

**GRANDVIEW PLANNING COMMISSION
MEETING MINUTES
AUGUST 27, 2025**

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: Don Olmstead Jr., Randy Tucker, Gracie Sexton and Brenda Shephard

Planning Commissioners absent were: Kathy Gonzalez

Staff present were: Land Use Planner Keelan Naasz with the Yakima Valley Conference of Governments, City Administrator Shane Fisher and City Clerk/Secretary Anita Palacios

2. MINUTE APPROVAL

On motion by Commissioner Tucker, second by Commissioner Sexton, the Commission approved the minutes of the June 23, 2001 Special Meeting.

3. ACTIVE AGENDA

A. Comprehensive Plan Update PowerPoint

Land Use Planner Naaze made a PowerPoint presentation regarding the Comprehensive Plan update. The Planning Commission would be focusing on the Comprehensive Plan Update required by the State of Washington under the Growth Management Act, with a deadline of December 31, 2026. Comprehensive Plan Elements would include Administration, Land Use, Housing, Capital Facilities, Utilities, Transportation, Physical Character, and the new element Climate and Resiliency.

B. Grandview City Limits and UGA Map – Yakima County 2025 UGA Review for the City of Grandview Staff Report

The Commission reviewed Yakima County's proposed Urban Growth Area (UGA) for the City and discussed requests for changes to the UGA, which had previously been submitted to the County.

The Commission examined Grandview's population growth projections, noting a 1% annual growth rate that would increase the population from around 10,000 in 2024 to approximately 15,000 by 2046, requiring 858 additional households. Using the Office of Financial Management's data and a formula from the Comprehensive Plan, the County determined that the City had 58 years of growth capacity within the city limits and 115 years in the entire UGA. The analysis showed a surplus of 1,156 acres of land, including 82 acres of commercial and 4 acres of community facilities, indicating Grandview has sufficient capacity to accommodate future growth.

The Commission discussed Grandview's growth patterns and UGA boundaries. It was noted that while the City's UGA was sufficient for current needs, rapid development could require

future adjustments. The Commission reviewed a request to change Parcel No. 230913-31001 consisting of 19.33 acres in the UGA from residential to industrial zoning, which would require County approval. They also discussed challenges with agricultural land designations limiting development options. The Commission agreed to monitor growth trends and consider another UGA review in 5 years, while hoping for more flexibility from the State regarding agricultural land conversions.

Finalization of the UGA would be in December 2025, with the Board of County Commissioners having the final say.

C. Grandview Community Assets for the Climate Element

The Commission addressed the requirement to include a new Climate Element chapter to the Comprehensive Plan by June 2025. Discussion took place regarding climate change resiliency, community assets and critical infrastructure priorities. The Climate Element would identify community assets and prioritize hazards such as extreme temperatures, wildfires and drought. YVCOG conducted a survey to gather community input on climate-related concerns, with responses indicating a moderate level of concern about various hazards.

The Commission discussed protecting community assets across various sectors, focusing on agriculture and food systems, buildings and energy, cultural resources and practices, economic development, emergency management, health and well-being, ecosystems, transportation, waste management, water resources, and zoning and development. They identified key assets in agriculture, including production, processing, and storage facilities, while considering the broader economic impact. The group agreed to add grocery stores and EBT food stamp services to the list of protected assets and clarified the meaning of "access locations" as ensuring program availability during emergencies.

The Commission discussed emergency preparedness and community gathering places in Grandview, focusing on the need for an emergency alert system and a central location for information dissemination, such as the Community Center. They considered adding medical facilities and health services to the emergency management section, noting the importance of backup generators and emergency response capabilities. The Commission also touched on the wildland urban interface and the need for buffers between homes and fire-prone areas, as well as the potential for refugee influx in case of a major disaster like a volcanic eruption.

The next steps involve presenting the information to the Climate Advisory Team and developing goals and policies for the Climate Element of the Comprehensive Plan, which would be completed in the coming months.

D. Comprehensive Plan Update Checklist

A copy of the Comprehensive Plan Update Checklist was provided for information only. The checklist was prepared by the Yakima Valley Conference of Governments and submitted to the Department of Commerce on behalf of the City of Grandview. The checklist was updated with the new 2022-2023 Growth Management Act (GMA) legislation and was intended to help cities that were fully planning under the GMA conduct the periodic review and update of comprehensive plans and development regulations under RCW 36.70A.130(5). The checklist identified components of comprehensive plans and development regulations that needed

updating to reflect local conditions or to comply with GMA changes since the last periodic update cycle (2015-2018).

E. Critical Areas Checklist

A copy of the Critical Areas Checklist was provided for information only. The checklist was prepared by the Yakima Valley Conference of Governments and submitted to the Department of Commerce on behalf of the City of Grandview. The checklist was intended to help local governments update their development regulations pursuant to the schedule in RCW 36.70A.130(5).

4. ADJOURNMENT

On motion by Commissioner Tucker, second by Commissioner Sexton, the Planning Commission meeting adjourned at 7.45 p.m.

Commissioner Don Olmstead, Jr.

Anita Palacios, City Clerk