

**GRANDVIEW PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 25, 2026**

1. CALL TO ORDER

Commissioner Brenda Saldana called the meeting to order at 6:00 p.m., in the Council Chambers at City Hall.

Planning Commissioners present were: Brenda Saldana, Gracie Sexton and Randy Tucker

Planning Commissioner absent was: Don Olmstead Jr.

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 January 28, 2026 regular meeting.

3. ACTIVE AGENDA

A draft schedule of the Comprehensive Plan Elements was distributed. It was noted that the schedule was subject to change.

Month	Meeting Date	Topics
January	1/28/2026	Draft Comprehensive Plan Elements: <ul style="list-style-type: none"> • Transportation • Capital Facilities • Utilities
February	2/25/2026	Draft Comprehensive Plan Elements: <ul style="list-style-type: none"> • Housing Element – First Pass • Land Use Element – First Pass
March	3/25/2026	Draft Comprehensive Plan Elements: <ul style="list-style-type: none"> • Housing Element • Land Use Element • Introduce Development Regulations
April	4/29/2026	Development Ordinances/Climate Element <ul style="list-style-type: none"> • Zoning • Subdivision • Flood • Climate Element – First Pass
May	5/27/2026	Draft Comprehensive Plan Elements: <ul style="list-style-type: none"> • Climate Element • Remaining Elements and Regulations – outstanding edits
June	6/24/2026	Draft Comprehensive Plan Public Participation Report

A. Comprehensive Plan Update – Land Use Element

The Land Use Element established the desirable character, quality and pattern of the physical environment and represents the community's policy plan for growth over the next 20 years. In addition, because land 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 Washington State Growth Management Act (GMA) requires that the following be addressed by the Land Use Element:

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

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

The Commission reviewed various components of the Land Use Element, including groundwater protection, stormwater management, and natural settings. Discussed updating policies related to open space corridors and critical areas within the City. The Commission also addressed the need to add considerations for environmental justice policies and wildfire preparedness measures. The discussion also covered potential FireWise standards for land use planning, including tree trimming guidelines and community buffers, which would be further explored in the upcoming Climate Element discussions. Discussed fire safety concerns and land use planning, with discussions about wildfire risks and the need to consider development near fields and hillsides. Language would need to be added to the Land Use Element regarding urban planning approaches that increase physical activity and reduce greenhouse gas emissions. In addition, relevant critical area policies would need to be moved from the Natural Setting Element to the Land Use Element as required by new state guidance.

B. Comprehensive Plan Update – 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 establishes both long-term and short-term policies to meet the community's housing needs and achieve community goals. The Housing Element specifically considers the condition of the existing housing stock; the cause, scope and nature of

any housing problems; and the provision of a variety of housing types to match the lifestyle and economic needs of the community.

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

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

The City of Grandview's Housing Action Plan 2023, prepared by the Yakima Valley Conference of Governments, addresses the housing challenges in the City, including affordability, availability, and diversity. The plan aims to create strategies to meet local housing needs, prevent displacement, and support sustainable growth.

Key Findings:

1. Low Vacancy Rates: Current rates are 1-2%, far below the desired 5%, leading to limited housing options and increased competition.
2. Rising Housing Costs: Home prices have increased by 270% from 2012 to 2022, while median family income rose only by 139%.
3. Cost-Burdened Households: 32% of households spend over 30% of their income on housing, with 77% of low-income households being cost-burdened.
4. Housing Diversity Needed: 76% of housing consists of single-family homes, limiting options for diverse needs.
5. Long Commutes: 20% of workers commute over 50 miles due to housing affordability issues.

Objectives and Strategies:

1. Maintain and Rehabilitate Existing Housing Stock:
 - Establish housing trust funds.
 - Utilize funding programs like Low-Income Housing Tax Credits (LIHTC), Washington State Housing Trust Fund, and Community Development Block Grants (CDBGs).
 - Support third-party purchases of affordable housing and provide tenant relocation assistance.
2. Expand Infrastructure Strategically:
 - Reduce minimum lot sizes to increase housing density.
 - Invest in infrastructure to support new developments.
3. Increase Housing Diversity:
 - Encourage "missing middle" housing options like duplexes, townhouses, cottage housing, and accessory dwelling units (ADUs).
 - Revise zoning codes to allow for more diverse housing types and higher density.
 - Offer incentives for developers to build affordable housing.
4. Prevent Displacement:
 - Implement strategies to address physical, economic, and cultural displacement.

- Support community land trusts, tenant relocation assistance, foreclosure intervention, and affordable housing preservation.
- Regulate short-term rentals and provide property tax assistance programs.

Implementation and Monitoring:

The plan includes actions to implement strategies, such as revising zoning codes, offering incentives, and leveraging funding sources. Key indicators for monitoring progress include housing production by type, cost-burdened households, and vacancy rates.

Appendices:

The plan includes the Housing Needs Assessment, community outreach results, policy reviews, housing strategies, and displacement prevention strategies.

Staff would propose updates to the Housing Element strategies to align with the 2023 Housing Action Plan and new state requirements.

Discussion of the Housing Element highlighted the need for affordable housing and diverse middle housing options due to a low vacancy rate, rising housing costs, and income disparities. Key strategies included preserving existing housing, expanding infrastructure, and allowing accessory dwelling units (ADUs) to increase density. The Commission discussed state laws promoting middle housing and ADUs. They also discussed strategies for increasing housing density, including allowing more units per lot and considering tiny homes and manufactured housing communities. The Commission identified outdated language and strategies that need revision to comply with state requirements.

4. ADJOURNMENT

The Planning Commission meeting adjourned at 6:55 p.m.

Commissioner Brenda Saldana

Anita Palacios, City Clerk