

**GRANDVIEW PLANNING COMMISSION
MEETING MINUTES
JULY 29, 2026**

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., Brenda Saldana and Randy Tucker

Planning Commissioners present via teleconference were: Gracie Sexton

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 Saldana, the Commission approved the minutes of the April 29, 2026 and May 27, 2026 Planning Commission meetings.

3. ACTIVE AGENDA

A. Comprehensive Plan Amendment Application – Elite Development

Nicole Stickney from AHBL presented a request on behalf of Elite Development to modify the City's Comprehensive Plan and R-3 multi-family zoning district to allow higher density development on a property near Grandridge Road. The proposal involves adding 30 additional units to an existing 16-unit apartment complex that was fully rented at market rates, with the developers arguing this would help address housing needs in the community.

The Commission expressed support for the proposal, noting the success of similar developments in nearby cities and the current housing shortage in Grandview.

B. Guidance for Adopting County Critical Areas Regulations by Reference

Staff summarized the 2025 guidance for Washington cities (population <25,000) considering adoption of their county's critical areas regulations by reference, as permitted under the Growth Management Act (GMA) and recent legislative changes.

For background purposes, staff explained that the Growth Management Act requires all Washington counties and cities to designate and protect critical areas (wetlands, aquifer recharge areas, fish and wildlife habitat, flood-prone, and geologically hazardous areas). As of 2023, cities under 25,000 population may adopt their county's critical areas regulations by reference (RCW 36.70A.060(4)), streamlining compliance and reducing the need for separate city updates.

The key requirements were as follows:

- Eligibility: City population must be under 25,000 (per OFM estimates). County regulations must not be under outstanding administrative or judicial appeal. City

adoption must incorporate all future county amendments. County would be entitled to a portion of the City's periodic update grant funding after adoption.

- Process: Conduct SEPA environmental review. Draft staff report and supporting documentation. Issue public notices and make SEPA determination. Submit notice to Commerce for 60-day review. Take legislative action (adopt ordinance). Submit notice of adoption to Commerce and publish updates.

Staff recommended that the City of Grandview adopt Yakima County's critical areas regulations in full to make updates easier and reduce burden on the City. An interlocal agreement would be prepared that would clearly define roles, responsibilities, funding, and procedures for appeals and updates. If the City were to later rescind adoption, the City would be required to adopt new, GMA-compliant regulations. With respect to appeals, adoption by reference was appealable and future county amendments would automatically apply to the City.

On motion by Commissioner Tucker, second by Commissioner Saldana, the Commission unanimously recommended that the Council adopt a resolution expressing the City's intent and agreement to adopt the Yakima County Critical Areas Ordinance by reference at a future date, authorizing staff to proceed with required review, public process and coordination, and providing for an effective date.

C. Comprehensive Plan Update – Housing Element

Staff presented updates to the Housing Element of the Comprehensive Plan, including new requirements to accommodate housing for all income levels and updates to demographic data, housing conditions, and income statistics for Grandview.

The Commission reviewed housing allocation data for Grandview, including income bands and housing types based on the Housing Action Planning Tool. It was noted that that current allocations showed 46% in the 50-80% AMI range, 25% in the 30-50% range, and 10% for very low income, while future allocations for 2046 would need to shift to 34% for under 30% AMI and 23% for 30-50% AMI. The discussion also covered displacement risk, with one census tract identified as having a medium risk of displacement, highlighting the need to prevent displacement and address potential redevelopment concerns.

The Commission also discussed housing affordability challenges, with rising construction costs and capital costs driving up housing prices.

Staff presented changes to the Housing Element's goals and policies, including deleting outdated strategies and adding new objectives from the Housing Action Plan to support diverse housing options like cottage housing and accessory buildings.

D. Comprehensive Plan Update – Land Use Element

Staff presented updates to the Land Use Element of the Comprehensive Plan, including maps and documentation for land use planning, with participants discussing historical projects dating 2017 to current. Discussion included reviewing current land use data, including agricultural and residential uses. Staff highlighted new requirements including consideration of environmental justice and wildfire risk mitigation. The conversation concluded with a review of urban growth area boundaries and recent annexations.

E. Comprehensive Plan Update – Climate Element

The Commission reviewed the new Climate Resilience Element that establishes a long-range framework for integrating resilience into community planning and decision-making. It identified climate-related hazards, established goals and policies, and provided practical implementation strategies that support the continued functioning of the community before, during, and after climate-related events.

The Climate Resilience Element addresses climate-related hazards such as drought, flooding, extreme temperatures, wildfire smoke, severe winter storms, public health emergencies and agricultural disease. This element would provide an approach for the potential effect many of these aspects would have on community life. These hazards may disrupt public infrastructure, utilities, transportation systems, natural resources, local businesses, emergency services, and the daily lives of residents. Resilience planning recognized that these hazards were interconnected and that investments made today could reduce future risks while providing additional benefits to the community. Many resilience strategies also improve public health, transportation, environmental quality, economic vitality, recreation, and neighborhood livability. Rather than focusing solely on responding to individual hazards, this element emphasized maintaining the community functions that residents depend upon every day and improving Grandview's ability to prepare for, withstand, respond to, recover from, and adapt to changing conditions.

4. ADJOURNMENT

The Planning Commission meeting adjourned at 7:40 p.m.

Commissioner Don Olmstead Jr.

Anita Palacios, City Clerk