we can get quality housing for people who need homes at this price point, that's great. All over the nation there's a shortage in inventory, especially at this price point."

-Tanya Powell-May, Legacy Housing GR



## Attainable housing

The only non-subsidized solution to the affordable housing crisis.



3 bedroom/2 bath  
1200sqft  
\$130k

2 bedroom/2 bath  
900sqft  
\$110k

Medium density:  
8 units per acre



135

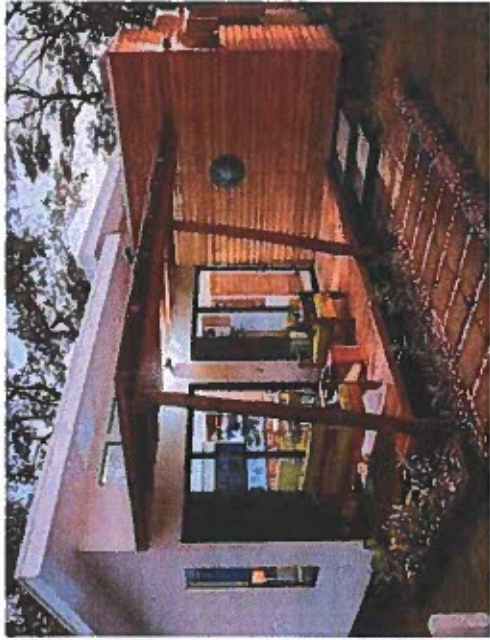




## We build the neighborhood to a city subdivision standard.

High quality manufactured home  
communities – curbs, gutters, sidewalks,  
street lights and community green space





## True Home Ownership

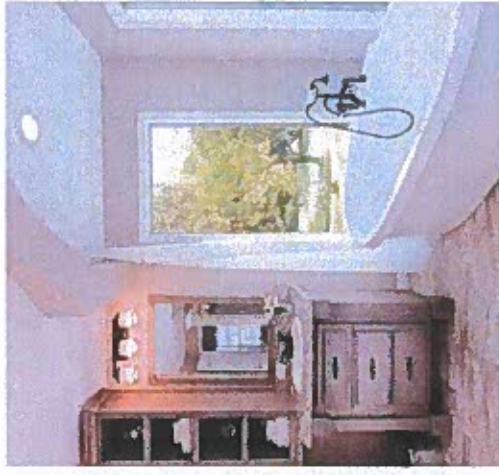
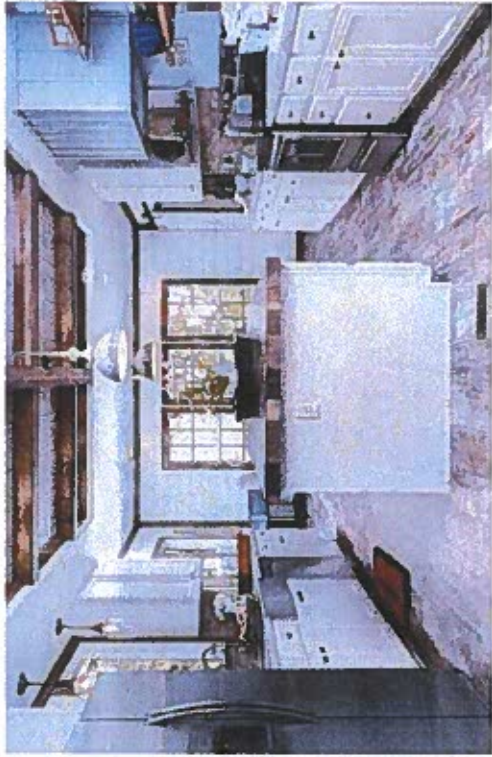
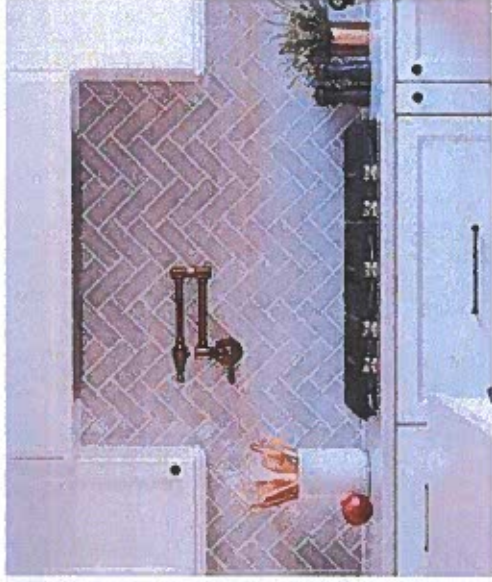
Detached single family homes with private front and back yards – no shared walls

"The future is really, really bright for manufactured housing. It makes a ton of sense and it always has. It just makes more now than ever."

—Evan Atkinson, Clayton Homes of Frazeyburg

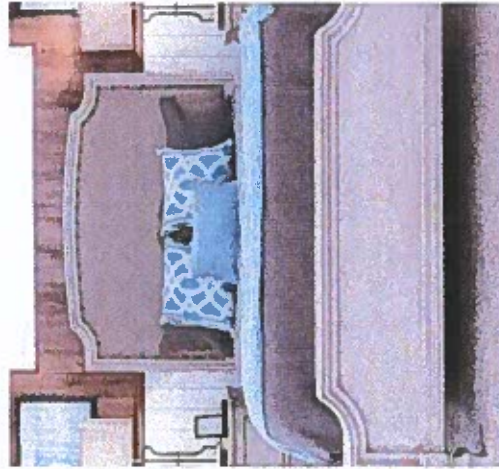




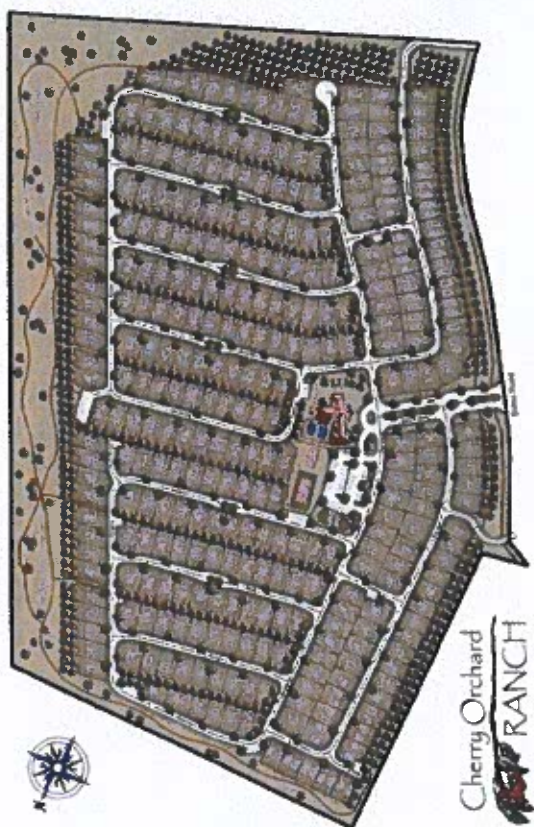


“The fact that manufactured homes can be so beautifully done – and in fact are often indistinguishable from site-built homes – is manufactured housing’s best-kept secret.”

– Ben Carson  
Secretary for U.S. Department of Housing and Urban Development







"Manufactured housing is an active ingredient in the medication we are prescribing for a stronger America."

-Ben Carson  
Secretary for U.S. Department of Housing and Urban Development





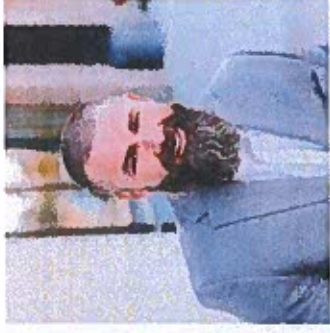
# Executive Committee

North 44 Homes

With over 30 years of combined experience in land development and construction, North 44 works with city governments to put plans and studies into action- turning raw land into fully developed communities.

We specialize in identifying specific markets that have a critical need for attainable housing and have extensive knowledge about zoning regulations and the entitlement process.

As of Summer 2020 North 44 has 9 projects within the pipeline over 900 lots. North 44 is a licensed manufacturer home dealer for Clayton Homes and Champion Homes, the largest homebuilders in the nation.



**Brad Beauchamp**  
Co-founder/CEO  
Brad@north-44.com  
509-308-6556



**Ben Harris**  
Co-founder/COO  
Ben@north-44.com  
509-551-7910



**Cooper Homme**  
Partner/Lead Site Superintendent  
Cooper@north-44.com  
509-221-0127

## Anita Palacios

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**From:** Anita Palacios  
**Sent:** Wednesday, February 17, 2021 1:47 PM  
**To:** Gary Cuillier  
**Cc:** Cus Arteaga; brad beauchamp; Jeff Watson  
**Subject:** FW: Staff Report  
**Attachments:** Proposed Development Agreement.pdf; addendum 2.pdf

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**From:** brad beauchamp <bmbdevelopment@yahoo.com>  
**Sent:** Wednesday, February 17, 2021 1:29 PM  
**To:** Jeff Watson <jeff.watson@yvcog.org>; Anita Palacios <anitap@grandview.wa.us>  
**Subject:** Staff Report

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**CAUTION:** External Email

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Please find the 2 attached documents. Addendum #2 is more of a narrative and follow up from yesterdays conversation with Jeff. Jeff please correct anything that you feel I mis spoke on concerning our conversation. The proposed development agreement lays out requirements on this project that we would be willing to adhere to. Our understanding is if these are acceptable option than the recommendation of denial could be amended to recommend to approve?

Anita can you get these to the Hearing Examiner.

Please let me know your thoughts.

Brad Beauchamp  
BMB Development Inc  
509-308-6556



## **Proposed Developers Agreement Ideas**

### **Zoning and Density**

#### **Current Zonings:**

R3- 9.54 acres assuming 9 units per acre 85 units

R1-15.3 acres assuming 5 units per acre 76

Total allowable units per current code = 161 units

#### **Chapter 17.20 MR Manufactured Home Park District**

##### **17.20.060 Siting Standards**

C: Minimum Site Development Area: There will be no more than 12 manufactured home sites per acre of a manufactured home park. However, additional sites may be allowed up to a total of 18 sites per acre with the addition of the following:

1. Sidewalks
2. Playground and outdoor activities
3. Community center
4. Significant internal landscaping

Total site acres: 24.64

If the zone change is approved to MR code would allow up to 295 units @ 12 per acre, and up to 443 units @ 18 per acre.

Usually adding amenities adds greater flexibility and or density incentives for the developer.

#### **Per Comp Plan-Applicable Countywide Planning Policies**

16. Innovative strategies that provide incentives for the development of affordable housing should be explored. (E.3.9.)

A Development Agreement between the City of Grandview and Euclid Estates would assure the community our development will help achieve many of the goals and objectives found in the Comprehensive Plan by reducing density and increasing amenities. The following items are all items that if adopted would hold this development to a higher standard than required in the current MR Manufactured Home Park District Code:

1. Density Restriction-Limit the density to the proposed 188 units
2. Require the following amenities without approving the higher density of 18 per acre as allowed in the MR code:
  - a. Sidewalks
  - b. Playground
  - c. Significant landscape- fence each individual back yard achieving the privacy requirement
  - d. Pedestrian connectivity- walking path to the park
  - e. 2 traffic calm speed compliance systems-specifically on "North Ave and Middle Ave"  
These are the electronic speed limit signs. (as long as the City of Grandview allows them)
3. Full block fence on Euclid Rd-reduces noise and adds value to the neighborhood

4. **Parking areas:** provide area for 2 cars in front of the home and one to the side of the home. MR code only requires 2 off street parking, Developers Agreement could specify area for 3 off street parking.
5. **All streets** to be build to city standard. Only private road will be the road around the park. All others to be built to city standard including curb and gutter.
6. **Require all homes** that are brought into the park to be NEW homes.
7. **All homes** to be pit set

## Addendum #2

Jeff Watson reached out to me on 2-16 and we discussed the staff report, our rebuttal and addendum we had submitted to the Hearing Examiner for review prior to the hearing. During this conversation Jeff indicated, many times, that he felt the comp plan was clear that the goal was to increase the number of higher end units built in Grandview. While this may be one goal it clearly isn't the only goal and at times the wording in the comp plan, in regards to attracting higher end development, borders on discriminatory.

Below we have included the many times affordable housing is mentioned throughout the Comp Plans goals and objectives. He also indicated that the recommendation of denial was largely based on a population table from 2013 that identified potential housing needs in the future. He said it was clear that the chart contained assumption that made no sense ie, the .43 acres used per manufactured home including in a park. The chart seems to indicate that lots within a Manufactured Home Park would need to be almost ½ acre which is not at all in line with the MR code of 12-18 units per acre. He said he thought that that should be reviewed and changed but it's not up to him.

Treating this projection chart as some sort of Zoning Code Overlay/Max Density document is an incorrect interpretation of what the chart was for. It does not limit the potential development of Grandview to a total of 566 total units or limit the number of any individual housing types that can be built through 2035, however this is how it's being applied per this request.

During the conversation the idea of a partial recommendation of approval, maybe 100 slips, could be approved and then we work with the city to review the above mentioned portion of the comp plan and try to get it changed. He also mentioned we possibly do a comp plan amendment change on the remaining property. This is very confusing. Both of these parcels are zoned residential. A comp plan amendment is not needed as we are not requesting moving from a residential designation.

We have attached ideas that could be incorporated into a Developers Agreement.

### **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:

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.)

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

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.)

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.)

## **II. MAJOR HOUSING CONSIDERATIONS**

### **VI. 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 senior** housing 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. 5-20

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**.

## Anita Palacios

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**From:** brad beauchamp <bmbdevelopment@yahoo.com>  
**Sent:** Friday, February 19, 2021 1:31 PM  
**To:** Gary Cuillier; Anita Palacios  
**Cc:** Cus Arteaga  
**Subject:** Re: Staff Report

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**CAUTION:** External Email

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We appreciate all the discussion from the hearing yesterday. We have been talking about the intent of the table in question, 5-11, and have read through chapter 5 of the comp plan again and still have the same conclusion that this was in no way intended to limit the number of any particular category within the residential zoning.

One major issue that could easily arise, if this was the policy, would be a monopoly of potential building lots within a city. Developer A could theoretically get a single plat or multiple plats approved and use up all of the available building lots in a particular category or over multiple categories thus preventing anyone else from developing other property, because no more units would be available from the projected number needed. Developer A could then control all development within the city and if another developer wanted to develop a parcel, that was zoned correctly, and met all city requirements, would not be allowed to based on the total number of units projected to be needed had been used up. We have never thought the chart was anything more than an estimating tool used more for looking at future lands that might be need to be developed in the UGA and no way intended to limit development numbers.

We look forward to meeting again on March 4th.

For planning on our end what would be the estimated date of the final Hearing Examiner Decision? Then the City Council Meeting for a vote? We had planned to receive the final decision from HE around March 4th with it going to the next council meeting. We assume the final decision will be postponed 2 weeks to coincide with our 2 week postponement on the meeting? We would like to plan to attend the council meeting, virtually.

Brad Beauchamp  
BMB Development Inc  
509-308-6556

On Wednesday, February 17, 2021, 01:47:07 PM PST, Anita Palacios <anitap@grandview.wa.us> wrote:

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**From:** brad beauchamp <bmbdevelopment@yahoo.com>  
**Sent:** Wednesday, February 17, 2021 1:29 PM  
**To:** Jeff Watson <jeff.watson@yvcog.org>; Anita Palacios <anitap@grandview.wa.us>  
**Subject:** Staff Report

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**CAUTION:** External Email

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Please find the 2 attached documents. Addendum #2 is more of a narrative and follow up from yesterdays conversation with Jeff. Jeff please correct anything that you feel I mis spoke on concerning our conversation.

The proposed development agreement lays out requirements on this project that we would be willing to adhere to. Our understanding is if these are acceptable option than the recommendation of denial could be amended to recommend to approve?

Anita can you get these to the Hearing Examiner.

Please let me know your thoughts.

Brad Beauchamp

BMB Development Inc

509-308-6556



**CITY OF GRANDVIEW  
MEMORANDUM**

TO: Gary Cuillier, Grandview Hearing Examiner  
FROM: Cus Arteaga, City Administrator  
DATE: February 25, 2021  
RE: City's Comprehensive Plan Housing Element Table 5.11

At the public hearing on February 18, 2021 regarding the Euclid Meadows Manufactured Home Park Rezone and Conditional Use Permit, I was asked the following question regarding Table 5.11 of the City's Comprehensive Plan Housing Element by Hearing Examiner Cuillier:

Hearing Examiner Cuillier: *"Mr. Arteaga do you think that that table limits the or do you interpret that table as limiting the City's ability to approve more subdivisions for single family dwellings or more multi-family dwellings or more manufactured homes once there's enough subdivisions approved for 386 single family homes and once there's enough approval for 102 units of multi-family housing whenever that should occur that after that this table requires the City to deny all further subdivisions or applications for additional single-family housing, multi-family housing or manufactured homes until 2035 passes? In other words, do you as City staff look at that table as a limitation on what the City can approve between now and 2035? Or do you want some time on this because I have some questions on this that kind of bother me and almost make it hard for me to decide this without further evidence of the intent of this table and I was wondering if there are any Planning Commission minutes or tapes or City Council minutes or tapes that say what the intent of this table is? Is it to project the need based on the percentage of existing housing types in 2015 namely that there is 14% in mobile homes and I can't tell if that includes that percentage includes mobile homes in that mobile home park or not because the other table seems to be talking about just mobile homes on single family lots almost half acre size as being limited to 78 and doesn't really address how many can be approved in mobile home parks specifically that I see and I'm wondering, you know, what the intent and can we have anything for the record in case this goes from the Council to the court to substantiate the fact that this is a cut and dried limit on the amount of these types of housing types that can be approved prior to 2035 or is it a projection of what's expected assuming that certain facts materialize? I need to determine that because otherwise we need to look at the other criteria too for this rather than just concentrate on whether this proposal exceeds the numbers in that table."*

City Administrator Arteaga: *"I hear you. I'd like to take a look at some of the information and the minutes that Anita can provide us to make sure that I'm clear and I understand or at least have a better understanding of what the intent was."*

Hearing Examiner Cuillier: *"That would be helpful for the record . . ."*

I provide the following documents for the record:

- Grandview Planning Commission minutes dated May 27, 2015, June 24, 2015, August 26, 2015, October 28, 2015, January 27, 2016, April 27, 2016 and August 31, 2016
- Grandview Committee-of the Whole minutes dated September 13, 2016, October 11, 2016 and October 25, 2016
- Grandview City Council minutes dated November 22, 2016 and December 13, 2016
- Email dated February 23, 2021 from Joseph Calhoun, Planning Manager, City of Yakima RE: Comprehensive Plan Projections. During the period in which the City was updating the Comprehensive Plan (2015-2016), Mr. Calhoun served as a Senior Planner with the Yakima Valley Conference of Governments.
- Memo dated February 24, 2021 from City Attorney Quinn Plant RE: Euclid Meadows rezone and conditional use permit application



**GRANDVIEW PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MAY 27, 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: Dale Burgeson, Dennis Byam, Kathy Gonzalez and Don Olmstead Jr. Commissioner Jan McDonald was absent.

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 Byam, second by Commissioner Gonzalez, the Commission unanimously approved the January 29, 2014 regular meeting minutes.

**3. ACTIVE AGENDA**

**A. Growth Management Periodic Update Overview**

The Growth Management Act (GMA) required that all cities review and update their planning documents which include comprehensive plans, development regulations and critical areas ordinance every eight (8) years, as outlined in the GMA (RCW 36.70A.130). These updates would be due for the City of Grandview on June 30, 2017. It would be very important to meet this deadline which could affect the City's ability to apply for state infrastructure funding.

The essential steps to the periodic update process included:

- Review and update (if needed) the Comprehensive Plan, Development Regulations and Critical Areas Ordinance
- Public process
- Council adoption with findings by June 30, 2017
- Submittal to the Department of Commerce within 20 days of adoption

**B. Comprehensive Plan Update**

- Public Participation Plan

Senior Planner Conrad presented the Comprehensive Plan Update Public Participation Plan, as follows:

Background

The Growth Management Act (GMA) required fully planning jurisdictions to review and update their comprehensive plans, development regulations, and critical areas ordinance, 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.

#### Citizen Participation Plan

RCW 36.70A.140 established that "Each county and city that is required or chooses to plan under RCW 36.70A.040 shall establish and broadly disseminate to the public a public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans." The Comprehensive Plan Update Public Participation Plan outlined a process of public participation throughout the Comprehensive Plan update.

#### Findings & Conclusions

1. The proposed Public Participation 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.

#### Recommendation

The Yakima Valley Conference of Governments, acting as staff for the City of Grandview, recommended that the Grandview Planning Commission recommend approval of the Comprehensive Plan Update Public Participation Plan to the Grandview City Council.

**On motion by Commissioner Byam, second by Commissioner Gonzalez, the Commission unanimously recommended approval of the Comprehensive Plan Update Public Participation Plan to the City Council.**

- **Administration and Utilities Elements**

Senior Planner Conrad presented the Comprehensive Plan Update: Draft Administration and Utilities Elements, as follows:

#### Background

The Growth Management Act (GMA) required fully planning jurisdictions to review and update their comprehensive plans, development regulations, and critical areas ordinance, 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.

To start this GMA periodic update process, staff reviewed and updated the current Grandview Comprehensive Plan. Once the Comprehensive Plan review was completed, staff would request a recommendation from Planning Commission to City Council on the entire plan and then begin review of the development regulations and the critical areas ordinance for updates.

The updated Comprehensive Plan would consist of eight chapters:

- Administration Element
- Physical Character Element
- Utilities Element
- Housing Element
- Land Use Element
- Capital Facilities Element

- Transportation Element
- Parks, Recreation and Open Space Element

Staff was beginning this process with the review and update of the Administration and Utilities Elements.

#### Administration and Utilities Elements Review

##### Administration Element

The Administration Element addressed Comprehensive Plan amendment processes and maintaining consistency with development regulations, in accordance with the requirements of the Washington State Growth Management Act, including RCW 36.70A.106, 36.70A.120, 36.70A.130 and 36.70A.140.

The Administration Element was developed in accordance with the Yakima Countywide Planning Policy. The Administration Element specifically considered the process for Comprehensive Plan amendments including timing, procedures, public participation, consistency with other City fiscal and regulatory processes and State review of amendments.

Recommended changes to the Administration Element included:

- Added clarification on processing Comprehensive Plan emergency amendments.
- Requirement that complete applications for amending the Comprehensive Plan be received by the Planning Commission up until 60 days prior to the Planning Commission's public hearing on proposed amendments.
- Clarification regarding criteria the Planning Commission shall use in granting changes to the Future Land Use Map of the Comprehensive Plan.
- Other minor clarifications/corrections.

##### Utilities Element

The currently adopted Grandview Comprehensive Plan did not include a Utilities Element. Since this was a requirement of the GMA as per RCW 36.70A.070(4), a Utilities Element was developed for consideration.

The Utilities Element was developed in accordance with Section 36.70A.070 of the GMA to address utility services in the City of Grandview and its Urban Growth Area (UGA). It represented the community's policy plan for growth during the next 20 years. The Utilities Element described how the goals in the other Comprehensive Plan elements would be implemented through utility policies and regulations.

The Utilities Element was also developed in accordance with the Yakima Countywide Planning Policy, and would be integrated with all other planning elements to ensure consistency throughout the Comprehensive Plan.

##### 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 would hold a public hearing on any such amendments, supplements, or modification of this plan, whether initiated by petition or motion. No decisions would 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 Administration and Utilities Elements of the City of Grandview Comprehensive Plan were 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.

Following discussion, staff was directed to amend the Administration Element to change Planning Commission to Hearing Examiner for recommended site specific amendments and Planning Commission for recommended community-wide or neighborhood-wide amendments.

4. **UNFINISHED AND NEW BUSINESS** – None
5. **REPORTS** – None
6. **ADJOURNMENT**

The meeting adjourned at 7:10 p.m.

  
Commissioner Don Olmstead, Jr.

  
Anita Palacios, City Clerk

**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**

**A. 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.

  
Commissioner Don Olmstead, Jr.

  
Anita Palacios, City Clerk

**GRANDVIEW PLANNING COMMISSION  
REGULAR MEETING MINUTES  
AUGUST 26, 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: Dale Burgeson, Jan McDonald and Don Olmstead Jr. Absent from the meeting was Commissioner Kathy Gonzalez. Commissioner Dennis Byam resigned from the Commission on June 25, 2015 as he was moving outside City limits and UGA.

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

**2. MINUTE APPROVAL – REGULAR MEETING**

On motion by Commissioner Burgeson, second by Commissioner McDonald, the Commission unanimously approved the June 24, 2015 regular meeting minutes.

**3. ACTIVE AGENDA**

**A. Comprehensive Plan Update – Land Use Element & Housing 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 – Land Use and Housing Elements.

**Land Use and Housing Elements Review**

**Land Use Element**

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

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

The Land Use Element included:



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

#### Housing Element

The Housing Element was intended to guide the location and type of housing that would be built over the next 20 years. This element established both long-term and short-term policies to meet the community's housing needs and achieve community goals. The Housing Element specifically considered 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 was developed in accordance with the Yakima Countywide Planning Policy and GMA requirements, and would be integrated with all other planning elements to ensure consistency throughout the Comprehensive Plan.

The Housing Element included:

- 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 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 Land Use and Housing Elements of the City of Grandview Comprehensive Plan were 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.

  
Commissioner Don Olmstead, Jr.

  
Anita Palacios, City Clerk

**GRANDVIEW PLANNING COMMISSION  
REGULAR MEETING MINUTES  
OCTOBER 28, 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: Jan McDonald, Lois Chilton and Don Olmstead Jr. Absent from the meeting were Commissioners Dale Burgeson and Kathy Gonzalez.

Commissioner Chilton was appointed to the Planning Commission by the City Council on August 8, 2015 to replace Commissioner Dennis Byam who resigned from the Commission on June 25, 2015 as he was moving outside City limits and UGA.

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 Chilton, the Commission unanimously approved the August 26, 2015 regular meeting minutes.

**3. ACTIVE AGENDA**

**A. Comprehensive Plan Update – Capital Facilities 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 – Capital Facilities Element.

**Capital Facilities Element Review**

Capital facilities were physical structures owned or operated by a government entity which provided or supported a public service. The Capital Facilities Element sets policy direction for determining capital improvement needs and evaluating proposed capital facilities projects. Because it was the mechanism the City of Grandview used to coordinate its physical and fiscal planning, the Capital Facilities Element served as a check on the practicality of achieving other elements of the Comprehensive Plan. It also established funding priorities and a strategy for using various funding alternatives.

The Capital Facilities Element included:

- An inventory of publicly owned capital facilities, including their locations and capacities;
- A forecast of the future needs for such facilities;
- The proposed locations and capacities of new or expanded capital facilities;

- A six year (minimum) plan for financing such facilities within projected funding capacities, clearly identifying sources of public money for such purposes; and

In addition, in the event that probable capital facilities funding falls short of meeting existing needs, the Land Use Element must be reassessed to ensure that the Capital Facilities Element and the Land Use Element were coordinated and consistent.

The current Capital Facilities Element draft included updated six-year capital facilities improvement plans for water, wastewater, roads, parks, police services, and fire services.

#### 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 Capital Facilities 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**

Due to the upcoming holidays, the Commission agreed to cancel the November 25, 2015 and December 30, 2015 Planning Commission regular meetings.

#### **6. ADJOURNMENT**

The meeting adjourned at 7:05 p.m.

  
Commissioner Don Olmstead, Jr.

  
Anita Palacios, City Clerk

**GRANDVIEW PLANNING COMMISSION  
REGULAR MEETING MINUTES  
JANUARY 27, 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, Kathy Gonzalez, Jan McDonald and Don Olmstead Jr. Excused from the meeting was Commissioner Lois Chilton.

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 approved the October 28, 2015 regular meeting minutes.

**3. ACTIVE AGENDA**

**A. Comprehensive Plan Update – Transportation 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 – Transportation Element.

**Transportation Element Review**

The Transportation Element considered the movement of people and goods in relation to existing land use and to the desired future development pattern, as outlined in the Land Use Element.

The Transportation Element included the following, as required by RCW 36.70A.070:

- Land use assumptions used in estimating travel.
- Facilities and service needs, including:
  - An inventory of air, water, and ground transportation facilities and services.
  - Level of service standards for all locally owned arterials and transit routes to serve as a gauge to judge performance of the system.
  - Specific actions and requirements for bringing into compliance locally-owned transportation facilities or services that were below an established level of service standard.
  - Forecasts of traffic for at least 10 years based on the adopted land use plan to provide information on the location, timing, and capacity needs of future growth.

- Identification of state and local system needs to meet current and future demands.
- Finance, including:
  - An analysis of funding capability to judge needs against probable funding resources.
  - A multiyear financing plan based on the needs identified in the comprehensive plan.
  - If probable funding falls short of meeting identified needs, a discussion of how additional funding would be raised, or how land use assumptions would be reassessed to ensure that level of service standards would be met.
- Demand-management strategies.
- Pedestrian and bicycle component to include collaborative efforts to identify and designate planned improvements for pedestrian and bicycle facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles.

#### 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 Transportation 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 6:50 p.m.

  
Commissioner Don Olmstead, Jr.

  
Anita Palacios, City Clerk



**GRANDVIEW PLANNING COMMISSION  
REGULAR MEETING MINUTES  
APRIL 27, 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, Lois Chilton, Kathy Gonzalez, Jan McDonald and Don Olmstead Jr.

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 January 27, 2016 regular meeting minutes.

**3. ACTIVE AGENDA**

**A. Comprehensive Plan Update – Development Regulations, Critical Areas Ordinance, Physical Character Element, Land Use Element, Capital Facilities Element, and Housing Element**

**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 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 reviewing and updating the current City of Grandview development regulations and Critical Areas Ordinance. In addition, staff completed revisions to several Comprehensive Plan chapters previously reviewed by the Planning Commission.

**Development Regulations Review**

Grandview development regulations were reviewed to identify any revisions needed to maintain compliance with Growth Management Act provisions. Revisions were proposed for the following Grandview Municipal Code (GMC) Chapters: Title 14 Administration of Development Regulations, Title 16 Subdivisions, and Title 17 Zoning. Proposed revisions to the following were intended to ensure that Grandview development regulations were in compliance with the following GMA requirements:

- Transportation concurrency
- Subdivision written findings
- Final plat approval timeline
- Avoiding unconstitutional taking of private property
- Permitting family day care centers in all areas zoned residential or commercial

- Updating definitions to reflect the above

#### Critical Areas Ordinance Review

The current Grandview Critical Areas Ordinance (CAO), GMC Chapter 18.06, was adopted June 12, 2012 as part of the City's previous GMA periodic update. As part of the current update, the CAO was reviewed and updates proposed. Most of the proposed updates related to aligning the CAO with current guidance regarding critical areas, and providing clarification. Major proposed revisions included:

- Adding or modifying definitions for clarification
- Updating wetlands performance standards and classification to align with current guidance
- Updating definitions for fish and wildlife habitat conservation areas to align with current guidance
- Designating the Byron Unit of the Sunnyside-Snake River Wildlife Area a fish and wildlife habitat conservation area

#### Comprehensive Plan Revisions

Staff completed revisions to the following chapters of the Comprehensive Plan, previously reviewed by Planning Commission. The chapters and major revisions included:

- Chapter 1 – Physical Character Element
  - Maps updated to include updated UGA, city, and parcel boundaries
  - Revised Hydrology and Wetlands Map to make Type 4 stream more visible
  - Part II. Existing Conditions – Air Quality, revised Particulate Matter discussion for clarification
  - Goals and Policies – adopting Shoreline Master Programs goals and policies by reference
- Chapter 2 – Land Use Element
  - Part II. Urban Growth Area – updated UGA boundary discussion
  - Part III. Existing Conditions – corrections/revisions to “Inventory of Land Uses within the City of Grandview” and Table 2-1
  - Revised parks acreages for consistency with City of Grandview Comprehensive Parks, Recreation and Open Space Plan 2015-2020
  - Part IV. Analysis/Forecasts – corrections to “Comparison of Additional Land Requirements to Future Land Use Designations” and Table 2-9
  - Maps updated to include updated UGA, city, and parcel boundaries
  - Part V. Future Land Use – added densities in corresponding zone designations
- Chapter 3 – Capital Facilities Element
  - VIII. Public Education Facilities, page 2-19 - added discussion of YVCC available degrees
- Chapter 5 – Housing Element
  - Revision to Policy 1.1, Objective 1
  - Maps updated to include updated UGA, city, and parcel boundaries

#### Next Steps

After review of the above by the Planning Commission, staff would complete the following processes:

- SEPA review
- Submittal to Department of Commerce for 60-day review
- Transportation Element Certification by Regional Transportation Planning Organization (YVCOG)

After these steps were completed, the drafts would be reviewed by Planning Commission again with any revisions resulting from the review processes incorporated. At that time, staff would ask the Planning Commission for a recommendation to City Council on all parts of the GMA Periodic Update.

#### 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 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. 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 development regulations, Critical Areas Ordinance, and revisions to the City of Grandview Comprehensive Plan were 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 GMA updates.

#### Recommendation

None – review and discussion only.

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

5. **REPORTS** – None

6. **ADJOURNMENT**

The meeting adjourned at 6:40 p.m.

  
Commissioner Don Olmstead, Jr.

  
Anita Palacios, City Clerk

**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



**On motion by Councilmember Everett, second by Councilmember Brewer, the C.O.W. directed staff to prepare a budget amendment for the purchase of the bulletproof vests to a regular Council meeting agenda for consideration.**

**D. 2015 International Building, Plumbing, Mechanical, Energy, and Property Maintenance Codes**

In 2013, Council adopted the 2012 edition of the International Building Codes. The 2015 editions of the model codes with Washington State amendments went into effect on July 1, 2016. Updated editions of the adopted codes were produced every three years. Passage of these ordinances would help to keep the community up to date on the standards of construction that were occurring throughout the state. The codes would help to ensure buildings and facilities constructed in the state were safe and healthy for building occupants, accessible to persons with disabilities and the elderly, and energy efficient. Staff presented the 2015 International Building, Plumbing, Mechanical, Energy, and Property Maintenance Codes.

Councilmember Brewer questioned the exception for height of weeds in excess of 24 inches for two acre parcels in Section 302.4 of the Property Maintenance Code.

City Administrator Arteaga stated that he would have the Code Enforcement Officer/Building Official attend the next C.O.W. meeting to answer questions regarding the 2015 Property Maintenance Code weed exception.

**On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. moved Ordinances amending Grandview Municipal Code (GMC) Chapter 15.04 Building Code, GMC Chapter 15.08 Plumbing Code, GMC Chapter 15.12 Mechanical Code, and GMC Chapter 15.52 Energy Code to a regular Council meeting for consideration.**

The 2015 International Property Maintenance Code would be placed on the September 27<sup>th</sup> C.O.W. agenda for further discussion.

**E. Resolution declaring certain City property as surplus and authorizing disposal by public auction, sale or trade**

City Hall requested that the 2005 Sharp AR-M55OU Copier which had outlived its useful life and was no longer needed for the conduct of City business be surplused. Sharp was unable to get parts to repair the copier and it was traded in for a new copier.

**On motion by Councilmember Everett, second by Councilmember McDonald, the C.O.W. moved Resolution declaring certain City property as surplus and authorizing disposal by public auction, sale or trade to a regular Council meeting agenda for consideration.**

**F. Growth Management Update: Development Regulations, Critical Area Ordinance and Comprehensive Plan Updates**

City Clerk Palacios explained that 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. 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. At the August 31, 2016 Planning Commission meeting, 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 RTP 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. 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. No action required as this time. Information presented to Council for review. Next steps:

1. Senior Planner Shawn Conrad with the Yakima Valley Conference of Governments would attend the October 11, 2016 C.O.W. meeting to answer questions.
2. Schedule public hearing before the Council to receive comments on the Growth Management Update which includes the Development Regulations, Critical Area Ordinance, and Comprehensive Plan Updates following October 11<sup>th</sup> meeting.

5. **OTHER BUSINESS** – None

6. **ADJOURNMENT**

The study session adjourned at 8:05 p.m.

  
\_\_\_\_\_  
Mayor Norm Childress

  
\_\_\_\_\_  
Anita Palacios, City Clerk

On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. moved a resolution fixing the time and date for a public hearing to vacate the section of West Main Street adjacent to Yakima Valley College Grandview Campus property to a regular Council meeting agenda for consideration.

**B. Growth Management Update: Development Regulations, Critical Area Ordinance, Comprehensive Plan Updates**

Shawn Conrad, Senior Planner with the Yakima Valley Conference of Governments presented the City's Growth Management Update to include development regulations, Critical Areas Ordinance, and Comprehensive Plan updates as follows:

**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.

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

Staff and Planning Commission 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; April 27, 2016; and August 31, 2016.

**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, was required to certify transportation elements under GMA to ensure that they were 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 was 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.

#### Planning Commission Recommendation

After review of all of the above items at their August 31, 2016 regular meeting, Planning Commission voted to recommend approval of the GMA update, as presented.

#### Port District Revision

Subsequent to the Planning Commission recommendation, the Grandview Port District requested a revision to the Land Use Element of the Comprehensive Plan. The purpose of this revision was to provide for recognition of the Port's planning efforts in the Grandview Comprehensive Plan, which would allow the Port to apply for certain grants. The proposed revision was as follows:

##### *Land Available for Economic Development*

*In the City of Grandview, the Port of Grandview owns approximately 100 acres of property that is zoned and available for light industrial development. The Port of Grandview works to broaden and strengthen Grandview's economic base and is an important partner with the City of Grandview in economic development. The Port of Grandview's Strategic Goals and Objectives, adopted February 2016, are hereby incorporated by reference, as amended.*



Complete Streets Revision

Subsequent to the Planning Commission recommendation, Complete Streets goal and policies were added to the Transportation Element. Grandview requested a nomination to the Washington State Complete Streets Award Program, administered by the Transportation Improvement Board. One of the considerations that TIB would look at in evaluating nominations was how the City planned for Complete Streets implementation. Adding a Complete Streets goal and policies to the Comprehensive Plan may help the City to obtain funding through the Complete Streets Award Program in the current and future award cycles. Grandview staff believed that the proposed language reflected the direction that the City has already been taking for some time regarding improving City roadways for all users.

Wetlands/Hydrology Map Revision

Subsequent to the Planning Commission recommendation, a correction was made to the Grandview Hydrology and Wetlands Map. At the September 27, 2016 City Council meeting, City Administrator/Public Works Director Cus Arteaga presented a staff report regarding, in part, a wetland contained within parcels 230924-13012 and 230924-13018. Staff investigated the wetland and consulted with the Yakima County Planning Department Environmental and Natural Resources Planning Section. It was determined that due to the nature of the wetland, the wetland was not subject to the Grandview Critical Areas Ordinance. The City requested that Yakima County remove the wetland from their critical areas GIS database as a correction. This was completed and the Grandview Hydrology and Wetlands Map was corrected with the wetland removed.

City Clerk Palacios added that at the September 13, 2016 C.O.W. meeting, staff presented the Growth Management Update including the updated Development Regulations, Critical Area Ordinance, and Comprehensive Plan Updates to Council for review. The C.O.W. was advised that following review the next step would be to schedule a public hearing before the Council to receive comments on the Growth Management Update.

Discussion took place.

**On motion by Councilmember Everett, second by Councilmember Brewer, the C.O.W. continued the review and discussion of the City's Growth Management update, development regulations, Critical Area Ordinance, and Comprehensive Plan updates to the October 25<sup>th</sup> C.O.W. meeting.**

Councilmember Souders abstained from the vote.

**C. Resolution waiving the requirements of the State bid law to allow the purchase of pool slide from a sole source distributor**

Parks & Recreation Director Carpenter explained that the Grandview Pool Committee was working with the City regarding improvements in phases at the municipal pool. Phase 2 included a double flume water slide. HLA Engineering submitted specifications of the commercial grade double flume water slide to the Washington State Department of Health. The Department of Health approved this specific slide which was determined as a sole source. Since this specific slide was determined as a sole source, there were State provisions to waive the bidding requirements for the purchase of the slide.

Discussion took place.

On motion by Councilmember Everett, second by Councilmember McDonald, the C.O.W. moved Resolution No 2016-46 accepting the bid for the Asahel Curtis Well Rehabilitation and authorizing the Mayor to sign all contract documents with Carpenter Drilling, LLC to the October 25, 2016 regular Council meeting for consideration under the Consent Agenda.

**B. Resolution declaring certain City property from the Fire Department as surplus and authorizing disposal by public auction, sale, trade or disposal**

Fire Chief Mason explained that the Fire Department had 17 pagers and 3 portable radios that due to changes in technology over the years were not compatible with the radio equipment being used today and as such would not function. The Fire Department also had 3 extra 35' extension ladders that came off of trucks that were declared surplus over the years that were no longer utilized by the department.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Brewer, the C.O.W. moved a resolution declaring certain City property from the Fire Department as surplus and authorizing disposal by public auction, sale, trade or disposal to the November 8<sup>th</sup> regular Council meeting agenda for consideration under the Consent Agenda.

**C. GMC Chapter 15.24 Fire Prevention – Adopting 2015 International Fire Code**

Fire Chief Mason explained that in 2013, Council adopted the 2012 Edition of the International Fire Code. In the latter part of 2015 and early 2016, the 2015 Edition of the International Fire Code was reviewed by the State Building Code Council. The State Building Code Council then sent it to the State Legislature with their recommended amendments. The State Legislature adopted it in 2016 which then makes it eligible for adoption on the local level as of July 1, 2016. An updated Edition of the International Fire Code as published by the International Code Council was typically produced every three years. The passage of an ordinance to adopt the 2015 Edition of the International Fire Code would keep the City current on the standard of code enforcement that was occurring throughout the State. In an effort to provide a safe and stable environment for businesses to operate, one of the best tools was the Fire Code. The Fire Code would allow the City to make every effort to avoid any potential loss due to fire or injury for the business owner, the consumer and members of the emergency services.

Discussion took place.

On motion by Councilmember Everett, second by Councilmember Brewer, the C.O.W. moved an ordinance amending Grandview Municipal Code Chapter 15.24 Fire Prevention for the adoption of the 2015 Edition of the International Fire Code to the November 8<sup>th</sup> regular Council meeting agenda for consideration.

**D. Growth Management Update: Development Regulations, Critical Area Ordinance, Comprehensive Plan Updates**

At the October 11, 2016 C.O.W. meeting, the City's Growth Management Update to include development regulations, Critical Areas Ordinance, and Comprehensive Plan updates were presented. The review and discussion was continued to the October 25, 2016 C.O.W. meeting.



City Clerk Palacios advised that following review the next step would be to schedule a public hearing before the Council to receive comments on the Growth Management Update.

Discussion took place.

**On motion by Councilmember Moore, second by Councilmember McDonald, the C.O.W. directed staff to schedule the public hearing for the Growth Management Update.**

**E. Specifications for sealed bids for official newspaper**

At the August 23, 2016 C.O.W. meeting, the Council requested that the specifications for sealed bids for official newspaper be reviewed by the C.O.W. prior to advertisement in November.

Discussion took place.

Councilmember Brewer requested that "characters per column inch" be added to the bid form.

**On motion by Councilmember Brewer, second by Councilmember McDonald, the C.O.W. directed staff to proceed with the call for bids for official newspaper.**

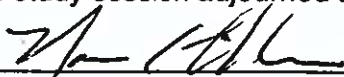
**5. OTHER BUSINESS**

USDA Funding Opportunity for Fire Equipment – Mayor Childress advised that at the IACC Conference last week, he and City Administrator Arteaga met with the Yakima Area representative of the United States Department of Agriculture (USDA) Rural Development to discuss funding opportunities for the purchase of a fire truck and equipment. He explained that USDA provides affordable funding to public safety services such as fire departments to purchase fire trucks and equipment. Funding was available in low interest direct loans. The loan repayment terms may not be longer than the useful life of the equipment or a maximum of 40 years, whichever was less. Interest rates were currently 2.375%. Once the loan was approved, the interest rate was fixed for the entire term of the loan. Beginning in 2016, Council agreed to annually set aside funds for the future purchase of self-contained breathing apparatuses (SCBA) in the amount of \$33,000 and the future purchase of a fire engine in the amount of \$20,000. It was estimated that a USDA loan in the amount of \$500,000 to purchase a fire engine, equipment and SCBA over a 30 year term would cost the City an estimated annual repayment of \$25,000.

Following discussion, the C.O.W. directed staff to compile information regarding the USDA funding opportunity for further consideration.

**6. ADJOURNMENT**

The study session adjourned at 6:50 p.m.

  
\_\_\_\_\_  
Mayor Norm Childress

  
\_\_\_\_\_  
Anita Palacios, City Clerk

Teresa Holland, Vice-President of Administrative Services, Yakima Valley College (YVC), thanked the Council for hearing the vacation petition. She explained that portion of West Main Street falls within the College's Master Plan and should the City support the vacation, it would allow for the development of an entrance off of Wine Country Road and expansion of the Grandview Campus thus allowing YVC to continue serving the educational needs of the Yakima Valley. The College's plan for these parcels calls for future construction of additional College buildings, landscaped entrance, new signage and parking to the north of West Main Street. Vacation of the subject portion of West Main Street was necessary to allow the College to proceed with its plans for these parcels. She noted that the college's architect was in contact with Dustin Herber, co-owner of the Dairy Queen, and copies of the plan and drawings were sent to Mr. Herber. At this time, Dairy Queen had not expressed any concerns with the expansion. She reassured the Council that it was the college's position that the Dairy Queen continue to be an integral part of the community and the college had no desire to do anything other than help the Dairy Queen be successful.

City Administrator Arteaga explained that the vacation of this portion of West Main Street would not affect traffic flow in this area as the street currently dead ends at the railroad tracks following the abandonment of the viaduct many years ago. He noted that the additional entrance would ease traffic flow on Wine Country Road and provide additional access to the college campus and Dairy Queen. The City would retain an easement for the water main and sewer main located in that section of the street.

Mayor Childress requested public comments. No public comments were received.

City Clerk Palacios indicated that there were no public comments received by mail.

The public testimony portion of the hearing was declared closed and no further comments were received.

**C. Public Hearing – Growth Management Act Update (Development Regulations, Critical Area Ordinance, Comprehensive Plan Update)**

Mayor Childress opened the public hearing to receive comments on the City of Grandview Growth Management Act update by reading the public hearing procedure.

Larry Mattson, Executive Director with the Yakima Valley Conference of Governments, acting as staff for the City, presented the staff report, as follows:

**Background**

The Growth Management Act (GMA) required fully planning jurisdictions to review and update their comprehensive plans, development regulations, and critical areas ordinance, 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.

In April 2015, staff began drafting work on Grandview's GMA periodic update, including a development regulations update, including proposed updates to Title 14 (Administration and Development Regulations), Title 16 (Subdivisions), and Title 17 (Zoning) of the City of Grandview Municipal Code (GMC); the City of Grandview Comprehensive Plan, and the City of

Grandview Critical Areas Ordinance (GMC Chapter 18.06). These revisions were being proposed for compliance with the Washington State Growth Management Act (GMA) and other State requirements, and to ensure continued access to State funding sources.

#### Comprehensive Plan Update

The Comprehensive Plan Update included updates to data, maps, text, and goals/policies for the following chapters:

1. **Physical Character Element.** The Physical Character Element functions as an inventory of the Best Available Science related to elements of natural systems, which forms the basis for providing information and maps that guide the designation of critical areas. Washington State requires that critical areas be protected by a Critical Areas Ordinance.

2. **Land Use Element.** The Land Use Element inventories and analyzes existing land use conditions, provides population forecasts, projects the land use needs for the City during a 20-year planning period, and provides land use goals and policies. The analysis forms the basis of a Future Land Use Map, which designates where Grandview sees future commercial, residential, industrial, and public uses occurring during the 20-year period. Washington State requires that zoning was consistent with and implements the Future Land Use Map.

3. **Capital Facilities Element.** The Capital Facilities Element included an inventory of capital facilities, a forecast of the future need for these facilities, proposed locations for new or expanded facilities, a six-year plan that includes proposed projects, costs, and potential funding sources; and goals and policies.

4. **Transportation Element.** The Transportation Element included an inventory of transportation facilities and services, level of service standards, results of traffic counts conducted in May and June 2010, traffic forecasts for the 20-year planning period, a six-year transportation improvement plan detailing system needs, costs, and potential funding sources; and goals and policies.

5. **Housing Element.** The housing element included an inventory and analysis of existing and projected housing needs, projections of land needed for a variety of housing types during the 20-year planning period, and goals and policies.

6. **Utilities Element.** The Utilities Element included an inventory of private utilities that serve the City of Grandview, discusses potential developments regarding these utilities, and provides goals and policies related to utilities provision.

7. **Administration Element.** The Administration Element provided rules and guidance for implementing and amending the Comprehensive Plan.

#### **Proposed Development Regulations Revisions**

The proposed development regulations revisions were completed for consistency with the Comprehensive Plan update, and for compliance with the Growth Management Act.

Major proposed revisions included clarifications, additions, or deletions relating to:

- Regulation of family day care providers in single-family home areas as required by RCW 36.70A.450
- Regulation of manufactured homes, as required by RCW 35.21.684, 35.63.160, 35A.21.312 and 36.01.225
- Written findings for subdivision proposals as required by RCW 58.17.110(2)(a)
- Transportation concurrency ordinance as required by RCW 36.70A.070(6)(b), WAC 365-195-510, and WAC 365-195-835
- Other minor corrections or clarifications.

### Critical Areas Ordinance Revisions

The proposed Critical Areas Ordinance revisions were completed for consistency with the Comprehensive Plan update, and for compliance with the Growth Management Act. Minor revisions to the Critical Areas Ordinance were proposed so that the provisions in the ordinance were consistent with the current guidance based on best available science for critical areas that was provided by the Washington State Department of Ecology.

### Public Hearing

As required by the City of Grandview Municipal Code, notice of this hearing and the nature of the proposed changes were given by publication in the official newspaper of the City at least 14 days prior to the date of the hearing.

### Findings and Conclusions

1. The proposed Comprehensive Plan and development regulations updates, and the proposed rezone for Comprehensive Plan implementation, were in keeping with the requirements of the GMA and the City of Grandview's policies, and incorporate and plan for all of the required content listed above.
2. The public use and interest would be served.
3. Environmental (SEPA) review for all proposals had been conducted. A Notice of Application and SEPA checklist were distributed on May 19, 2016 and a Determination of Nonsignificance was issued on June 3, 2016. Comments were received and considered.
4. The proposed amendments were submitted and received by the Department of Commerce for the required 60-day State review on May 19, 2016. The review period expired on July 18, 2016. Comments were received and considered.
5. Adoption of the City of Grandview GMA Periodic Update would constitute fulfillment of all requirements on the part of the City of Grandview to comply with the current Growth Management Act update cycle, for which compliance is required by June 30, 2017 for all jurisdictions in Yakima County.

### Recommendation

The Yakima Valley Conference of Governments, acting as staff for the City of Grandview, recommends that the City Council adopt the findings of fact and the proposals as presented.

### Public Comments

Mayor Childress requested public comments. The following comment was received:

- Dan Hall, 751 East Bonnieview Road, Grandview, WA, submitted a letter requesting that the City propose a rezone of property located within the City's Urban Growth Area from M-1 Light Industrial to R-1 Residential. The property included Parcel Nos. 230913-33417, 33418 and 33029 owned by Daniel J. & Shelby J. Hall; Parcel No. 230913-33018 owned by Cindy Rasmusson; and Parcel No. 230913-33016 owned by Mario Saldivar. The property was developed as residential and currently has a residence on each of the parcels. None of the properties were used for farming purposes.

City Clerk Palacios advised that since the Planning Commission's recommendation, the City received an e-mail on October 7, 2016 from Dan & Shelby Hall, 751 E. Bonnieview Road, Grandview, Parcel Nos. 230913-33418, 33417, 33029, requesting to change the zoning of their parcels from Light Industrial to Single Family Residential. These parcels were included in the City's Urban Growth Area, but were under Yakima County's jurisdiction. The Halls would like to subdivide Parcel No. 230913-33417 and build a new residence. The current zoning of light



industrial prohibited the construction of a new residence. The change would be consistent with the current residential use of those parcels. On November 9, 2016, the Mayor, City Administrator and City Clerk Palacios met with Mr. and Mrs. Hall and representatives from the Yakima County Planning Department. Currently, the City and the County were both in the process of completing the GMA Comprehensive Plan update for their respective jurisdictions. Following discussion, it was concluded that both the City and the County could consider the rezone as part of the 2017 Comprehensive Plan updates.

City Clerk Palacios indicated that there were no additional public comments received by mail.

The public testimony portion of the hearing was declared closed and no further comments were received.

**D. Resolution No. 2016-48 authorizing the Mayor to sign the 2017 Interlocal Corrections/Detention Agreement with Yakima County**

This item was previously discussed at the November 8, 2016 C.O.W. meeting.

**On motion by Councilmember Everett, second by Councilmember Rodriguez, Council approved Resolution No. 2016-48 authorizing the Mayor to sign the 2017 Interlocal Corrections/Detention Agreement with Yakima County.**

**E. Resolution No. 2016-49 authorizing the Mayor to enter into an Interlocal Agreement for participation in the Yakima Valley Special Investigations Unit**

This item was previously discussed at the November 8, 2016 C.O.W. meeting.

**On motion by Councilmember Moore, second by Councilmember Everett, Council approved Resolution No. 2016-49 authorizing the Mayor to enter into an Interlocal Agreement for participation in the Yakima Valley Special Investigations Unit.**

**F. Resolution No. 2016-50 amending Section 4. Agenda, 4.3 Order of Business of the Grandview City Council Procedures Manual**

This item was previously discussed at the November 8, 2016 C.O.W. meeting.

**On motion by Councilmember Everett, second by Councilmember Moore, Council approved Resolution No. 2016-50 amending Section 4. Agenda, 4.3 Order of Business of the Grandview City Council Procedures Manual.**

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

**8. CITY ADMINISTRATOR AND/OR STAFF REPORTS**

**2017 Preliminary Budget – Beautification Projects (Wine Country Road & Stassen Way)** – City Administrator Arteaga reported that at the last meeting, Councilmember Brewer requested that funding be included in the 2017 preliminary budget for dust control improvements along the SVID right-of-way adjacent to Stassen Way (Dykstra Park). He noted that \$20,000 was allocated in the street fund for “Beautification Projects Wine Country Road” and that the Stassen

**GRANDVIEW CITY COUNCIL  
REGULAR MEETING MINUTES  
DECEMBER 13, 2016**

3157

**1. CALL TO ORDER**

Mayor Norm Childress called the regular meeting to order at 7:00 p.m. in the Council Chambers at City Hall.

Present were: Mayor Childress and Councilmembers Gaylord Brewer, Mike Everett, Dennis McDonald, Gloria Mendoza, Bill Moore, Javier Rodriguez and Joan Souders.

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, Assistant Public Works Director Santos Trevino, Fire Chief Pat Mason, Parks & Recreation Director Mike Carpenter and City Clerk Anita Palacios.

**2. PLEDGE OF ALLEGIANCE**

Sienna Black led the pledge of allegiance.

**3. PRESENTATIONS**

**A. Good Samaritan Awards – Gretchen Chronis, Donacio H. Balderas-Lucas and Richard Zook**

Fire Chief Mason presented Good Samaritan awards to Gretchen Chronis, Donacio H. Balderas-Lucas and Richard Zook for their assistance in saving a life during a medical emergency that occurred in September on Carriage Square Drive.

**4. PUBLIC COMMENT – None**

**5. CONSENT AGENDA**

On motion by Councilmember Mendoza, second by Councilmember Souders, Council added the following Active Agenda items to the Consent Agenda for consideration:

- Resolution No. 2016-51 accepting the bid and authorizing the Daily Sun News as The Official City Newspaper for the year 2017
- Ordinance No. 2016-32 adopting the Grandview Growth Management Act Periodic Update, including an updated Comprehensive Plan, Development Regulations and Critical Areas Ordinance

On motion by Councilmember Moore, second by Councilmember Rodriguez, Council approved the amended Consent Agenda consisting of the following:

- A. Minutes of the November 22, 2016 Committee-of-the-Whole meeting
- B. Minutes of the November 22, 2016 Council meeting
- C. Payroll Electronic Fund Transfers (EFT) Nos. 5668-5673 in the amount of \$133,363.19
- D. Payroll Check Nos. 9256-9294 in the amount of \$37,330.86
- E. Payroll Direct Deposit 11/16/16 – 11/30/16 in the amount of \$152,322.67
- F. Claim Check Nos. 111793-111911 in the amount of \$177,689.28

## Anita Palacios

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**From:** Calhoun, Joseph <Joseph.Calhoun@YAKIMAWA.GOV>  
**Sent:** Tuesday, February 23, 2021 2:13 PM  
**To:** Anita Palacios  
**Subject:** Comprehensive Plan Projections

**CAUTION:** External Email

Good afternoon Anita,

When reviewing the Comprehensive Plan in relation to a proposed project, I think it is important to identify the applicable GMA goals, in this case related to housing:

RCW 36.70.020(4) – Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

This is accomplished primarily through the Land Use and Housing Elements.

The Department of Commerce developed a Housing Guidebook in 2018

(<https://deptofcommerce.box.com/shared/static/moj62jmu4w21106lqrbh12g9h408zjm4.pdf>) The section on “Projecting future housing needs” provides the following (see page 21 of the document linked above):

“One of the main purposes of the housing element is to plan for future housing growth. This section of the housing element compares a community’s existing capacity to its ability to accommodate housing growth. At the very least, it needs to compare its historical growth rate to the housing targets established by countywide planning policies.”

The Grandview Comprehensive Plan utilized a medium population projection to analyze the various requirement of the GMA. The Land Use and Housing Elements heavily relied on this projection when looking at such items as population density, estimates of future growth, housing inventory, and projected housing needs.

The Housing Element, Chapter 5, Section IV includes the Housing Needs Assessment. The analysis on projected housing types looks at the medium population projection, the current inventory of housing, average house size, and other factors such as minimum lot size. Table 5-10 identifies there are 344.1 acres of undeveloped residential land within city limits. Based on the medium population projection and other factors, Tables 5-11 and 5-12 include a projection on how the city can meet the future need if development occurs how it has in the past.

Table 5-12 identifies a total of 211.6 acres needed to meet the goal and, as noted previously, Table 5-10 identifies 344.1 acres of undeveloped land. This leaves a surplus of land available for residential development and exceeds the needs of the medium population projection.

The projected numbers shown in Table 5-11 are not intended to limit the city to only allowing that many dwellings of each type. The intent of Table 5-11 is to show that sufficient capacity exists to meet the growth target, assuming that development will occur similar to past trends and existing inventory.

Thank you for the opportunity to provide context and please let me know if any additional clarification is needed.

**Joseph Calhoun**  
Planning Manager

City of Yakima  
509-575-6042  
[joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov)





**TO:** Cus Arteaga, City Administrator  
**FROM:** Quinn N. Plant, City Attorney  
**SUBJECT:** *Euclid Meadows rezone and conditional use permit application*  
**DATE:** February 24, 2021

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I have reviewed the Grandview Hearing Examiner Public Hearing Packet for the Euclid Meadows Rezone and Conditional Use Permit.

The applicant (North 44 Homes LLC) is requesting to rezone two parcels of real property from R-1 Low Density Residential and R-3 High Density Residential to MR Manufactured Home Park. The rezone application is governed by Ch. 17.88 GMC. A zoning change authorized pursuant to Ch. 17.88 GMC may not conflict with the City's Comprehensive Plan. GMC § 17.88.050. The proposed MR Manufactured Home Park designation is consistent with the Comprehensive Plan Future Land Use designation of "residential." The applicant is also seeking a conditional use permit for the purpose of operating a "manufactured home park" on the parcels. See GMC § 17.20.030.

I understand that a question has arisen about Table 5-11 in the City's Comprehensive Plan Housing Element. Table 5-11 attempts to extrapolate from the City's current housing stock the number and types of housing that may be required during a 20-year planning period. The projection is based on a number of assumptions. The table projects that the City may require an additional 386 single family residences, 103 multifamily residences, and 78 manufactured home "or other" residences by 2035. It is important to emphasize that the table is not policy or planning goal, and it has not been adopted in a development regulation of the City.

The question I have been asked is whether Table 5-11 establishes a threshold or other limitation on the number of single family residences, multifamily residences, or manufactured homes that may be permitted within the City. It does not. If something in a Comprehensive Plan is intended to be a direct limit on land use, it needs to be adopted as a development regulation. See *Woods v. Kittitas County*, 162 Wn.2d 597, 613 (2007) ("A comprehensive plan does not directly regulate site-specific land use decisions. Instead, local development regulations, including zoning regulations, directly constrain individual land use decisions.") (internal citation omitted). In this case, Table 5-11 is not intended as a limitation on future development. Rather, when read in conjunction with Table 5-12, the tables show that sufficient capacity exists to meet anticipated future growth within the City, assuming that development will occur similar to past trends and existing inventory.

This is a different question than whether the applicant is entitled to a rezone pursuant to the criteria established in GMC § 18.88.060, a question reserved for the hearing examiner.

## Anita Palacios

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**From:** Jeff Watson <jeff.watson@yvcog.org>  
**Sent:** Thursday, March 4, 2021 2:58 PM  
**To:** Anita Palacios  
**Subject:** RE: City of Grandview Public Hearing Continuation - Euclid Meadows MHP Rezone & CUP - Revised Public Hearing Packet - March 4, 2021  
**Attachments:** Euclid Meadows Staff Public Hearing Statements.pdf

**CAUTION:** External Email

Transcripts of my Public Hearing Statements for the Record.

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**From:** Anita Palacios <anitap@grandview.wa.us>  
**Sent:** Friday, February 26, 2021 11:57 AM  
**To:** tcbgc@aol.com  
**Cc:** Jeff Watson <jeff.watson@yvcog.org>; Cus Arteaga <carteaga@grandview.wa.us>; Lynn Deitrick <Lynn.Deitrick@yvcog.org>; brad beauchamp <bmbdevelopment@yahoo.com>; Michelle Dellinger <michelledell@gmail.com>; John@jfengineering.pro  
**Subject:** City of Grandview Public Hearing Continuation - Euclid Meadows MHP Rezone & CUP - Revised Public Hearing Packet - March 4, 2021

**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Mr. Cuillier (Grandview Hearing Examiner):

Attached is the revised public hearing packet regarding the continuation of the public hearing for the Euclid Meadows Manufactured Home Park Rezone and Conditional Use Permit.

The hearing continuation is scheduled for **Thursday, March 4, 2021, 3:00 p.m., via teleconference.**

Due to the prohibition on "in-person" meetings, the public hearing will be available via telephone.

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/917324261>

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Good afternoon;

For the record my name is Jeff Watson, I reside at 903 E 8<sup>th</sup> Ave Ellensburg WA 98926 I serve in the employment of the YVCOG who in turn provide Planning Services and Analysis for the City of Grandview.

I have provided a written transcript of my statement here today, as well as one from my earlier statements at this hearing, and state Supreme Court references and request that they be inserted into the record for review by the Grandview City Council in their deliberation of the Rezone.

Staff fully concurs with the assertion made by Mr. Plant in his memo dated 2/24/2021 that table 5-11 found in the city's Comprehensive Plan does not represent a threshold or limitation on the number of single-family residences, multi family residences, or manufactured homes that may be permitted within the City of Grandview. Development regulations provide the hard and fast numbers; density, minimum lot size, building heights, street widths... these specific numbers come from the city's development code and zoning code. Mr. Plant pointed to the Washington State Supreme Court decision Woods vs Kittitas county for his guidance in his opinion which clearly states that:

*"A comprehensive plan does not directly regulate site-specific land use decisions. ... Instead, local development regulations, including zoning regulations, directly constrain individual land use decisions."*

In this case the development regulations and zoning regulations that directly constrain this land use decision are found, among other places, in:

*"GMC Section 14.09.030(3)(c) Required Findings. The planning commission or hearing examiner shall not recommend approval of a proposed development unless it first makes the following findings and conclusions:*

- i. *The development is consistent with the comprehensive plan and meets the requirements and intent of the Grandview Municipal Code."*

...and:

*GMC Section 17.88.060 Hearing Examiner – Findings and Recommendations.*

*A. After completion of an open record hearing on a petition for reclassification of property, the hearing examiner shall make and enter findings from the records and conclusions thereof which support its recommendation and find whether or not:*

- 1. The proposal is in accord with the goals and policies of the comprehensive plan.*

***The development must be consistent with comp plan and in accord with its goals and policies.***

How then do we use the comp plan for our guidance? If hard and fast numbers we see in the comp plan table 5-11 are not for use in this instance, how does the State Supreme Court direct us to use our comp plan to ensure that we apply the direct constraints found in title 14 and title 17 as required. Mr. Plant used Woods v Kittitas to tell us what a comp plan isn't... does it tell us what is is...? The answer is yes, in the lead up to Mr. Plants quote it tells us:

*"Comprehensive plans serve as "guide[s]" or "blueprint[s]" to be used in making land use decisions... Thus, a proposed land use decision must only generally conform, rather than strictly conform, to the comprehensive plan.*

The citation here refers to the State Supreme Court decision language from Citizens for Mount Vernon v City of Mt Vernon which further elaborates that:

*"Although the court confirmed there need not be "strict adherence" to a comprehensive plan, any proposed land use decision must generally conform with the comprehensive plan.*

This decision pulls from the same court's finding in Barrie v. Kitsap County which asserts that:

*"... a comprehensive plan is a "guide" to adoption of zoning regulations... it (the court) also has characterized it as a "blueprint which suggests various regulatory measures." ... Strict adherence has not been required.*

You are being asked to adopt a new zoning regulation; Title 14 mandates it be consistent with the comp plan, and title 17 that it comport with the goals and policies of the comprehensive plan; generally... like a blueprint.

The authors of the housing element of the comprehensive plan developed their text, and their goals and policies based on a general expectation that the medium population growth projection between 2015 and 2035 would be 1,967 residents. That those residents need 566 additional units, which would follow the current housing type trends so that of those 566 units, 78 would be manufactured homes; and they calculated that those 78 units would require 33.4 acres of land for build out. That was the general plan; the blueprint.

They went on to create, in the plan, a housing strategy that recognized the "... complex physical, social, and economic realities." The strategy is provided verbatim in the staff report, but *general* message, the *blueprint* of the strategy is to preserve and rehabilitate the existing low to moderate income housing stock and to emphasize and revise the zoning ordinance to create a greater variety of residential zone options, with generally larger lots and lower density; and to try to increase the quality and value of the housing stock which will generate sufficient property tax revenue to pay for services.

They developed goals:

1. **Provide safe and sanitary housing for all persons within the community.**
2. **Residential areas that are safe, sanitary and attractive places to live will be established and maintained in Grandview.**
3. **Encourage a mixture of housing types and densities throughout the UGA that are compatible with public service availability.**

... and they created policies:

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

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.

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

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



**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.

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

The question before you is whether the current zoning or the proposed zoning is in general conformance with the entire housing element of Comprehensive Plan; does it follow the blueprint of the expectations and desires that the authors articulated in their Comprehensive Plan?

The request is for 140% of the number of units on 75% of the land mass described and calculated in the housing element of the Comprehensive Plan. That is 2.5 times the units at much higher density than the plan envisioned; that is not general conformance.

The request does not comport with a vast majority of the elements of the Housing Strategy articulated in the Comprehensive plan; that is not general conformance.

The proposal does not comport with several of the policies laid out in the Housing Element of the Comprehensive Plan; that is not general conformance.

The existing zoning is far more in general conformance with the Comprehensive Plan than the proposal and should be left in place; or

The proposal should be modified to generally conform to the Comprehensive Plan; or

The comprehensive plan should go through the due process outlined in the Grandview Municipal Code and amended to allow for the use as proposed.

Staff recommends that the Euclid Meadows Conditional use permit be denied and that the Hearings Examiner recommend denial of the rezone because the application as proposed is not generally consistent with the Comprehensive Plan and is not generally in accord with the goals and policies of the Comprehensive Plan as adopted by the City of Grandview, and required by Titles 14 and 17 of the Grandview Municipal Code.

**Barrie v. Kitsap County**

93 Wn.2d 843 (1980)

\*849 While this court like the statute in question has stated that a comprehensive plan is a "guide" to adoption of zoning regulations (State ex rel. Standard Mining & Dev. Corp. v. Auburn, 82 Wn.2d 321, 330, 510 P.2d 647 (1973); Smith v. Skagit County, 75 Wn.2d 715, 738-39, 453 P.2d 832 (1969)), it also has characterized it as a "blueprint which suggests various regulatory measures." Lutz v. Longview, 83 Wn.2d 566, 574, 520 P.2d 1374 (1974); Buell v. Bremerton, 80 Wn.2d 518, 526, 495 P.2d 1358 (1972); Shelton v. Bellevue, 73 Wn.2d 28, 35, 435 P.2d 949 (1968). Strict adherence has not been required. Lutz v. Longview, *supra*; Buell v. Bremerton, *supra*.

**Citizens for Mount Vernon v. City of Mount Vernon, 133 Wash. 2d 861, 873, [947 P.2d 1208](#) (1997).**

The present case presents a problem because the statute above suggests, and Haggen argues in its brief and during oral argument, a comprehensive plan can be used to make a specific land use decision. Our cases hold otherwise. In *Barrie v. Kitsap County*, 93 Wash.2d 843, 613 P.2d 1148 (1980), we held comprehensive plans generally are not used to make specific land use decisions. Instead, we stated a comprehensive plan is a "guide" or "blueprint" to be used when making land use decisions. *Barrie*, 93 Wash.2d at 849, 613 P.2d 1148. Although the court confirmed there need not be "strict adherence" to a comprehensive plan, any proposed land use decision must generally conform with the comprehensive plan. *Barrie*, 93 Wash.2d at 849, 613 P.2d 1148.

**Woods v. Kittitas County 174 P.3d 25 (2007)**

26 Thus, the GMA indirectly regulates local land use decisions through comprehensive plans and development regulations, both of which must

For the record Footer clarification the Staff report.... was submitted to the city on Feb 10<sup>th</sup> and forwarded to applicant that same day.

The applications are for a conditional use permit and zone change from R-1 and R-3 to Manufactured Home Park District of two parcels totaling 24.84 acres as provided for under GMC Chapter 17.20. The development as proposed is requesting the creation of 188 spaces ranging in size from 2,666 to 7,218 sq ft; most are in the 3-4,000 sq ft range. Spaces are to be rented from the applicant and the homes are to be owner occupied. Details and designs for the proposal can be found in the packet.

GMC 2.50.080(A)(1) Mandates review of conditional use to the Hearing Examiner whose determination is final unless appealed, and (C)(2) mandates the Hearing Examiner to review and make a recommendation to the city council for their decisions on rezones.

As I am sure you have read, staff is recommending denial of these applications; the reasoning behind that recommendation is a simple one, but one in which we feel is too egregious to be ignored...

To that end...

GMC 14.09.030 provides guidance for development review and stipulates that:

*"The hearing examiner shall not recommend approval of a proposed development unless it first makes the following findings and conclusions:*

- i. The development is consistent with the comprehensive plan and meets the requirements and intent of the Grandview Municipal Code.*

GMC 17.88.060(A)(1) provides guidance for rezone review and stipulates that:

*"After completion of an open record hearing on a petition for reclassification of property, the hearing examiner shall make and enter findings from the records and conclusions thereof which support its recommendation and find whether or not:*

*1. The proposal is in accord with the goals and policies of the comprehensive plan. "*

Clearly land use decisions and development code amendments must comport with the Comprehensive Plan.

These review criteria are consistent with one of the major features of the GMA as a whole found in WAC 365-196-010(1)(e) which mandates "... *that development regulations adopted to implement comprehensive plans be consistent with such plans.* "

Between May of 2015 and December of 2016, the city of Grandview did a complete review of its comprehensive plan as mandated by State law. After following and meeting all of the requirements of RCW 36.70A.130 the Grandview city council adopted its new plan on December 13, 2016, and it became effective 5 days later. RCW 36.70A.320(1) tells us that ... "*comprehensive plans and development regulations, and amendments thereto, adopted under this chapter are presumed valid upon adoption.* " All of the contents and assertions found within the plan are in conformance of the growth management act and are actionable unless challenged and found to be invalid by the Growth Management Hearings board. 36.70A.320 also provides the means by which the Comprehensive Plan can be challenged; The City of Grandview's plan was not challenged; it is a valid and binding document.

The review of this project began with an attempt, as per the codes cited above, to affirm its consistency and conformance with the goals and policies of that comprehensive plan.

RCW 36.70A.070(2) mandates a comprehensive plan contain among other things, housing element to ensure the vitality and character of established residential neighborhoods; the element must



- (a) Include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;
- (b) include a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences;
- (c) identify sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and
- (d) make adequate provisions for existing and projected needs of all economic segments of the community. In counties and cities subject to the review and evaluation requirements of RCW 36.70A.215, any revision to the housing element shall include consideration of prior review and evaluation reports and any reasonable measures identified.

The staff report provides a detailed narrative illustrating how the city met the requirements of this section and what their determinations were for the plan but for the sake of brevity today I would direct your attention two items therein table 5-11, and the “Coordinated Housing Strategy for Grandview.”

Table 5-11 addresses in a nutshell the requirement of the housing element section “A” in no uncertain terms.

I states that 566 total additional housing units are needed to meet the medium growth rate projections through the year 2035

386 single family units;

102 Multi family units; and

78 Manufactured homes

These numbers are based on the percentages of the existing housing stack and then the projection of those percentages to meet the future housing needs.

The Coordinated Housing Strategy speaks for itself; it features 10 bullets and is provided in the staff report; I will refrain from reading them here, but they are of course part of Comp Plan and part of the record. The focus of all of those bullets is on lower densities, larger lots, high quality, high value, tax stimulation, and programs to rehabilitate current low to moderate income housing. This proposal does nothing to further the tenets of the strategy.

The comp plan goals policies and objectives as submitted in the staff report, reference on several occasions a need to support housing for all income groups; they “*encourage manufactured housing parks and subdivisions that are well designed and compatible with neighboring land uses*”; and the construction of new units within an “*appropriate mix of housing types and intensities*”.

To break it all down to its simplest terms, this development as proposed is too many units of this specific type and intensity of housing;

as such contradicts the goals policies and objectives of the comprehensive plan.

It is 2.4 times the amount established in the projected needs table for this type of housing, and represents 33% of the entire projected number of housing units of all housing types needed through 2035. While the comprehensive plan is not so absolute as to bind a jurisdiction to an exact number these are way outside the margin of reason. The community has made it abundantly clear that while not abandoning manufactured housing it wants to place a stronger emphasis on a different type of housing.

The existing zoning for these parcels is ideal for the housing the community has chosen to emphasize.

The development code is the toolbox that is used to make the plan a reality. The plan reflects the aspirations of the community, but it also provides guidance and predictability for its citizens and developers of all levels. It is incumbent upon those who wish to petition for change, revision, and construction to do so within parameters of the plan.

Altering the development code to facilitate a project that is contrary to the Comprehensive Plan at this magnitude is contrary to the Public Interest, the Grandview Municipal Code, and Washington State law.

The applicants/owners of these parcels are not without options for their development, including a manufactured home park, provided it is done to a level in conformance with the comp plan, but the application as proposed simply is not.

As such...

The city recommends denial of the conditional use permit, as well as the change of zone based on its non-conformance with the Grandview Comprehensive Plan.

Thank you... questions?

WAC 365-196-0101eh A determination that comprehensive planning can simultaneously address these multiple issues by focusing on the land development process as a common underlying factor.

WAC 365-196-010(3) The act is prospective in nature. It establishes a framework for how counties and cities plan for future growth. In many areas, the pattern called for in the act is a departure from the pattern that existed prior to the act. As a consequence, areas developed prior to the act may not clearly fit into the pattern of development established in the act. In urban areas, comprehensive plans should find locally appropriate ways to encourage redevelopment of these areas in a manner consistent with the pattern of development envisioned by the act.

(2) A housing element ensuring the vitality and character of established residential neighborhoods that:

- (a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;
- (b) includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences;
- (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and
- (d) makes adequate provisions for existing and projected needs of all economic segments of the community.

In counties and cities subject to the review and evaluation requirements of RCW 36.70A.215, any revision to the housing element shall include consideration of prior review and evaluation reports and any reasonable measures identified.

#### RCW 36.70A.320

Presumption of validity—Burden of proof—Plans and regulations.

(1) Except as provided in subsection (5) of this section, comprehensive plans and development regulations, and amendments thereto, adopted under this chapter are presumed valid upon adoption.



comply with the GMA. See former RCW 36.70A.130(1)(a), (b) (2002). Comprehensive plans serve as "guide[s]" or "blueprint[s]" to be used in making land use decisions. *Citizens for Mount Vernon v. City of Mount Vernon*, 133 Wash. 2d 861, 873, [947 P.2d 1208](#) (1997). Thus, a proposed land use decision must only generally conform, rather than strictly conform, to the comprehensive plan. *Id.* A comprehensive plan does not directly regulate site-specific land use decisions. *Id.*; *Viking Props.*, 155 Wash. 2d at 126, ¶ 31, [118 P.3d 322](#). Instead, local development regulations, including zoning regulations, directly constrain individual land use decisions. *Viking Props.*, 155 Wash. 2d at 126, ¶ 31, [118 P.3d 322](#). Such regulations must be consistent with the comprehensive plan and be sufficient in scope to carry out the goals set forth in the comprehensive plan. RCW 36.70A.040(3)(d), (4)(d); WAC 365-195-800(1).