CITY OF GRANDVIEW
PLANNING COMMISSION STAFF REPORT
2026 COMPREHENSIVE PLAN PERIODIC UPDATE

Public Hearing: October 28, 2026
To: Grandview Planning Commission
From: Byron Gumz, Land Use Planning Manager, YVCOG
Subject: City of Grandview 2026 Comprehensive Plan Periodic Update, amendments to Grandview Municipal Code, Title 16, Title 17, and Title 14.

REQUESTED ACTION

Conduct a public hearing on the City of Grandview 2026 Comprehensive Plan Periodic Update, associated development regulation amendments, and make a recommendation to the Grandview City Council regarding adoption.

The proposal consists of the following:

1. Adoption of the updated 2026 Grandview Comprehensive Plan which includes the addition of the Climate Resiliency Element; and
2. Adoption of amendments to Grandview Municipal Code, Title 16 Subdivision Ordinance, Title 17 Zoning Ordinance, and Title 18 Development Regulation Administration Ordinance.

The Planning Commission's role is to consider the proposed amendments, public testimony, agency comments, and the staff analysis contained in this report and forward a recommendation to the City Council. Final legislative action on the Comprehensive Plan and development regulations will be taken by the City Council.

BACKGROUND

The Washington State Growth Management Act (GMA), Chapter 36.70A RCW, requires counties and cities planning under the Act to periodically review and, where necessary, revise their comprehensive plans and development regulations.

The City of Grandview is located within Yakima County and is subject to the periodic update schedule established in RCW 36.70A.130. Under the current statutory schedule, Yakima County and the cities within Yakima County must complete the present periodic review and update on or before December 31, 2026.

The purpose of the periodic review is to determine whether the City's Comprehensive Plan and development regulations remain consistent with applicable requirements of the GMA and other state laws enacted since the City's previous periodic update, and to revise those documents where necessary.

The proposed 2026 Comprehensive Plan updates the City's long-range planning framework for the next planning period. The Administration Element describes the Comprehensive Plan as the City's guide for evaluating growth and change within the Grandview Urban Growth Area and recognizes that the City's zoning code, critical areas regulations, transportation program, SEPA procedures,

utility plans, and other development regulations serve as implementation tools for the Comprehensive Plan.

The proposed Plan anticipates a 2046 population of 14,538 within the planning area of Grandview. The Future Land Use Map generally continues the land use pattern established in previous plans.

DESCRIPTION OF THE PROPOSAL

The City of Grandview, as part of the 2026 Growth Management Act (GMA) Periodic Update, is updating the Grandview Comprehensive Plan (Administrative Element, Physical Character Element, Capital Facilities Element, Utilities Element, Transportation Element, Housing Element, Land Use Element, and Climate Resiliency Element), and Development Regulations (Title 16 Subdivision Ordinance, Title 17 Zoning Ordinance, and Title 14 Administration of Development Regulations Ordinance).

PUBLIC PARTICIPATION

The City's Comprehensive Plan states that a Public Participation Plan was prepared for the periodic update. The identified process includes Planning Commission meetings to review draft and final elements, a public comment period, and a final public hearing. The stated objectives include providing early and continuous public participation, explaining the legal requirements governing the update, seeking public input, and encouraging participation by individuals and organizations that may not ordinarily participate in the planning process.

The Planning Commission serves as an advisory body to the City Council. The Comprehensive Plan describes the Commission's role as informing the legislative body regarding planning and development decisions, considering alternatives, keeping the public informed, and seeking public input.

Planning Commission Meetings: Staff met with the Planning Commission periodically from January 2025 through September 2026 to review draft Comprehensive Plan Elements and draft Ordinances.

FINDINGS OF FACT

1. The City of Grandview plans under the Washington State Growth Management Act (GMA), RCW 36.70A, and is required to periodically review and, if necessary, revise its comprehensive plan and development regulations pursuant to RCW 36.70A.130.

2. The City has prepared the 2026 Comprehensive Plan Periodic Update to address applicable state planning requirements, changes in local conditions, updated growth and housing information, and consistency between the Comprehensive Plan and implementing development regulations.

3. The proposed 2026 Comprehensive Plan establishes the City's long-range policy framework through the applicable planning horizon and includes updated goals, policies, background information, growth assumptions, and implementation measures.

4. The 2026 Comprehensive Plan includes a Climate Resilience Element that identifies climate-related hazards affecting Grandview, establishes goals and policies addressing those hazards,

identifies priority community assets, and establishes implementation strategies for future planning, capital investment, infrastructure, emergency preparedness, partnerships, and grant funding.

6. The City reviewed Grandview Municipal Code Title 16 Subdivisions, Title 17 Zoning, and Title 14 Administration of Development Regulations, as part of the periodic update. The proposed amendments address required state-mandated changes affecting housing, residential development, land division, and other development regulations.

7. The City adopted Yakima County's Critical Areas Ordinance by reference on August 25, 2026 by Resolution No. 2026-43.

8. On October 14, 2026, the City issued a DNS for the Comprehensive Plan and proposed rezones.

9. On October 14, 2026, the City published the Notice of Public Hearing in the official newspaper of the City and sent the notice to all agencies with jurisdiction.

10. The Planning Commission held a duly noticed public hearing on October 28, 2026, and considered the staff report, the 2026 Comprehensive Plan Periodic Update documents, proposed revisions, agency comments, and testimony received at the hearing.

CONCLUSIONS OF LAW

1. The City of Grandview is authorized and required under GMA to periodically review and, where necessary, to revise its Comprehensive Plan, Critical Areas Ordinance, and development regulations.

2. The proposed 2026 Comprehensive Plan Periodic Update addresses and meets the City's applicable periodic-review responsibilities under the Growth Management Act.

3. The proposed Comprehensive Plan includes all the following elements: Physical Character, Land Use, Transportation, Capital Facilities, Housing, Utilities, Climate Resilience, and Administration.

4. The proposed Climate Resilience Element provides a policy framework addressing the climate resiliency planning requirements applicable to the City and is integrated with the other elements of the Comprehensive Plan.

5. The proposed 2026 Comprehensive Plan Update and development regulation revisions, including amendments of GMC Title 16, Title 17, and Title 14, meet the requirements of the Growth Management Act.

6. The proposed Comprehensive Plan and development regulation amendments have been reviewed for internal consistency and for consistency between the Comprehensive Plan and implementing development regulations.

7. Environmental Review for the entire proposal was conducted under the State Environmental Policy Act (SEPA), and a Determination of Nonsignificance (DNS) was issued.

8. This action is part of the required periodic update under the Grown Management Act. Upon adoption of these amendments by Grandview City Council, the City will have taken the necessary actions, and the periodic update will be complete.

RECOMMENDATION

Staff recommends **approval** of the updated City of Grandview 2026 Comprehensive Plan Periodic update including the 2026 Comprehensive Plan amendments to GMC Title 16, Title 17, and Title 14, including those amendments necessary to implement the updated Comprehensive Plan and comply with applicable changes in state law.

Staff recommends separate motions for each component of the periodic update.

SUGGESTED MOTIONS

Now that the Commission has reviewed the record concerning the City of Grandview 2026 Comprehensive Plan Periodic Update, this subject is open for decision. The Commission may (choose one of the following):

- **APPROVE**

I move that the Planning Commission adopt the findings of fact and recommend the Grandview City Council approve the City of Grandview 2026 Comprehensive Plan Periodic Update as presented. Upon closing of the public hearing, the record for public and agency comment shall remain open until end of business on October 28, 2026.

- **APPROVE WITH MODIFICATIONS**

I move that the Planning Commission recommend the Grandview City Council approve the City of Grandview 2026 Comprehensive Plan Periodic Update with the following modifications: **[state each modification, if any]**, based upon the Findings of Fact and Conclusions of Law, the staff report, and the record established during the public hearing. Upon closing of the Public Hearing, the record for public and agency comment shall remain open until end of business October 28, 2026.

- **DENY**

I move that the Planning Commission recommend that the Grandview City Council deny the City of Grandview 2026 Comprehensive Plan Periodic Update as presented, based upon the Findings of Fact and Conclusions of Law adopted by the Planning Commission and the record established during the public hearing, and direct staff to modify the findings to include the following reasons **[state each reason]** and be forwarded to Grandview City Council with a recommendation of denial. Upon closing of the Public Hearing, the record for public and agency comment shall remain open until end of business October 28, 2026.

EXHIBITS

2026 Grandview Comp Plan Elements including Climate Element
2026 Municipal Code Title 16 – Subdivisions
2026 Municipal Code Title 17 – Zoning
2026 Municipal Code Title 14 – Administration of Development Regulations
SEPA Checklist
Public Noticing Documents
Agency Comments