Chapter 2 - Land Use Element

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I. INTRODUCTION

Purpose

The Land Use Element establishes 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 is a limited resource, the Land Use Element acts as a check and balance by establishing which areas are suitable or unsuitable for development. Unsuitable lands include 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);
- The land use element must give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities
- ~~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).
- The land use element must reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools to reduce wildfire risk, reducing wildfire risks to residential development in high risk areas and the wildland urban interface area, separating human development from wildfire prone landscapes, and protecting existing residential development and infrastructure through community wildfire preparedness and fire adaptation measures.

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 are also GMA inventory requirements, and will also be addressed in this element.

Applicable Revised Code of Washington (RCW), County-wide Planning Policies (CWPPs) and Metropolitan Transportation Plan (MTP) policies

Under the GMA, cities, towns, and their UGAs are identified as the primary areas where future urban growth will be permitted. To achieve the GMA's goal of "interjurisdictional consistency," consistency must be maintained at the state level with of the Revised Code of Washington (***RCW***), and at the regional level with the Yakima Countywide Planning Policy (CWPP), the Yakima Valley Metropolitan Transportation

Plan (MTP), and each jurisdiction's comprehensive plan. The land use-related policies covered in detail in this element cite the consistent and applicable federal, state, county, and regional policies.

The following rules and policies apply to discussion of the City of Grandview Land Use Element.

The following policies are related to the process and criteria for establishing and amending Grandview's UGA:

1) Areas designated for urban growth should be determined by preferred development patterns and the capacity and willingness of the community to provide urban governmental services (CWPP A.3.1).

2) All cities and towns will be within a designated UGA. UGAs may include areas not contained within an incorporated city. (CWPP A.3.2, also ***RCW 36.70A.110***)

3) All UGAs will be reflected in County and respective city comprehensive plans (CWPP A.3.3).

4) Urban growth will occur within UGAs only and not be permitted outside of an adopted UGA except for new fully contained communities (CWPP A.3.4, ***RCW 36.70A.350***)

5) The baseline for 20-year Countywide population forecasts shall be the official decennial GMA Population Projections from the State of Washington's Office of Financial Management (OFM) plus unrecorded annexations. The process for allocating forecasted population will be cooperatively reviewed (CWPP A.3.5).

6) Sufficient area must be included in the UGAs to accommodate a minimum 20-year population forecast and to allow for market choice and location preferences (CWPP A.3.6, ***RCW 36.70A.110 (2)***).

7) When determining land requirements for UGAs, allowance will be made for greenbelt and open space areas and for protection of wildlife habitat and other environmentally sensitive areas (CWPP A.3.7, ***RCW 36.70A.110(2)***).

8) The County and cities will cooperatively determine the amount of undeveloped buildable urban land needed. The inventory of the undeveloped buildable urban land supply shall be maintained in a regional GIS database (CWPP A.3.12).

9) The County and cities will establish a common method to monitor urban development to evaluate the rate of growth and maintain an inventory of the amount of buildable land remaining (CWPP A.3.9).

10) The local jurisdiction may initiate an amendment to an existing UGA through the normal comprehensive plan amendment process; however, in no case will amendments be processed more than once a year (CWPP A.3.10, ***RCW 36.70A.130 (2)***).
    - Note: this policy was modified in 2009 by Yakima County through Ordinance No. 9-2009. Applications for amendments to UGA boundaries will only be considered at five-year intervals, after the Washington State Office of Financial Management's (OFM's) GMA population projections for the County have been issued.

11) Prior to amending an UGA, the County and respective local jurisdiction will determine the capital improvement requirements of the amendment to ascertain that urban governmental services will be

available within the forecast period (CWPP A.3.11).

12) Annexations will not occur outside established UGAs (***RCW 35.13.005***). Annexations will occur within UGAs according to the provisions of adopted inter-local agreements, if any (CWPP A.3.8).

The following policies relate to phasing growth and development with service and infrastructure provision:

1) Urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities, and urban government services should not be provided in rural areas (CWPP B.3.1, **RCW 36.70A.110 (3)**).

2) Urban growth management inter-local agreements will identify services to be provided in an UGA, the responsible service purveyors and the terms under which the services are to be provided (CWPP B.3.2).

3) 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 20 years (CWPP B.3.3).

4) The capital facilities, utilities and transportation elements of each local government's comprehensive plan will specify the general location and phasing of major infrastructure improvements and anticipated revenue sources (***RCW 36.70A.070(3)(c)(d)***). These plan elements will be developed in consultation with special purpose districts and other utility providers (CWPP B.3.4).

5) New urban development should utilize available/planned urban services (CWPP B.3.5, ***RCW 36.70A.110(3)***).

6) Formation of new water or sewer districts should be discouraged within designated UGAs (CWPP B.3.6).

7) Transportation improvements or strategies to accommodate the impacts resulting from new development will be implemented concurrent with new development. "Concurrent with new development" means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years (CWPP D.3.4, ***RCW 36.70A.070(6)(e)***).

8) The County and cities will work with special purpose districts and other agencies to establish a process for mutual consultation on proposed comprehensive land use plan policies for lands within UGAs. Actions of special purpose districts and other public service providers shall be consistent with comprehensive plans of the County and the cities. (CWPP F.3.1, ***RCW 56.08.020, RCW 57.16.010***).

9) Local economic development plans should be consistent with the comprehensive land use and capital facilities plans, and should:
   a) Evaluate existing and potential industrial and commercial land sites to determine short and long term potential for accommodating new and existing businesses;
   b) Identify and target prime sites, determine costs and benefits of specific land development options

and develop specific capital improvement strategies for the desired option;

c) Implement zoning and land use policies based upon infrastructure and financial capacities of each jurisdiction;

d) Identify changes in UGAs as necessary to accommodate the land and infrastructure needs of business and industry;

10) Support housing strategies and choices required for economic development. (CWPP G.3.2).

Coordination of efforts between the many diverse economic development organizations and other related agencies within Yakima County should be encouraged by:

a) Identifying linkages between economic development issues and strategies and other growth planning elements (i.e. housing, transportation, utilities and land use);

b) Defining roles and responsibilities for carrying out economic development goals, objectives and strategies (CWPP G.3.3).

Relationship to Other Elements

The Land Use Element could be described as the "driver of the Comprehensive Plan" in that each of the other elements is interrelated with the Land Use Element, and the Plan's goals will be implemented through land use policies and regulations.

This Land Use Element has the following components:

1) Summary of the UGA process and designation.
2) Summary of major land use considerations for the City.
3) Summary of historic trends and the physical setting for the community, and an inventory of existing land uses within the City and its UGA.
4) Analysis and forecasts, including analysis of population growth and demographics; economic conditions; physical conditions; infrastructure; public facilities and services; and projection of long-range land use needs.
5) Land use maps.
6) Land use goals and policies.

URBAN GROWTH AREA

Grandview's Urban Growth Area (UGA) includes the incorporated City, those lands to which the City may feasibly provide future urban services (i.e. the City's urban service area), and those surrounding areas which directly impact conditions within the City limits. The UGA boundary was designated by the County Commissioners, after an extensive process involving coordination between the City and Yakima County, in which the UGA was identified, management policies for the UGA were established, and annexation policies were developed. County-wide planning policies were taken into consideration in this process.

In the UGA boundary designation process, the following major findings or considerations contributed toward the final location of the boundary.

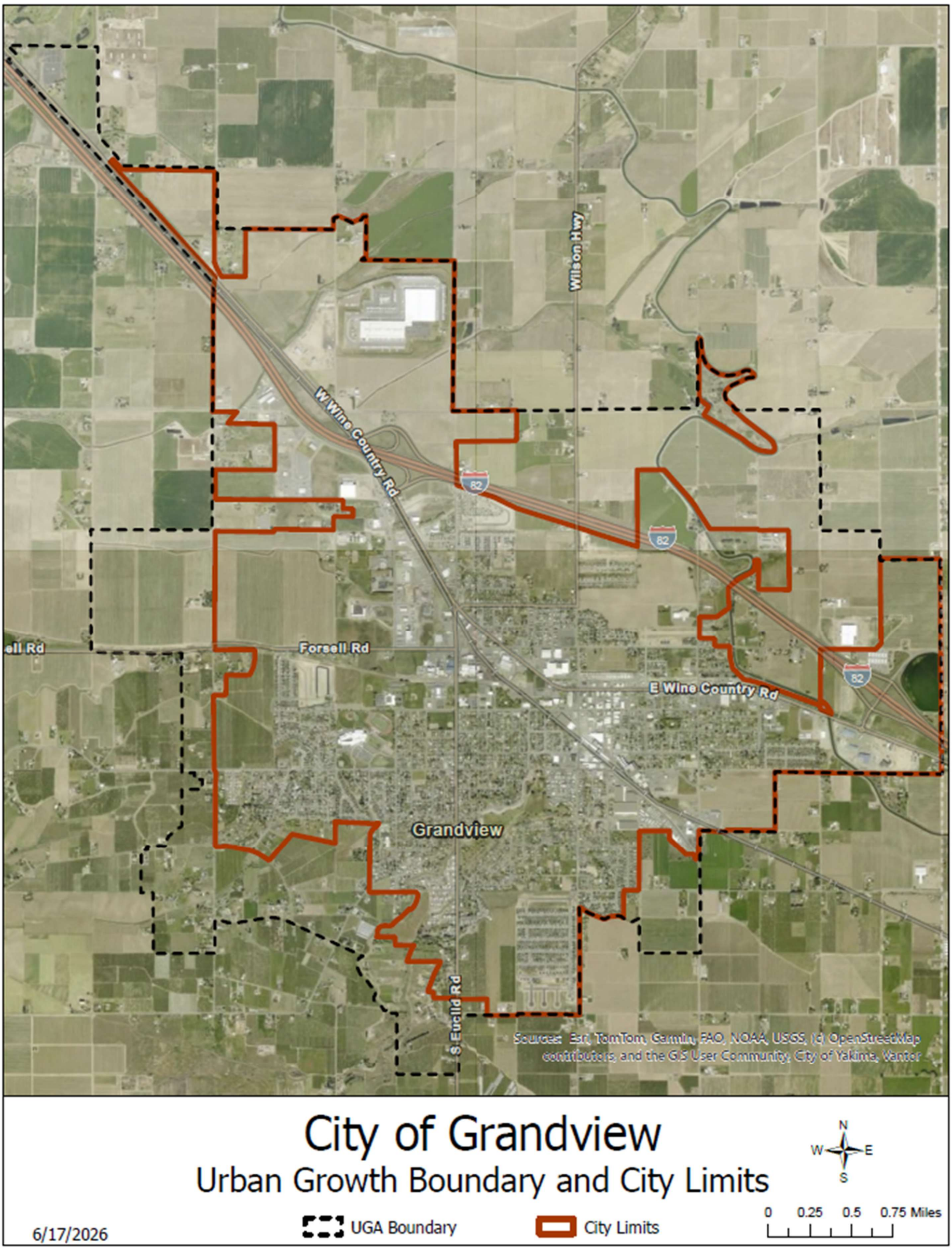
- Establishing a balance between too much land within the UGA which may contribute to urban sprawl, high costs for public services, and unnecessary conversion of resource lands and farmlands to residential or other uses, and too little land for residential uses which can increase housing costs and limit housing choices. Allowing an inadequate supply of industrially zoned lands can also constrain economic development and may potentially adversely affect the City's future tax base.
- Physical features or environmental constraints should be used to provide a clear separation between urban and rural areas.

The City of Grandview's UGA boundary and future land use designations in the unincorporated portions of the UGA were revised in 20252015 after an extensive process involving coordination between the City and the County. The Land Capacity Analysis conducted by the County determined that Grandview's existing UGA contained a surplus of 1,2421,125 (incorporated and unincorporated portions of UGA) acres of vacant residential, commercial, and community facilities land which would accommodate 80 115 years of growth for non-industrial purposes[1]. Portions of two parcels were added to the UGA because they straddled the UGA boundary and were split-designated/split-zoned parcels. The change was considered correction of a mapping error.

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[1] Yakima County Public Services Department Planning Division, Long Range Planning Section. September 14, 2015. Staff Report: Yakima County's 2017 Review of its UGAs and Permitted Densities – Urban Growth Area for City of Grandview.

Figure 2-1. Urban Growth Area



Major Land Use Considerations

- What are appropriate locations for industrial development to expand the city's employment base? Should the city concentrate industrial development activities/zoning in the northwest and southeast areas of the city near I-82 and the Washington Central rail line?

- What are the important site considerations for new commercial and industrial development? Should industrial uses be grouped together in an industrial park setting to take advantage of existing infrastructure?

- What would be the best use of the land surrounding Exit 73 and Exit 75 on I-82? Commercial oriented toward the needs of the traveling public, or industrial uses? What form should any transition from existing land uses and adjacent residential or agricultural uses take?

- What is the appropriate development pattern for Grandview? Should the city grow incrementally outward from the existing city limits, or should independent developments be allowed to occur outside the existing city limits, either with or without accompanying city services?

- What type of commercial development, professional offices, medical facilities or other business is appropriate for the downtown and other areas of the city?

- What is the role of agricultural lands within the Urban Growth Area? How should the transition from rural to urban uses be handled? Should buffering be considered, and if it is, what form should the buffering take?

- What are appropriate locations for public and private facilities of a regional or state-wide nature?

- How much land area is needed to support a variety of housing types serving all segments of the community?

- What land uses are appropriate in the area of the wastewater treatment facility?

II. EXISTING CONDITIONS

History

Grandview like many other communities located in the Yakima Valley can attribute its origins to expansion of railroad lines, specifically the Northern Pacific Railway. The site for Grandview was selected in 1905 to serve as a terminus for the Sunnyside Branch of the Northern Pacific Railway. The City site was designed and platted at that time, and named "Grandview" due to its outstanding view of Mt. Adams and Mt. Rainier.

In the late 1880s, the Yakima Valley was recognized by railroad officials and land speculators to be an area with an enormous amount of agricultural potential. Railroad officials acted quickly, and in 1889, devised a plan to purchase land in the valley and formed a company to irrigate these lands. During this period, a total of three irrigation companies were organized and pumping plants were installed leading to the first intensive cultivation of land in 1903.

In 1909, the City became incorporated and the first officers were elected.

Growth in Grandview for the most part, has been incremental in all directions from the original City site, with commercial growth generally following Wine Country Road (east-west), and with industrial growth occurring along the rail corridor (northwest - southeast). Residential growth has occurred mostly south of the commercial areas and east of the industrial areas. Since 1960, most of the residential growth has been in the southwest portion of the City.

In late 1950s, the City annexed a noncontiguous area of City property across the Yakima River, 2½ miles south of Grandview. A lagoon type sewage disposal treatment system, and a sanitary landfill occupied roughly 970 acres of this property. Another noncontiguous parcel of City property located northeast of the City formed a reservoir site.

Several areas were annexed to Grandview in 1980, including two large commercially and industrially zoned tracts along I-82, and a number of residentially zoned tracts, located mostly south of the City.

Between 1980 and 1982, other annexations occurred including some large tracts to the north along I-82, several smaller areas to the south, and the Glacier Park parcel on the west side of the City's property across the Yakima River.

In 1986, a large agricultural tract was annexed west of the City limits to Forrest Road, aligned with Ogle Road to the north. An adjacent tract west to Puterbaugh Road and north to Ogle Road was annexed in 1991. Several other annexations occurred in the 1990s including a subdivision zoned AF-1 in 1990, located west of Wilson Highway and north of Pleasant Avenue, and a large agricultural tract added to the northwest corner of the City in 1992.

Since the 2017 comprehensive plan update, several annexations have taken place, expanding Grandview's City Limits over 300 acres. Annexations for residential uses include property west of Wilson Highway and South of I-82, and land on the southern edge of the city, on the northwest corner of Apricot and Grandridge Roads. Property within the northwest portion of the UGA, north of I-82 and the Yakima Valley Highway, has been annexed for industrial and commercial uses.

Physical Setting

Grandview is located in the south-central section of Washington State, along the eastern boundary of Yakima County. The City lies along Interstate 82 approximately 40 miles from the Yakima metropolitan area, and is also approximately 40 miles from the Tri-Cities metropolitan area. The City of Sunnyside is six miles to the northwest of Grandview, and the City of Prosser is eight miles to the east. The majority of the City of Grandview lies north of the Yakima River, in a fertile irrigated valley, approximately in the middle of the Lower Yakima Valley between the Rattlesnake Hills to the north and the Horse Heaven Hills to the south.

Significant Milestones in Grandview's Recent History

- ✓ 2006 Hillcrest Reservoir Rehabilitation
- ✓ 2006 New children's playground at Tower Park
- ✓ 2007 YVCC Grandview Campus Workforce Education Facility (winery/vineyard technology and allied health programs)

- ✓ 2008 Disc Golf Course at Dykstra Park
- ✓ 2008 New children's playground at Westside Park
- ✓ 2009 Grandview Centennial Celebration
- ✓ 2009 Grandridge Area Improvements
- ✓ 2009 New children's playground at Country Park – Seahawks Play 60
- ✓ 2009 Euclid Road Rehabilitation
- ✓ 2010 "Alive" Downtown Revitalization
- ✓ 2010 Rose Garden moved to East Entrance
- ✓ 2011 City/College (YVCC) Library Construction
- ✓ 2011 Community Center Construction
- ✓ 2011 Wine Country Road Improvements
- ✓ 2011 Grandview Transportation Benefit District Formation
- ✓ 2012 North Birch Street Neighborhood Improvements
- ✓ 2012 Second Street/Elm Street Overlay
- ✓ 2012 Euclid Road Improvements
- ✓ 2013 Euclid Road Overlay
- ✓ 2013 Second Street Improvements
- ✓ 2013 Bonnieview Road Improvements
- ✓ 2014 Wastewater Pumping Facility Improvements
- ✓ 2015 East Wine Country Plaza
- ✓ 2015 East Fourth Street Neighborhood Improvements
- ✓ 2015 Forsell Road Sidewalk Extension
- ✓ 2015 GHS Track & Field Renovation
- ✓ 2015 New Grandview Museum
- ✓ 2015 Swim Pool Renovations – Phase 1

Inventory of Land Uses within the City of Grandview

~~illustrates existing land uses in the Grandview incorporated area.~~ Table 2-1 below summarizes existing land uses in the Grandview incorporated area and UGA. The three most predominant land uses within the City of Grandview include residential (25.9%~~20.3%~~ of total), public (23.1%~~37.1%~~) and agricultural (~~18.0%~~19.6%) of the City's total acreage. The agricultural uses range from mint, alfalfa, asparagus, and grapes to the north, pasture and grapes to the east, and corn, orchards and grapes in the southern and western portions of the UGA. Table 2-1 ~~Table 0-1~~ below summarizes the existing land uses within the City limits.

Table 2-1 Current Land Use in Grandview and UGA

Grandview

Land Use	# of Parcels	Total Acreage	% of Total
Agriculture	57	1,017.3	19.6%
Commercial	243	419.3	8.1%
Industrial	45	166.4	3.2%
Multi-family Residential	102	51.0	1.0%
Other Residential	45	113.2	2.2%
Public Recreation	15	59.6	1.1%

Public Service	32	133.2	2.6%
Single-family Residential	2878	1,180.8	22.7%
Transportation	58	78.3	1.5%
Unassigned	22	94.9	1.8%
Undeveloped Land	488	875.9	16.8%
Utilities/Communication	24	1,011.4	19.4%
Total	**4,009**	**5,201.2**	**100%**

Residential Land Use

Within Grandview's UGA, approximately 1,345 acres are devoted to residential use. Single family residential uses account for 22.7% of the land area, covering about 1,180.8 acres. Commercial Land Use

There are approximately 419.3 acres of commercial land within the UGA, accounting for 8.1% of the land area.

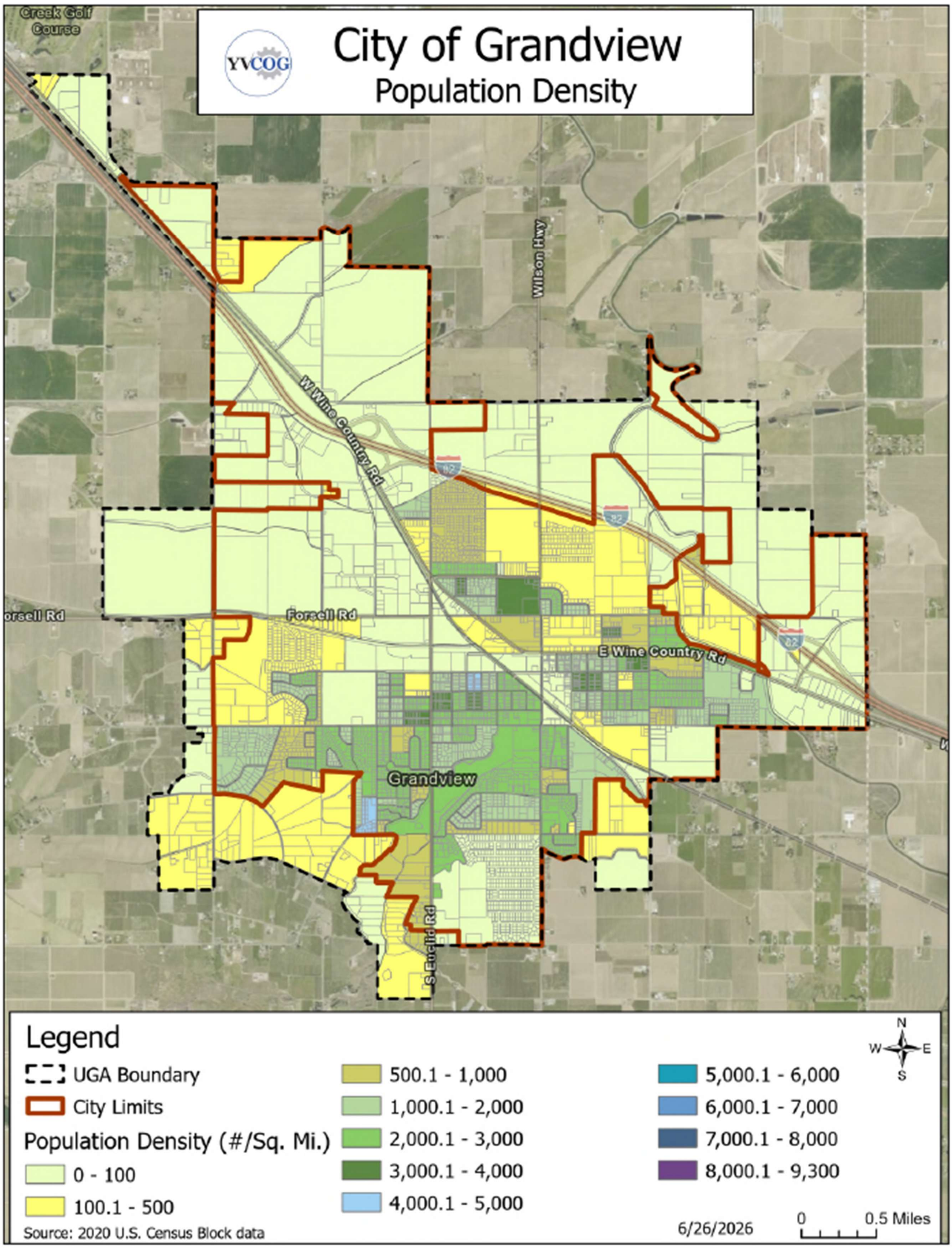
~~Approximately 728.0 acres is devoted to residential use within Grandview, or 20.3% of the City's total land area. Of the land used for housing, approximately 628.2 acres, or 86.3%, is currently used for single-family homes.~~ Multifamily housing accounts for 1.0~~1~~% of the total housing stock. The most recent multifamily development was Carriage Court Apartments, 1200 Carriage Court, which contains 41 units of low-income and farmworker housing.

The majority of residential development is located in the south half of the city, particularly south of 2nd Street and west of Grandridge Road (see Figure 2-2, page 21). Residential zoning in this area includes R-1 low-density residential), R-2 (medium-density residential), R-3 (high-density residential), and MR (manufactured home park). New residential development is expanding south of I-82, focused on the north and west side of the city.

Figure 2-24, page 12 illustrates population density in the City of Grandview. A significant amount of land in the north and south ends of the city are zoned R-2 or R-3; much of that land is currently in manufactured home park, vacant, or agriculture land uses. The densest areas of the city correspond with R-3 zoning. There are also some high density areas scattered around the central business district which are composed of small-lot single-family homes. Lower density areas are associated with AG (agriculture) and R-1 zoning, with agriculture and larger-lot single-family home uses, farther outside of the central business district.

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Figure 2-2 Population Density



~~illustrates existing land uses in the Grandview incorporated area. Table 2-1 below summarizes existing land uses in the Grandview incorporated area. The three most predominant land uses within the City of Grandview include residential (20.3% total), public (37.1%) and agricultural (18.0%) of the City's total acreage. The agricultural uses range from mint, alfalfa, asparagus, and grapes to the north, pasture and grapes to the east, and corn, orchards and grapes in the southern and western portions of the UGA. Table 0-1 below summarizes the existing land uses within the City limits.~~

~~Table 0-1. City of Grandview Incorporated Area: Current Land Use~~

~~Land Use~~	~~# Parcels~~	~~Acres~~	~~% Total~~
~~Agriculture~~	~~50~~	~~646.9~~	~~18.0%~~
~~Commercial~~	~~279~~	~~187.7~~	~~5.2%~~
~~Industrial~~	~~42~~	~~274.1~~	~~7.6%~~
~~Park~~	~~15~~	~~63.3~~	~~1.8%~~
~~Public~~	~~50~~	~~1,333.8~~	~~37.1%~~
~~Residential - Mobile Home Park~~	~~16~~	~~58.3~~	~~1.6%~~
~~Residential - Multifamily~~	~~33~~	~~38.0~~	~~1.1%~~
~~Residential - Single~~	~~2,133~~	~~628.2~~	~~17.5%~~
~~Residential - Other~~	~~13~~	~~3.5~~	~~0.1%~~
~~Transportation right-of-way~~	~~42~~	~~18.0~~	~~0.5%~~
~~Vacant~~	~~204~~	~~339.8~~	~~9.5%~~
~~Total~~	~~2,877~~	~~3,591.5~~	~~100.0%~~

~~Residential Land Use~~

Commercial Land Use

There are ~~187.7~~191 acres of commercial land within the City limits, accounting for ~~5.2%~~4.7% of the total acreage within the UGA~~City~~. The intensity of commercial development can be measured by estimating the number of acres per 1,000 of population. Grandview has 17.5~~16.8~~ acres of commercial land per 1,000 population based on the current land use inventory and 2020~~2014~~ population of ~~11,170~~10,910 (Yakima County Final 2046 Population Projections and Allocations) ~~(Office of Financial Management [OFM], 2015).~~

Most of the commercial development in Grandview is located within two areas: along Wine Country Road between North Third Street and the railroad tracks, and downtown. The downtown core also has two distinct commercial areas. The first is along Wine Country Road from east of Grandridge to Dayton Road, and the second is located south of Wine Country Road to Fourth Street, between Grandridge and Ash Street. There are also a few commercial properties located in the blocks east of Ash Street. The largest single commercial development in Grandview is the 113 acre Walmart Distribution Center at 546 Woodall Road at the north end of Grandview.

Commercial development along Wine Country Road is characterized by auto-oriented service businesses such as retail stores, mini marts, grocery stores, automotive repair shops, service stations, restaurants, and petroleum product distributors.

South of Wine Country Road, the commercial development pattern is more characteristic of a central business district. Businesses are more pedestrian-oriented, and typically are retail and professional businesses that serve the local community, consisting of retail shops, beauty and barber shops, grocery stores, banks, restaurants, offices, including attorneys, accountants, real estate, insurance, dentist and doctor's offices, and several churches. In 2009, the City invested $5.1 million in a downtown revitalization project that included new asphalt, reconstruction of curb and gutter, storm-water facilities, relocation of utilities, widened sidewalks, improved street lighting, streetscape treatments including flower-pots, textured paving, street trees and shrubs, and benches.

Industrial Land Use

Approximately 3.2%~~7.6%~~ of the total acreage within the City limits, 166.4~~274.1~~ acres, is occupied by industrial lands. The intensity of industrial land can also be measured in the same manner as described above. Grandview has approximately 15.2~~24.5~~ acres of industrial land per 1,000 population.

The majority of the industrial lands are located along the Washington Central railroad tracks between Bonnieview Road and Elm Street, and the Walmart Distribution Center located at Bethany and Stover Roads. Grandview is known as the center of the food processing industry in the Lower Valley. Most of the City's industrial lands are used for fruit or vegetable processing/packing plants, such as Shonan USA, Smucker Fruit Processing Company, Stimson Lane Ltd. (Chateau Ste. Michelle), Welch Foods, FruitSmart, Oasis Blueberry Packing, Olsen Brothers Ranches and Conrad & Adams. Other industrial land uses include a Walmart food distribution center, commercial trailer manufacturer, cold storage facilities, wholesale distributors of agricultural chemicals, construction contractors, irrigation suppliers and plumbing and heating contractors. Most of the commodities produced in Grandview are transported by truck or rail service.

Agricultural Lands

Agricultural lands account for 1,017.3~~568~~ acres within the ~~City~~Grandview's UGA, or 19.6%~~16.0%~~ of the City's total land area. Orchards and Concord grape vineyards make up most of agricultural lands within the study area. Alfalfa, mint, corn and asparagus crops can also be found, although these crops are produced in smaller quantities.

Public Lands

The public land use category is composed of several varying land uses, each of which is described below.

Park, Recreation, and Open Space Land

The Lower Yakima Valley offers many recreational opportunities to residents and visitors alike, including picnicking at wineries, bicycling, fishing, hunting, wildlife viewing, and organized sporting activities such as softball, soccer, and croquet. Grandview residents also have access to other recreational facilities not within City limits. The Sunnyside Wildlife Recreational Area is approximately six miles south of Grandview, and provides fishing and hunting access. The 30-acre Sunnyview Park located 2.5 miles to the northwest includes the Black Rock Creek Golf Course, and provides further recreational opportunities to City residents.

The City of Grandview is currently providing approximately 63.25 acres of City-owned park recreation areas. This figure includes all nine Grandview parks, but does not include the portion of the Lower Valley

Pathway that passes through Grandview, the Community Center or the Grandview Museum. The City of Grandview Comprehensive Parks, Recreation and Open Space Plan 2015-2020 states that there are 69.75 acres of park land in 10 city-owned parks. However, the year after the Parks and Recreation Plan was adopted, Euclid Park (6.5 acres) was sold to the Grandview School District. The Grandview area has approximately 121.5 acres available for recreational purposes when land provided by the Grandview School District and private entities is added to the City's acreage. In addition, the southern, non-contiguous portion of the City, which is largely dedicated to the City's wastewater treatment plant facilities, contains approximately 250 acres of open space associated with the Sunnyside Wildlife Recreation Area, which offers trails and bird watching.

Open Space Corridors

The Growth Management Act requires cities to identify open space corridors within and between urban growth areas. These corridors shall include lands that are useful for recreation, wildlife habitat, trails and connection of critical areas.

~~The Yakima County Trails Plan was updated in 2014. The Tails Plan provides an overview of the trails in Yakima County, the extent of the trail system, the standards for trail design and other features. In the Lower Valley, the process of developing open space corridors began with the development of the Lower Valley Pathway – a pedestrian and bicycle path which connects the cities of Sunnyside, Grandview and Prosser by using the abandoned railroad right-of-way which runs between Yakima Valley Highway/Wine Country Road and I-82 from Sunnyside, through Grandview to Prosser. The current Trails Plan includes a recommendation to support the identification and development of further trails in the Lower Valley, including an SR 24 trail corridor from Mabton to Grandview~~.

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Figure 2-3 Parks and Open Space

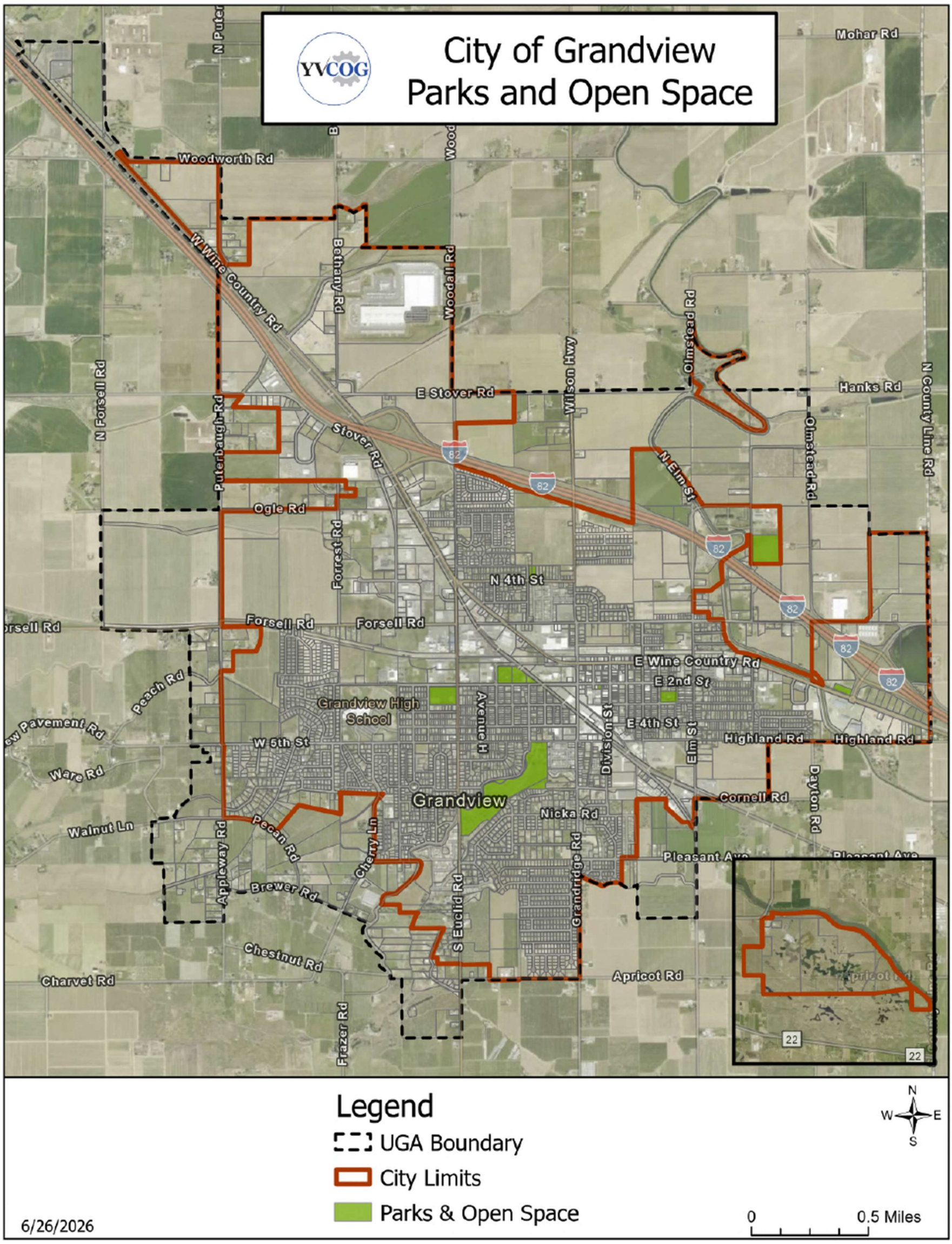
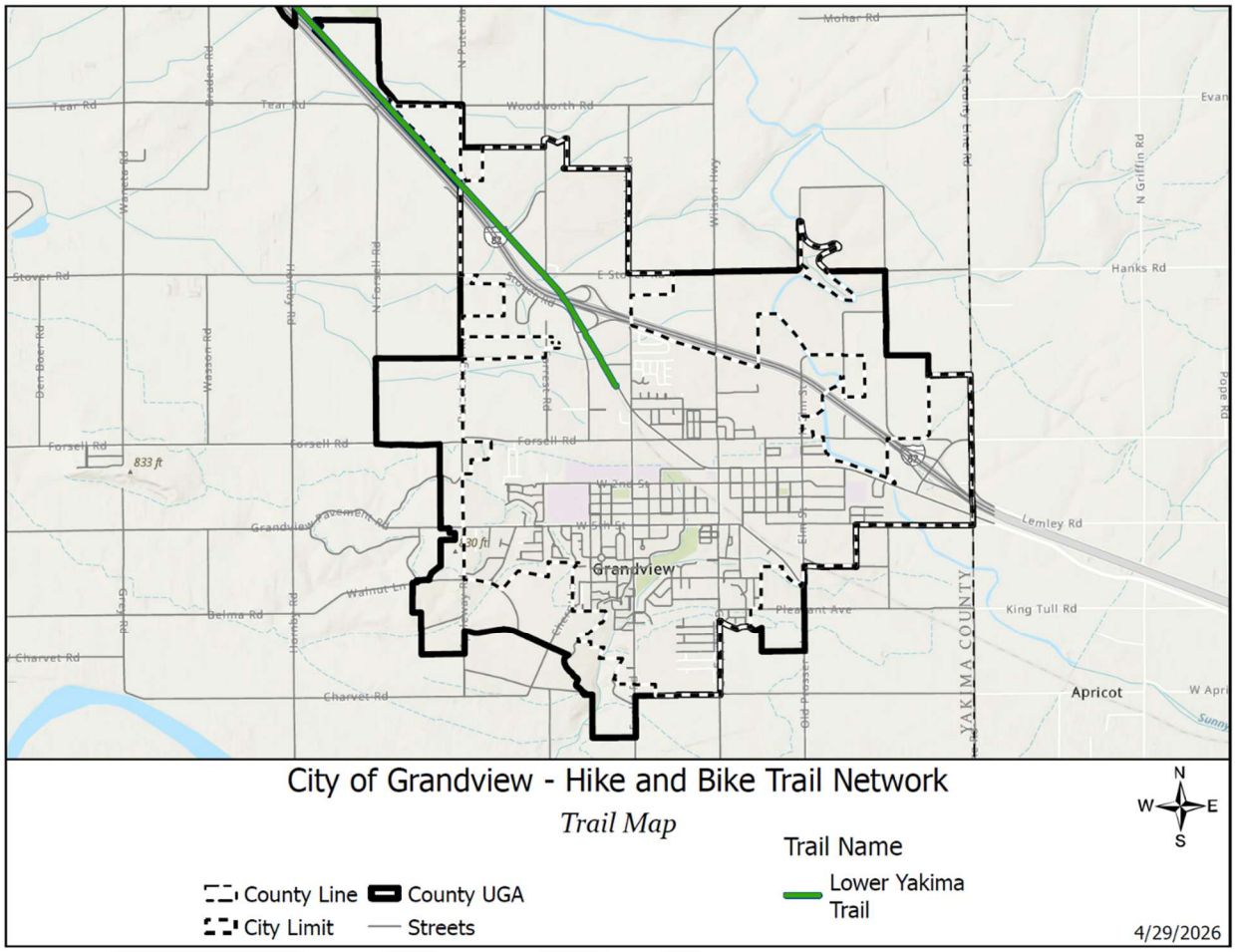


Figure 2-4. Proposed and Existing Trails and Corridors, Lower Valley



Wastewater Treatment Facilities

Of the 1,333.8 acres identified in public use, more than 720 acres of these lands are within the noncontiguous portion of the City used for wastewater treatment and disposal. These lands also include an area which contains the City's now closed landfill area.

Schools

All of the elementary and secondary schools of the Grandview School District lie within the City of Grandview. The Grandview Campus of the Yakima Valley Community College is also in the City limits.

Other Public Lands

The remainder of the public lands are scattered throughout the City and mainly contain municipal uses including the City Hall, police department, fire station, community center, library, museum, public works department, parks and recreation department, well and reservoir sites, and similar uses.

Vacant or Underdeveloped Land

Vacant lands account for 339.8 acres or 9.5% of Grandview's total parcel land area. A large portion of Grandview's vacant lands are located at the northwest corner of the City, west of the I-82 interchange, and are owned by the Port of Grandview. Another large portion of vacant lands are in the northeast, south of I-82 and north of Bonnieview Road; and a third is located southwest of Wine Country Road and north of Bonnieview Road. Other smaller vacant parcels are scattered throughout the City. Some smaller, scattered parcels are located in areas currently zoned R-1 (Low Density Residential) or R-2 (Medium Density Residential), while the larger parcels to the north are located in area currently zoned M-1 (Light Industrial), AG (Agriculture), or R-2.

Cultural Resource Uses

Table 2-2 Table 2-2 below identifies Grandview historic buildings and properties listed on the National Register of Historic Places or State Register of Historic Places. Grandview had five historic buildings, a road, and a farmstead on the National Register of Historic Places, as well as three buildings on the State Register of Historic Places.

Historic preservation may be defined as active protection of properties significant to Grandview's past. In the City, there are historically or culturally significant places that are important to the citizens of Grandview, but not protected as the City does not have a local historic preservation program. These historic places range from houses associated with people who were instrumental in the shaping of the City and greater Grandview area or houses that represent a particular architectural or vernacular style found only in this area, to buildings and laterals associated with Grandview's agricultural past, such as the Marble Ranch Barn (one of the few round barns left in the state), and the Rocky Ford Lateral which brought the first irrigation water close to the City.

Table 2-2~~Table 0-2~~. City of Grandview and Vicinity Historic Buildings and Places

National Register of Historic Places	
Grandview Herald Building	107 Division Street
Grandview High School	913 West Second Street
Grandview Road--Yellowstone Trail	Grandview Pavement Rd. between Mabton--Sunnyside Rd. and Apple Way
Grandview State Bank	100 West Second Street
Howay-Dykstra House	114 Birch Street
Morse House	404 Wine Country Road
Cornell Farmstead	Pleasant Road & Old Prosser Road
State Register of Historic Places	
Grandview City Hall	201 West Second Street
Iowa Building	125-133 Division Street
Keck Building	138 Division Street

Historic preservation can enhance the quality of life in a City by complementing economic development efforts, promoting a revitalized downtown and neighborhoods, emphasizing the qualities of rehabilitated

housing and the City's past, providing cost effective re-use of the community's capital facilities, and preserving urban design that protects existing community character. A variety of incentives are available to promote historic preservation as well.

Preservation efforts in Grandview should focus on several areas:

- Older residential neighborhoods to the east and west of the central business district.
- The central business district, including the surrounding ring of agricultural warehousing, cold storage and food processing plants.
- Cultural and historic resources in and around Grandview related to its unique development spurred on by the railroads and irrigation.

~~Inventory of Land Uses within the Unincorporated Urban Growth Areapage 17 illustrates current land uses in the unincorporated UGA. Table 0-3 below summarizes existing land uses in the unincorporated UGA.~~

~~Residential Land Use~~

~~Within Grandview's unincorporated UGA, approximately 411.8 acres are devoted to residential use. 388.2 acres are devoted to single-family residential, or 24% of the land area.~~

~~Commercial Land Use~~

~~There are approximately 13.1 acres of commercial land within the unincorporated UGA, accounting for 0.8% of the land area.~~

~~Industrial Land Use~~

~~There are no industrial lands identified in the unincorporated UGA.~~

~~Agricultural Lands~~

~~Agricultural lands account for 977.1 acres, or 60.3%, of the unincorporated UGA total parcel area. Orchards and Concord grape vineyards make up most of agricultural lands within the study area. Alfalfa, mint, corn and asparagus crops can also be found, although these crops are produced in smaller quantities.~~

~~Parks and Recreation~~

~~The Lower Yakima Valley offers many recreational opportunities to residents and visitors alike, including picnicking at wineries, bicycling, fishing, hunting, wildlife viewing, and organized sporting activities such as softball and soccer. Grandview residents also have access to other recreational facilities not within City limits. The Sunnyside Wildlife Recreational Area is approximately six miles south of Grandview, and provides fishing and hunting access. The 30-acre Sunnyview Park located 2.5 miles to the northwest includes the Black Rock Creek Golf Course, and provides further recreational opportunities to City residents.~~

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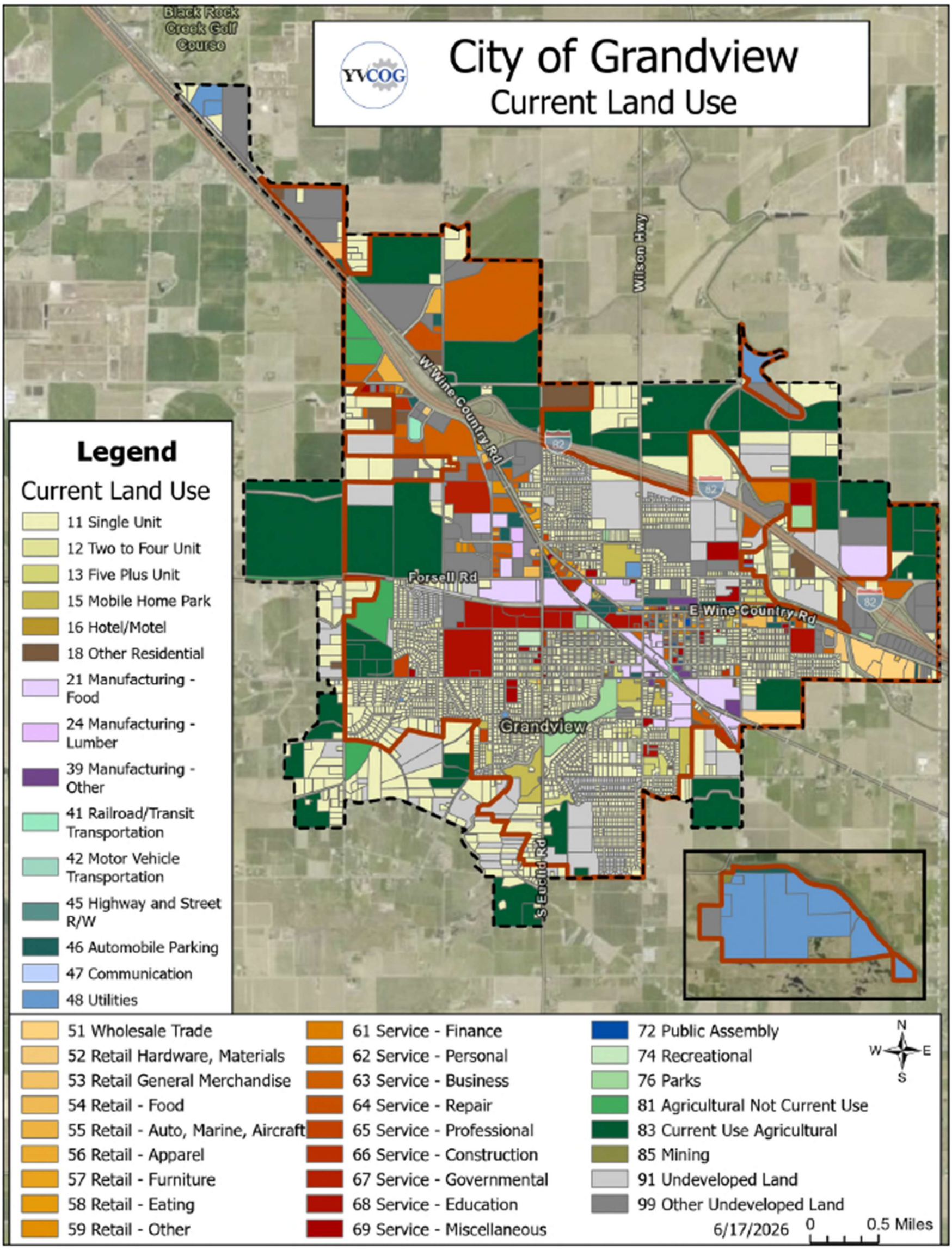
~~Open Space Corridors~~

~~The Growth Management Act requires cities to identify open space corridors within and between urban growth areas. These corridors shall include lands that are useful for recreation, wildlife habitat, trails and connection of critical areas.~~

~~The Yakima County Trails Plan was updated in 2014. The Tails Plan provides an overview of the trails in Yakima County, the extent of the trail system, the standards for trail design and other features. In the Lower Valley, the process of developing open space corridors began with the development of the Lower Valley Pathway – a pedestrian and bicycle path which connects the cities of Sunnyside, Grandview and Prosser by using the abandoned railroad right-of-way which runs between Yakima Valley Highway/Wine Country Road and I-82 from Sunnyside, through Grandview to Prosser. The current Trails Plan includes a recommendation to support the identification and development of further trails in the Lower Valley, including an SR 24 trail corridor from Mabton to Grandview (Figure 0-2).~~

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Figure 2-5 0-3. Current Land Use



III. ANALYSIS/FORECASTS

Population Trends~~, Demographics, and Projections~~

~~Growth in Grandview~~

~~*The City of Grandview has grown steadily since its incorporation in 1909, to a 20 population of 11,170 (OFM, 2015). Table 0-4 shows the Census population by decade and the associated rate of increase.*~~

The average rate of growth since 2010 ~~2000~~ within the City has ranged from a low of 0.1% per year between 2012 and 2013, to a high of 3.7%~~4.9% p~~er year between 2023-2024~~2006 and 2007~~. While the city grew over 29% between 2000 and 2010, growth stalled between 2010 and 2020, growing only 0.4% between 2010 and 2020. However, growth has increased in recent years, growing 8.1% since 2020. ~~The rate decreased after 2007 but slowly picked up between 2010 and 2014. Between 2013 and 2014, the growth rate was 1.5%. There were two annexations in 2014, but they only added a few households and so did not contribute significantly to the 2013-2014 growth rate.~~

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Table ~~02~~-3-~~4~~. City of Grandview Population Trends, 1910-2025~~14~~

Year	U.S. Census Population	OFM Population Estimate	Total Change Per Decade	Total Change Per Year	Percent Change Per Decade	Percent Change Per Year
1910	320	---	---	---	---	---
1920	1,011	---	691	---	215.9%	---
1930	1,085	---	74	---	7.3%	---
1940	1,449	---	364	---	33.6%	---
1950	2,503	---	1,054	---	72.7%	---
1960	3,366	---	863	---	34.5%	---
1970	3,605	---	239	---	7.1%	---
1980	5,615	---	2,010	---	55.8%	---
1990	7,169	---	1,554	---	27.7%	---
2000	8,377	---	1,208	---	14.4%	---
~~2001~~	~~—~~	~~8,504~~	~~—~~	~~127~~	~~—~~	~~1.5%~~
~~2002~~	~~—~~	~~8,701~~	~~—~~	~~197~~	~~—~~	~~2.3%~~
~~2003~~	~~—~~	~~8,917~~	~~—~~	~~216~~	~~—~~	~~2.5%~~
~~2004~~	~~—~~	~~9,127~~	~~—~~	~~210~~	~~—~~	~~2.4%~~
~~2005~~	~~—~~	~~9,453~~	~~—~~	~~326~~	~~—~~	~~3.6%~~
~~2006~~	~~—~~	~~9,749~~	~~—~~	~~296~~	~~—~~	~~3.1%~~
~~2007~~	~~—~~	~~10,226~~	~~—~~	~~477~~	~~—~~	~~4.9%~~
~~2008~~	~~—~~	~~10,588~~	~~—~~	~~362~~	~~—~~	~~3.5%~~
~~2009~~	~~—~~	~~10,827~~	~~—~~	~~239~~	~~—~~	~~2.3%~~
2010	10,862	-	2,485	35	29.7%	0.3%
2011	---	10,920	---	58	---	0.5%
2012	---	11,000	---	80	---	0.7%
2013	---	11,010	---	10	---	0.1%
2014	---	11,170	---	160	---	1.5%
2020	10,910		48	-	0.4%	-
2021		10,960		50		0.5%
2022		11,020		60		0.5%
2023		11,250		5		2.1%
2024		11,680		430		3.7%
2025		11,797		117		1.0%

Source: OFM Population Estimates and Yakima County Final 2046 Population Projections and Allocations

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Demographics

Based on 2020 ~~2010~~ Census population data, 32% ~~55%~~ of Grandview's population is white, 31.5% of the population is classified as two or more races, and 86%~~80%~~ of the population is classified as being of Hispanic or Latino, a 7% ~~13%~~ increase over the 2010 ~~2000~~ Census. Approximately 39% ~~40%~~ of the population is nineteen years old or younger, and 8.6% of the population is 65 years or older. 47% ~~40%~~ of Grandview's population is between the ages of 20 and 49.

Population Projections

Table 2-4 Table 2-4 summarizes the City's existing population projections through the year 2046~~0~~. These population projections were developed by Yakima County and the Countywide Planning Policy Committee (CWPCC) in 2025 ~~2015~~, based on projections for the County as a whole that were provided by the OFM for use in comprehensive planning efforts. The OFM's medium population projection was considered the preferred alternative for Yakima County jurisdictions.

Table 2-4~~Table 0-5~~. Population Projection Through 2046~~0~~[2]

Year	Medium Projected Growth
2021~~2015~~	10,910 ~~11,269~~
2022 ~~2020~~	11,020 ~~11,762~~
2023 ~~2025~~	11,250 ~~12,239~~
2024 ~~2030~~	11,680 ~~12,695~~
2025 ~~2035~~	11,797 ~~13,137~~
2030 ~~2040~~	12,399 ~~13,558~~
2040	13,696
2046	14,538

Source: Yakima County 2046 Population Projections and Allocations

The unincorporated UGA surrounding the City of Grandview is expected to grow more slowly than the City.

Analysis of Economic Conditions

Economic Status of the Population

In Grandview, 17.9%~~24.2%~~ of individuals live below the poverty line (~~2009-2013~~2024 American Community Survey [ACS] 5-year estimates). In comparison, 16.9% ~~22.6%~~ of all persons in Yakima County and only ~~13.4%~~9.9% of all persons in the state of Washington live below the poverty line. Grandview's median household income is $61,106~~$39,709~~ (2024~~2009-2013~~ ACS 5-year estimates). For comparison, the median household income in Yakima County is $75,399 ~~$43,506~~ and $99,389~~$59,478~~ for Washington State

Employment of Grandview Residents

As of 2024~~2014~~, Grandview had 11,~~170~~ 680 residents (OFM 2024~~2015~~). An estimated 3,838, or 34% of

[2] ~~Yakima County Public Services Department Planning Division, Long Range Planning Section. July 14, 2015. Report 1 – Yakima County Population and Employment Projections and Allocations.~~

the population fell in the category of 16 years and older and employed in the labor force. The unemployment rate was 15.8% . “Sales and office” was the largest occupation group in Grandview, employing 28% of the available workforce. “Management, business, science, and arts” occupations followed with 20% of the workforce (ACS 2009-2013) (see Table 2.5 ~~Table 0-6~~ below). The largest industry sector employing the Grandview workforce was the “Agriculture, forestry, fishing and hunting, and mining” sector with 22% of the workforce, closely followed “Educational services, and health care and social assistance” with 20% and “Retail trade” with 17% (see Table 2.5~~Table~~ below).

Table ~~0~~2.5~~-6~~. Workforce Employment in Occupation Groups

Occupation Group	# Employed	% Employed
Sales and office occupations	757 ~~1,077~~	15% ~~28%~~
Natural resources, construction, and maintenance occupations	1,718 ~~901~~	35% ~~23%~~
Management, business, science, and arts occupations	802 ~~779~~	16% ~~20%~~
Production, transportation, and material moving occupations	961 ~~636~~	20% ~~17%~~
Service occupations	663 ~~445~~	14%~~12%~~

Source: ACS ~~2009-2013~~2024 5-Year Estimates

Table ~~0~~2.6~~-7~~. Workforce Employment by Industry

Industry Sector	# Employed	% Employed
Agriculture, forestry, fishing and hunting, and mining	1,505 ~~831~~	31% ~~22%~~
Educational services, and health care and social assistance	736 ~~750~~	16% ~~20%~~
Retail trade	735 ~~636~~	15% ~~17%~~
Manufacturing	470 ~~241~~	10% ~~6%~~
Professional, scientific, and management, and administrative and waste management services	163 ~~220~~	3% ~~6%~~
Construction	276 ~~215~~	6%
Arts, entertainment, and recreation, and accommodation and food services	131 ~~193~~	~~5%~~3%
Other services, except public administration	196 ~~181~~	4% ~~5%~~
Wholesale trade	228 ~~170~~	5% ~~4%~~
Transportation and warehousing, and utilities	285 ~~131~~	6% ~~3%~~
Finance and insurance, and real estate and rental and leasing	96 ~~110~~	2% ~~3%~~
Public administration	37 ~~98~~	1% ~~3%~~
Information	16 ~~62~~	0.3% ~~2%~~

Source: ACS 20242009-2013 5-Year Estimates

~~Private wage and salary workers made up 83.9% of employed Grandview residents, while local, state and government workers made up 10.1%. Approximately 6.0% of Grandview residents were self-employed (ACS 2009-2013).~~

Economic Base

Grandview is generally considered the center of the food industry in the Lower Yakima Valley, with numerous food processing plants. This sector is expected to remain strong or grow slightly. Grandview's major industrial employer is the Walmart Distribution Center. Another major site is the Hanford Site in Richland. Cleanup at the Hanford Site has increased the number of workers and is expected to last 40 or more years.

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 20242016, are hereby incorporated by reference, as amended.

Within the City, there are currently 988.6 acres of undeveloped land, or 28% of Grandview's total land area. The term "undeveloped land" includes parcels designated by the County Assessor as "vacant," "residential land undeveloped," "current use agricultural," and "agricultural not current use." Land designated as undeveloped has the potential to develop to a residential, commercial, industrial, or public use within the 20-year planning period. Much of the undeveloped land occurs on the north side of the City, particularly the northwest corner near the north I-82 interchange; at the southeast corner of the City near the I-82 interchange; and at smaller, scattered sites in and around the central business district (see 5-3, page 17).

Table 2-8 below summarizes the amount of undeveloped land that is potentially available for future development, in each future land use designation (see page 39). The future land use designation indicates how land is planned to be used in the future, as indicated by the Future Land Use Map, illustrated in Figure 2-6, page 40.

Table 02-8-8. Undeveloped Land in Future Land Use Designations in City of Grandview

Designation	# Parcels	Total Acres
Residential	158	645 272.2
Public	6	93.1
Commercial	26	9584.7
Industrial	1367	81.86538.6
Undeveloped Land Total	**188**	**462988.6**

Analysis of Physical Conditions

Natural constraints to development in Grandview are discussed in Chapter 1 – Physical Character Element. Most critical areas in and around Grandview such as steep slopes, other geologic hazards, wetlands, and fish and wildlife habitat conservation areas are small and isolated and do not limit further development in any particular direction outward from the City. The Physical Character Element includes maps and discussion of the critical areas identified within City limits and the unincorporated UGA, including

wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas.

The main constraints to development take place in the form of physical barriers such as the Yakima River and its adjacent floodplain located approximately two miles south of the City; I-82, which passes through the northern portions of the City; and the railroads, which cross near the center of the City. These barriers must be crossed or bridged at a cost generally much higher than that for normal roadway construction.

Analysis of Infrastructure

Water System

Grandview's water system and current and future water needs are discussed in the 20222015 City of Grandview Water System Plan. The future service area generally corresponds with the City's UGA. The City's total existing water rights are 6,955 GPM and 4,640 acre-feet per year (1,512 million gallons) for existing and future wells, and a projected need of 554,000 GMP in 2042. The Grandview domestic water system consists of one distribution pressure zone between elevations of 740 feet and 840 feet above sea level. The static pressure level ranges from 30 to 87 psi.The distribution system for domestic water in Grandview consists of a single pressure zone, which is served by two painted steel reservoirs with a combined capacity of 3.5 million gallons (mg). The static pressure within the water distribution system ranges from 44 to 87 psi. The City's total existing water rights are 6,955 gpm and 4,640 acre-feet per year (1,512 mg) for existing and future wells, which is adequate for existing and projected demands to year 2035. Industrial uses are among the highest for water consumption in the City, and will need to be closely monitored. The combined pumping capacity of the eleven existing wells is 4,330 gpm or 6.9 million gallons per day (mgd), a significant decrease from the original 5,855 gm capacity of the wells. Current well capacity is considered adequate to meet current and anticipated demand. Water storage is provided by two reservoirs within Grandview's water system. The single distribution pressure zone is served by one 3.017 million-gallon (MG) standpipe steel reservoir and one 5544,000-gallonelevated steel reservoir, with a combined capacity of 3.561 million gallons.

In Grandview, the greatest fire flow requirements are within industrial areas, with isolated large demands at locations such as the Kenyon Zero Storage Facility. The Grandview Fire Department has requested that all locations without a specified minimum fire flow range have a minimum fire flow capacity of 1,000 GPM.

Water storage is provided by two reservoirs within Grandview's water system. The single distribution pressure zone is served by one 3,017,000 gallon standpipe steel reservoir and one 544,000 gallon elevated steel reservoir, with a combined capacity of 3,561,000 gallons. Grandview's reservoir storage capacity is sufficient for current demands, but is inadequate to meet the 20-year projected demand. Additional water storage capacity will be needed to meet year 2035 water demand and storage requirements. Some fire flow improvements are also needed to address deficiencies in coverage.

The existing transmission and distribution system is looped where possible and consists of mainly 6-inch or larger ductile or cast iron pipes. Currently, Grandview has no interties with neighboring water purveyors. In 2013, there were 2,788 total services in the Grandview water system.

Wastewater Disposal Facilities

The City of Grandview's collection and conveyance system consists of gravity sewers ranging from six to

21 inches, with seven force mains and sewage lift stations. The total length of gravity sewers is approximately 158,800 linear feet. The system is in good condition, with negligible infiltration and inflow. Trunk mains are generally of adequate capacity, except for those serving developing areas.

~~Grandview's wastewater system and current and future water needs are discussed in the 2009 City of Grandview General Sewer Plan.~~ Grandview's sewage treatment system consists of both a lagoon sewerage system and secondary activated sludge treatment facilities with an approved NPDES discharge permit of 563 lbs per day of treated effluent into the Yakima River. The treatment facilities are located two and on half miles south of the City. Piped flow is by gravity to the Yakima River where a pumping station forces it across the river and up into the wastewater diversion station. In 2025, the Department of Ecology requested an analysis and report to address groundwater concerns at the Wastewater Treatment Plant (WWTP). A WWTP Facility Plan was submitted and approved by Ecology and included a proposed schedule for those improvements. Design of the WWTP improvements was completed in 2025. The City did not receive Public Works Board funding for Phase 1 in 2026, but may proceed with funding it locally. It is recommended the City continue to apply for construction funding for phases 2 through 4.
~~The gravity sewers within the City limits are augmented by lift stations. Wastewater, after treatment, can either be land applied by spray irrigation utilizing two center pivots and numerous solid set big gun sprinklers stations onto the surrounding land area or may be treatment for river discharging into the Yakima River. The excess flow is returned to the numerous storage lagoons.~~

~~Grandview's wastewater system sewage seven lift stations convey wastewater to the treatment facility. The current lift stations, with the exception of Lift Station No. 5 at Stover Road, have sufficient capacity to accommodate year 2028 projected flows. Lift Station Nos. 1, 4, and 6 would need increased capacity to accommodate for projected flows upon buildout of the UGA.~~

Storm Water Facilities

The City of Grandview does not operate a separate storm drainage facility. The City's storm drain system is included within the roadway system. When roadway improvements are made, the associated drainage facilities are evaluated and the necessary replacements or modifications are incorporated into the street project.

The City of Grandview's stormwater collection system is limited to the downtown commercial / manufacturing core and a small area west of Euclid Road between W. Fifth Street and the old Union Pacific rail lines. A number of drywells exist throughout the City to handle runoff in specific areas. Several drains operated by the SVID also cross the City.

A majority of the Grandview concrete curb and gutter storm drain system consists of catch basins which drain to surface waters. Catch basins which discharge to dry wells constitute approximately 10% of the City's stormwater system. There are parts of the City which do not have curbs and gutters, and storm waters typically drain to neighboring unpaved properties in these areas.

Each catch basin within the City is cleaned annually, and storm drain lines are known to receive large amounts of leaves, gravel, or other debris. In addition, catch basin lids are inventoried annually as to their condition and replaced if necessary.
Grandview is planning to improve stormwater management in the city. Additionally, the city enacts corrective actions when run-off discharges pollutants or hazards into local watersheds and water of the State.
~~The City's storm water system is maintained by two irrigation districts – Grandview Irrigation District, which serves areas in the northeastern part of the City, and the Sunnyside Valley Irrigation District, which~~

~~serves the majority of the City. The system consists of storm water drains, sewers, and canals. The Roza Irrigation District lies approximately one-half mile or more to the north and to the east of the City of Grandview and its UGA.~~

Analysis of Public Facilities and Services

Public services are an integral part of land use planning to accommodate future growth in Grandview. The City has a total of 1,333.8 acres devoted to public facilities and services, and public or private utilities. Approximately 720 of those acres are dedicated to the wastewater treatment plant and associated outfall areas and sprayfields; the remaining 613.8 acres is devoted to other public facilities and services. The location of public services should be determined carefully, as there is important health, safety, environmental and aesthetic considerations associated with their location.

Solid Waste Disposal

Solid waste collection is provided by the City for incorporated areas, and by Yakima Waste Systems for unincorporated areas. The solid waste is transported to the Lower Valley Transfer Station of the Cheyne Road Landfill, a County facility.

The Cheyne Road Landfill is located about six miles north of Zillah, and currently serves the cities of Grandview, Sunnyside, Toppenish, Wapato, ~~Granger~~Grandview, Mabton and Zillah, Yakima Waste Systems, agricultural firms, construction and food processing businesses, self-haul businesses, and private residences. The Cheyne Road Landfill currently occupies 40 acres of a 960-acre site, and is in the process of being expanded to provide additional capacity.

The Terrace Heights Landfill is located about six miles east of Yakima at 7151 Roza Hill Drive. Phase 1 and 2 of the Terrace Heights Landfill are expected to reach capacity in about 2030. The actual timing of closure will be affected by waste generation, recycling, and disposal rates, as well as landfill operations and design factors. Once the Terrace Heights Landfill is closed, some garbage disposal could be redirected to the Cheyne Landfill, which would affect its projected capacity (*Yakima County Solid Waste and Hazardous Waste Management Plan*, 2023). The Yakima County Solid Waste Plan contains provisions for siting organic waste.

~~The Terrace Heights Landfill is located about six miles east of Yakima. Phase 1 of the Terrace Heights Landfill is expected to reach capacity in about 2020. Phase 2 is estimated to reach capacity in 2026, but Yakima County may choose to reserve this for emergency use. The actual timing of closure will be affected by waste generation, recycling, and disposal rates, as well as landfill operations and design factors. Once the Terrace Heights Landfill is closed, some garbage disposal could be redirected to the Cheyne Road Landfill, which would affect its projected capacity (*Yakima County Solid and Moderate Risk Waste Management Plan*, 2010).~~

Recycling

Recycling is becoming an increasingly important aspect of waste disposal. Yakima County has defined urban and rural service zones using the U.S. Census Urbanized Area boundary. Areas defined as urban must put in place household collection programs ("curbside recycling") or must put in place alternative programs which exceed the waste diversion anticipated from a curbside recycling program. Grandview is defined as a rural area, in which drop off centers and other methods can be used (*Yakima County Solid Waste and Hazardous Waste Management Plan*, 2023).

There is currently one recycling drop-off center in Grandview at 801 Dykstra Lane.

~~Recycling is becoming an increasingly important aspect of waste disposal. "Recycling" refers to the act of collecting and processing materials to return them to a similar use. Recycling does not include materials burned for energy recovery or destroyed through pyrolysis and other high temperature processes. The State's definition of recycling is "recycling means transforming or remanufacturing waste materials into usable or marketable materials for use other than landfill disposal or incineration. Recycling does not include collection, compacting, repackaging, and sorting for the purpose of transport" (Ch. 173-350 WAC).~~

~~Curbside recycling collection services are available in Grandview through Basin Disposal and Waste Connections Inc. Curbside recycling services are also available in the unincorporated UGA on a subscription basis. Drop-off recycling is available in Grandview at Grandview Ace Hardware, 224 Division Street; and A&I Recycling Center, 801 Dykstra Lane.~~

Police and Fire Protection

The City of Grandview and Yakima County Fire District No. 5 operate a first aid/rescue transport capable vehicle. Transport to hospital is by area ambulance service. The volunteer firefighters are trained and equipped to provide emergency medical services for victims of trauma or severe medical problems.
~~Grandview has adequate water and hydrants to ensure safety against fire for the residents of the City. The City currently employs one full-time fire chief, a full-time fire captain and has 30 volunteer firefighters.~~

The City of Grandview and Yakima County Fire District No. 5 both use and co-own the fire station, which is located adjacent to the City Hall facing Avenue "A". The facility accommodates the length of the ladder truck and brings all department vehicles under one roof. There is also a Volunteer Fire Department Building leased by the Volunteer Association and located at the Country Park Events Center on Wallace Way.

Grandview has adequate water and hydrants to ensure safety against fire for the residents of the City. The City currently employs one full-time Chief, Deputy Chief, and has 32 volunteer firemen. one full-time captain and has 32 volunteer firemen. The Grandview/Yakima County Fire District No. 5 Station has four Engines (Engine 71, E-70, reserve 71, and 214)) with the newest being Engine E-71 KM on a custom chassis.
~~The Fire Department has a Community Grade of five with the Washington State Surveying and Rating Bureau. Other communities in the Lower Valley have grades ranging from five to seven. The rating evaluates four major areas of protection: fire department (apparatus, response, and training); water supply for fire suppression; emergency communication systems; and fire prevention activities. The Fire Department purchased a new pumper truck in 2012.~~

~~Police service is provided by the Grandview Police Department consisting of a full time police chief, assistant police chief, two sergeants, two detectives, 11 police officers, a corrections officer, five dispatchers and five reserve officers. The City contracts with the Yakima Humane Society for animal control services. The Yakima County Sheriff's Office patrols the unincorporated UGA and are available for mutual aid calls. The Washington State Patrol has an office off of I-82 near Grandview for those officers who patrol the state highways in the Lower Valley.~~

Medical and Emergency Facilities

Residents of Grandview have access to Astria Sunnyside Hospital or Prosser Memorial Hospital. Both hospitals offer Emergency Department and outpatient services, and both hospitals are approximately 10-15 minutes away... The City of Yakima and the Tri-Cities also have hospitals with a variety of specialties. Grandview has three medical clinics: the Prosser Memorial Health Grandview Clinic, Grandview Yakima Valley Farmworkers Clinic and Astria Health Center. Three dental clinics, one chiropractor and one

optometrist clinic are located in Grandview.
~~Grandview has three medical clinics, including the Yakima Valley Farm Workers Clinic, which includes the Mountainview Women's Health Center and the Grandview Medical-Dental Clinic, Grandview Medical Center; three dental offices, the one vision clinic, and one chiropractic clinic. Residents of Grandview also have access to two hospitals: Prosser Memorial Hospital and Sunnyside Community Hospital, both within 10 miles.~~

~~For other medical or mental health services, City residents have access to one nursing home, an assisted living facility, the Catholic Family & Child Service (family counseling). Seniors, disabled persons, and other persons eligible for Medicaid are provided with transportation services to nutrition sites, medical and mental health facilities, and shopping facilities by People for People, a public non-profit service provider~~.

Public Education Facilities

Educational services for the City are provided by the Grandview School District No. 200. The school district boundary extends beyond the Grandview City limits. All of the district's public school facilities lie within the City of Grandview. The Grandview School District has a current enrollment of 3,604 students. Adult education services, such as Basic Education classes, G.E.D. classes, and English as a Second Language are also available at the Learning Center. In addition, other adult education programs and continuing education classes are available at the Grandview Campus of the Yakima Valley College (YVC) located between Main Street and Second Street just west of downtown. The City is served by the Grandview YVC offers bachelor's degrees in Agricultural Sciences, Business, IT, Dental Hygiene and Teacher Education. Associate of Applied Science degrees and certificates are offered in Medical Assisting, Medical Billing and Coding, Nursing Assistant, Phlebotomy, Tree Fruit Production, Winery Technology, and Vineyard Technology. The campus has a workforce education building that houses winery and vineyard technology and allied health programs, thus offering more learning opportunities to students at the Grandview Campus. YVC also offers partial degree coursework and prerequisites for other programs such as Business, Criminal Justice, Education, and Nursing.

The YVC campus is engaged in a variety of activities designed to grow enrollment in particular programs. Over the past several years, the college has expanded its footprint by acquiring several pieces of property. Future physical expansions included in the YVC Grandview Campus facility master plan include a new entrance into the campus off Wine Country Road, constructing additional buildings, and moving parking to the west of its current location.

~~School District, which has three pre-schools, three elementary schools (Arthur H. Smith, McClure, Harriet Thompson), one middle school (Grandview Middle School), one high school (Grandview High School) and one alternative high school (Compass High School). Educational services for low-income students from infants to pre-school are provided by Inspire Development Centers at the Alice Grant Learning Center. Other schools within the City of Grandview include the Seventh Day Adventist School. The Extra Mile Student Center provide after-school tutoring, mentoring, and after-school activities.~~

~~The YVCC Grandview Campus provides comprehensive educational services to time-bound and place-bound students within the southern portion of the YVCC service district. Students from Bickleton, Grandview, Granger, Mabton, Prosser, and Sunnyside take developmental, vocational, and college transfer courses at the YVCC Grandview campus. Enrollment for the 2014-2015 school year was 1,279. 133 students were enrolled in Running Start, and approximately 450 were enrolled in Adult Basic Education or were English as a Second Language students. Excluding the Adult Basic Education or were English as a~~

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~~Second Language students, approximately 50% of students were transfer students, 26% pursued degrees in health care, 11% pursued degrees in business, and 7% pursued degrees in agriculture.~~
~~The campus is engaged in a variety of activities designed to grow enrollment in particular programs. Over the past several years, the college has expanded its footprint by acquiring several pieces of property. Future physical expansions included in the YVCC Grandview Campus facility master plan include a new entrance into the campus off Wine Country Road, constructing additional buildings, and moving parking to the west of its current location.~~

Community Facilities

The Grandview Community Center at 812 Wallace Way houses the Grandview Parks and Recreation Department, and provides services and activities for senior citizens, children and adults living within the City and UGA.

Other community facilities found in the City, include the Grandview Chamber of Commerce, the Grandview Grange, 37 clubs or organizations that meet the varied interests of the citizens of Grandview, 21 churches serving many denominations, the Grandview City/College (YVCC) Library at 500 W. Main Street and the Grandview Museum at 115 West Wine Country Road.

Future Land Use Needs

The GMA requires that jurisdictions identify where future growth will occur, how the land will be used, and the density and intensity of that growth. To meet this requirement and wisely manage future growth, the community must decide how it will grow in the future and develop a future land use map that reflects community decisions.

In 2025, YVCOG performed a detailed land capacity analysis for Grandview and its UGA. ~~This discussion will analyze and quantify estimated future land use needs based on population projections. The City of Grandview has determined that the medium population projection calculated by Yakima County is the preferred growth projection because it appears to be most aligned with current growth patterns. Therefore, the following analysis is based on the revised medium growth projections (see Table 0-5, page 22). Assumptions and methodology are based on the UGA analysis completed by the Yakima County in 2015.~~[3]

Residential Land Use Needs

Grandview has four zoning districts that allow for residential development. The analysis showed that there is enough capacity within Grandview's vacant lands for an additional 3,232 housing units. Grandview's average number of people per household is 3.34, equaling enough capacity for a total of 10,793 people.

R-1 Low Density Residential

The R-1 Low Density Residential District has a total of 2,671 parcels totaling approximately 1,625.93 acres. Approximately 29% of that area, or 472.43 acres, is fully developed lands. Approximately 36%, or 58.6 acres are under-developed lands, meaning they could be potentially divided and additional home(s) built. The remaining 548.57acres are vacant lands.

~~[3] Yakima County Public Services Department Planning Division Long Range Planning section, July 14, 2015. Report 1 – Population and Employment Projections and Allocations.~~

With an effective market rate deduction of 30% (15% for infrastructure improvements and 15% for market factor), approximately 384.00 acres are developable. Using the highest density allowed in the zoning district (4 du/nra), vacant lands have the potential to accommodate an additional 2,303 housing units. With an average household size of 3.34, there is enough land in the R-1 Low Density Zoning District for 7,695 people.

R-2 Medium Density Residential

The R-2 Medium Density Residential District has a total of 134 parcels totaling approximately 97.63 acres. Approximately 42% of that area, or 41.78 acres, are vacant lands. Approximately 28.94 acres, or 29%, is partially developed and underutilized, and the remaining 5.17 acres, or 5.3%, are developed.

Medium Density development has a density of 10 du/nra. Using that density, and subtracting the 30% market rate factor, there is the potential to accommodate an additional 292 multi-family housing units. With the household size of 3.34, units would provide housing for approximately 976 people.

R-3 High Density Residential Zoning

The R-R Rural Residential Zoning District has 213 parcels totaling approximately 126.26 acres. 29.25 acres is underutilized, meaning they could be divided and another home built. Approximately 36% of that area, or 45.11 acres, are vacant lands. Approximately 29.25 acres, or 23%, is partially developed and underutilized, and the remaining 51.21, or 40%, are developed. High Density development has the highest density at 10 du/nra. Using that density, and subtracting the 30% market rate factor, there is the potential to accommodate an additional 442 multi-family housing units. With the household size of 3.34, units would provide housing for approximately 1,476 people.

MR Manufacture Home Park Zoning

The MR Manufactured Home Park Zoning District has 29 parcels totaling approximately 75.85 acres. 12.18 acres is underutilized or partially developed, meaning they could be divided and another home built. Approximately 20% of that area, or 15.34 acres, are vacant lands. Using the density for the Manufactured Home Park zone, and subtracting the 30% market rate factor, there is the potential to accommodate an additional 193.2 Manufactured home housing units. With the household size of 3.34, units would provide housing for approximately 645 people.

~~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 toaccommodate 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[4]; 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.~~

Commercial Land Use Needs

Commercial

[4] ~~The average lot size for single-family units was arrived at by averaging the size of existing single-family residential lots in Grandview using Geographic Information Systems (GIS) software.~~

When determining the amount of commercial need and availability, the following method was used:

1. Determine the acreage of developed, partially developed/underutilized in zoning district that support commercial development.
2. Determine the population density needed for employment (plus reductions for street needs and parcel development).
3. Compare the acreage needed for commercial growth to the acreage of available commercial land.

Grandview has four zoning districts (three within the city and one in the UGA) that allow for commercial development. They are the C-1 Neighborhood Business District, C-2 General Business District, GC General Commercial District, and the HC Highway Commercial District (UGA). There are 690 acres of vacant land available for commercial development. This leaves 622 acres surplus land available in 2046.

~~Currently, the City maintains approximately 187.7 acres in commercial uses. The medium population projection indicates a population increase of 1,868 people, or 16.6%, between 2015 and 2035. If this population increase occurs, new businesses will be needed to serve that population. To estimate the future land use need of commercial development during the planning period, the existing per capital commercial acreage (0.017 acres/person) was multiplied by the projected 2015-2035 population increase. This resulted in an estimated additional 31.8 acres that would need to be provided in commercial development during the 2010-2030 planning period.~~

~~There are a number of large parcels in the City and unincorporated UGA, around the I-82 northwest and southeast interchanges, that are designated on the Future Land Use Map (Figure 0-6, page 37) as Commercial. These parcels are expected to develop as regional commercial that will draw significant patronage from outside the City of Grandview.~~

Industrial/Manufacturing Land Use Needs

Industrial land uses currently occupy approximately 274.1 acres. To estimate the future land use need of industrial development during the planning period, the existing per capital industrial acreage (0.024 acres/person) was multiplied by the projected 2015-2035 population increase. This resulted in an estimated additional 44.8 acres needed.

Public Facilities Land Use Needs

Public Facilities and Services

Approximately 720 of the 1,333.8 acres in public use are dedicated to the wastewater treatment plant and associated outfall areas and sprayfields; the remaining 613.8 acres is devoted to other public facilities and services. Because any future expansion to the wastewater treatment plant is expected to take place on the existing 720 acres, this analysis will estimate future land use needs based on the 613.8 acres currently being used for other public facilities and services.

There will be 215.49 acres total of public land needed in 2046. There will be 25.24 acres additional acres of public land needed, and 144.71 acres of vacant public land available, leaving a 119.46 acres surplus.

~~To estimate the future land use need for development of the public facilities uses during the planning period, the existing per capita public facilities acreage (0.054 acres/person) was multiplied by the projected 2015-2035 population increase. This resulted in an estimated additional 100.9 acres that would need to be provided for public facilities during the 2015-2035 planning period, assuming the continuance of the current proportion of public uses to population.~~

Parks and Recreation

Another public land use is parks Currently, Grandview has nine public parks totaling approximately 63.3 acres, or 0.011 acres per person. Using another measure, this is approximately 5.75 acres of park land per 1,000 residents. To maintain the existing ratio of park land to population, an additional 20.5 acres of park land would be needed during the 2015-2035 planning period.

Level of service standards are often used to assess the need for additional park and recreation facilities. Many communities have adopted standards based on the National Recreation and Park Association's (NRPA) guidelines. NRPA recommends a total of 6.25 to 10.5 acres of parks and open space per 1,000 people. Additionally, NRPA suggests a classification system for parks based on their service area. The different types of parks, such as neighborhood or community parks vary in size and service area, with community parks having a service area of a one to two mile radius.

Using both of these NRPA guidelines, the City of Grandview has sufficient park and open space areas. Grandview's 20242014 population of 11,68011,170 (20242014 OFM estimate) and 63.3 acres of parkland is just below the NRPA guidelines of supplying 5.4 acres per 1,000 people. ~~of supplying between 69 and 117 acres of recreation and open space land for that population.~~ However, this estimate only includes City-owned parks. Grandview has an additional 88.2 acres of parks and recreation lands in the Grandview School District, and private holdings, which brings the total number of park lands in the City to 121.5 acres and exceeds NRPA standards. Grandview also uses the NRPA's second service area suggestion of having a classification system for the different community, neighborhood, mini-parks, and pathways. The broad distribution of park facilities leaves no portion of the City outside of a parks service area and therefore no residents are underserved by not having a park within their vicinity. There is a need for more parts in the city, which can be addressed through expanding public open space and recreational activities, as well as developing neighborhood or "pocket parks" in new residential subdivisions.

Further details about Grandview parks can be found in the City of Grandview Comprehensive Parks, Recreation, and Open Space Plan, which is hereby incorporated by reference, as amended.

Agricultural Land Use Needs

Agricultural production is expected to continue as is necessary to support Grandview's agricultural industries. However, these lands will be considered transitional until future residential, commercial and industrial growth pressures result in conversion of these lands to other uses.

Transportation Land Use Needs

This analysis assumes that 15% of the total acreage needed for future uses would be composed of locally-owned street rights-of-way and other transportation-related facilities. This means that approximately 38~~61.4~~ additional acres of land will be needed by 2035 for these uses.

Market Choice

To account for market choice, 25% of the total non-industrial acreage, or 91.2 acres, was added to the total acreage needed during the 20-year planning period.

Comparison of Additional Land Requirements to Future Land Use Designations

When market choice is added to the other land requirements, the City of Grandview will potentially need an estimated 562.2 additional acres of development during the planning period to accommodate the anticipated 2030 medium population projection and accomplish its land use goals.

~~Table 0-9 below summarizes the estimated acreage needed for each land use type within the 20-year planning period for the 2035 population projection, compared to the amount of undeveloped land in both the City and the unincorporated portion of the UGA, by Future Land Use Map designation (see Future Land Use Map, Figure 0-6, page 37).~~

~~**Figure 0-5** illustrates the distribution of undeveloped land by future land use designation, in both the City and the unincorporated UGA. Between the City and the UGA, there are approximately 2,188.5 acres of undeveloped land that could be developed during the 20-year planning period. In most categories, this capacity is expected to be more than sufficient to meet both land use and transportation land needs through 2035. However, there is a shortfall of sufficient undeveloped land for public uses. Since there is significantly more undeveloped residential and industrial land in the City and UGA than is needed for the 20-year planning period, the City will need to look at where some undeveloped acreage in those categories can be re-designated to the Public future land use category.~~

~~Table 0-9. Comparison of Additional Acreage Needed During 20-Year Planning Period to Current Undeveloped Land by Future Land Use Map (FLUM) Designation~~

~~**Land Use Type**~~	~~**Additional Acres Needed**~~	~~**Undeveloped Land in City by FLUM designation**~~		~~**Undeveloped Land in Unincorporated UGA by FLUM designation**~~		~~**Total Undeveloped Land**~~	
		~~**# Parcels**~~	~~**Acres**~~	~~**# Parcels**~~	~~**Acres**~~	~~**# Parcels**~~	~~**Acres**~~
~~Residential[1]~~	~~**211.6**~~	~~158~~	~~272.2~~	~~84~~	~~735.5~~	~~242~~	~~1,007.7~~
~~Public~~	~~**100.9**~~	~~6~~	~~93.1~~	~~0~~	~~0~~	~~6~~	~~93.1~~
~~Commercial~~	~~**31.8**~~	~~26~~	~~84.7~~	~~8~~	~~50.4~~	~~34~~	~~135.1~~
~~Industrial~~	~~**44.8**~~	~~67~~	~~538.6~~	~~18~~	~~414.0~~	~~85~~	~~952.6~~
~~Parks[2]~~	~~**20.5**~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~
~~Transportation[3]~~	~~**61.4**~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~
~~Non-Industrial Market Choice~~	~~**91.2**~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~	~~—~~
~~**Total**~~	~~**562.2**~~	~~**188**~~	~~**988.6**~~	~~**110**~~	~~1199.9~~	~~367~~	~~2,188.5~~

~~[1]This land use type combines the Residential and Low Density Residential Future Land Use Map categories.~~
~~[2]Parks are included in the Public future land use designation.~~
~~[3]Transportation does not have a corresponding future land use designation.~~

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IV. FUTURE LAND USE

Figure 2-6~~Figure~~, page 40 illustrates the City of Grandview's Future Land Use Map. Comprehensive Plan future land use designations make up a vision of how the City of Grandview will grow and develop in the future without compromising the quality of life or livelihoods of its residents, or placing undue strain on natural systems. The Future Land Use Map will be consistent with and implemented by the City of Grandview zoning code, and indicates where new residential, commercial, industrial, and public land uses are anticipated and planned to occur.

The Future Land Use Map may change over time to reflect changing development patterns, landowner or developer requests, or other factors. As discussed in the Administration Element, and as mandated by the GMA, City Council will act upon proposed amendments to Grandview's Comprehensive Plan, including the Future Land Use map, once a year only. Subsequent to any Future Land Use Map changes, the map included in this plan will be replaced with an updated map.

Future Land Use Map designations include the following. These are discussed along with the corresponding zoning designations that could implement each Future Land Use Map designation.

- **Residential**: Areas appropriate for rural, single-family, and multifamily residential living.
  - Corresponding zoning designations (GMC Title 17 Zoning):

    R-1 Single-family Residential Suburban. Provides a low-density residential environment permitting four dwelling units per acre. Lands within this district should contain suburban residential development with large lots and expansive yards. ~~Structures in this district are limited to single-family conventional dwellings. Minimum lot area is 10,000 square feet with one dwelling unit per lot permitted.~~

    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.~~

    R-2 Medium Density Residential. The R-2 district is established to provide a medium density residential environment. Lands within this district generally should contain multiple unit residential structures of a scale compatible with structures in lower density districts with useful yard spaces. The R-2 district is intended to allow for a gradual increase in density from low density residential districts and, where compatible, can provide a transition between different use areas. ~~Minimum area of lot is 7,500 square feet for single-family structures and 8,000 square feet for two-family structures, with two dwelling units per lot permitted.~~

    R-3 High Density Residential. 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. ~~Minimum area of lot for single-family dwelling is 7,500 square feet; for two-family dwelling attached, minimum lot area is 8,000 square feet, and governed by the standards in R-1 and R-2 districts. Minimum area of lot for multifamily dwellings is 3,000 square feet per dwelling unit for the first four dwelling units and 6,000 square feet per each additional dwelling unit.~~

    R-1P Single-Family Residential Park District. The R-1P single-family residential park district is established to provide for medium density residential areas which would be compatible for

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the development of residential parks, and to prohibit the development of incompatible uses that are detrimental to the residential character. It is also to provide protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. ~~Minimum lot area is 5,000 square feet per unit.~~

MR Manufactured Home Park District. It is the purpose of this chapter to establish a procedure to accommodate the placement of manufactured homes in designated park developments where individual spaces are leased or rented and not sold to the occupants. Up to 12 manufactured homes are permitted per park; up to 18 may be allowed with the addition of site amenities such as sidewalks and walking paths.

- **Commercial**: Includes a variety of commercial uses, such as retail, wholesale, medical, and professional businesses. Commercial areas should provide for the continuance and/or expansion of existing businesses within the City.

  Corresponding zoning designations (GMC Title 17 Zoning):

  C-1 Neighborhood Business District. The C-1 neighborhood business district is established to provide for the location of commercial activities outside the central business district that meet the retail shopping and service needs of the community. There are no lot area requirements except for nonconforming residential uses.

  C-2 General Business District. The C-2 general business district is established to promote the centralization of business and reinforce a positive public image and confidence in commercial revitalization, within a compact commercial area having primarily common-wall building construction. There are no lot area requirements except for nonconforming residential uses.

  BP Business Park District. The purpose of the business park district is to provide for and encourage the development of business parks that are established in a campus-like setting with landscaping and architectural amenities that create a sense of place and an aesthetically attractive urban development. There are no lot area requirements except for nonconforming residential uses.

  O Office District. The purpose of the office district is to provide areas of adequate size and appropriate location characteristics for the development and operation of professional and administrative offices and certain complementary uses. It is further intended that this district serve as a buffer or transition between residential districts and commercial districts. There are no lot area requirements except for nonconforming residential uses.

Industrial: Areas for industrial development including manufacturing, processing, packaging, or storage of products or articles. These areas may also be appropriate for large commercial development and for public facilities such as public works shops, water and wastewater facilities, and facilities of regional or statewide significance.

Corresponding zoning designations (GMC Title 17 Zoning):

M-1 Light Industrial District. The M-1 light industrial district is established to preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses. Uses permitted in this district should not generate noise levels, light, odor or fumes that would constitute a nuisance or hazard. There are no lot area requirements except for nonconforming residential uses.

M-2 Heavy Industrial District. The M-2 heavy industrial district is established to provide areas

for necessary industrial and related uses that could create problems of compatibility with other land uses. Uses in this district have the potential to generate high levels of noise, light, odor, fumes or smoke that require their protection from encroachment by incompatible land uses. There are no lot area requirements except for nonconforming residential uses.

Public: This land use consists of lands and facilities that are suitable and desirable for public and institutional uses necessary to meet the needs and requirements of the residents of Grandview and surrounding areas. This land use may also include public facilities of regional or statewide significance.

Corresponding zoning designations:

PF Public Facility District. The purpose of the public facility zone (PF) is to provide areas for major public and quasi-public uses, and other compatible uses. There are no lot area requirements.

~~**Figure 0-5. Undeveloped Land in Future Land Use Categories**~~

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Figure ~~0~~2-6-~~6.~~ Future Land Use Map

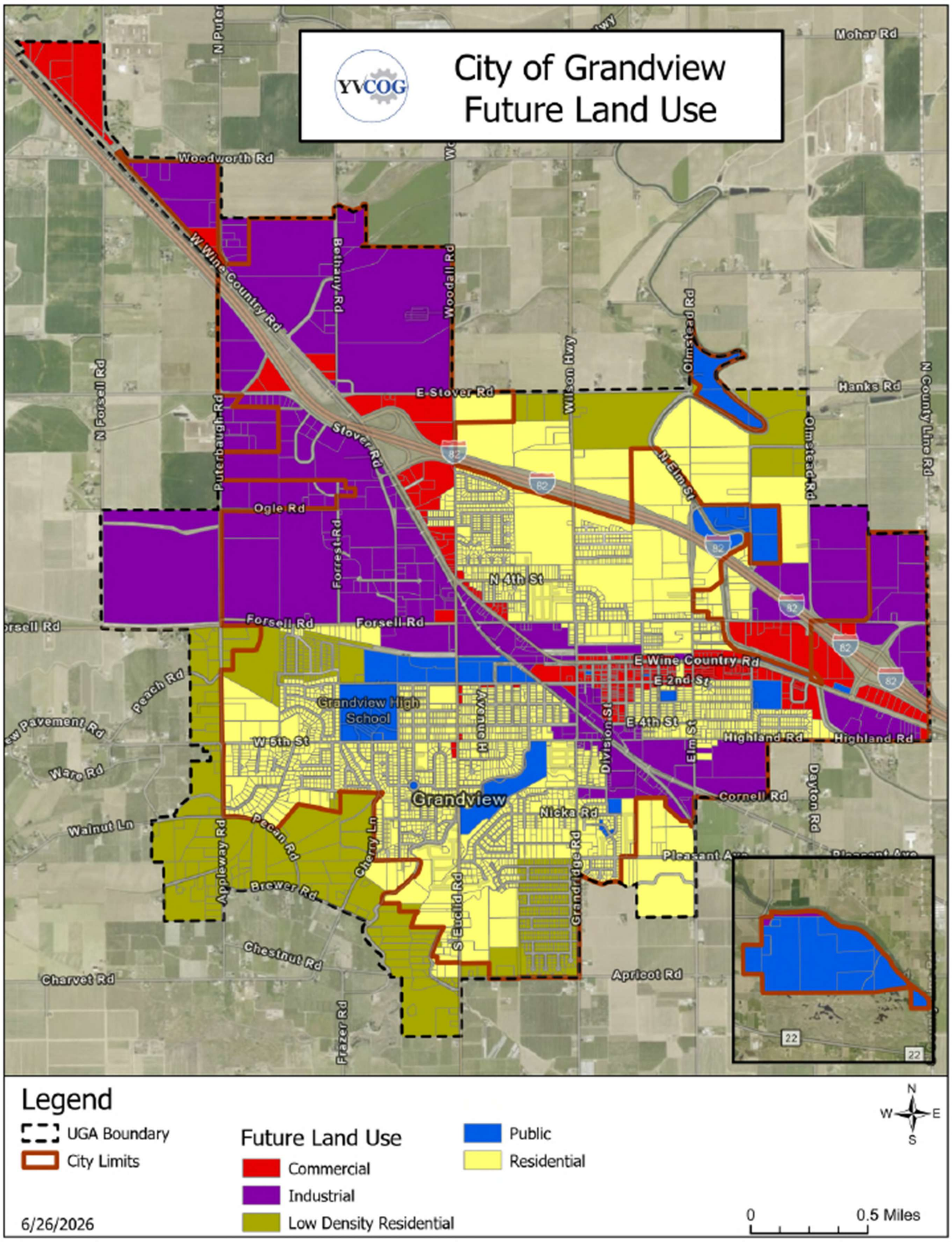
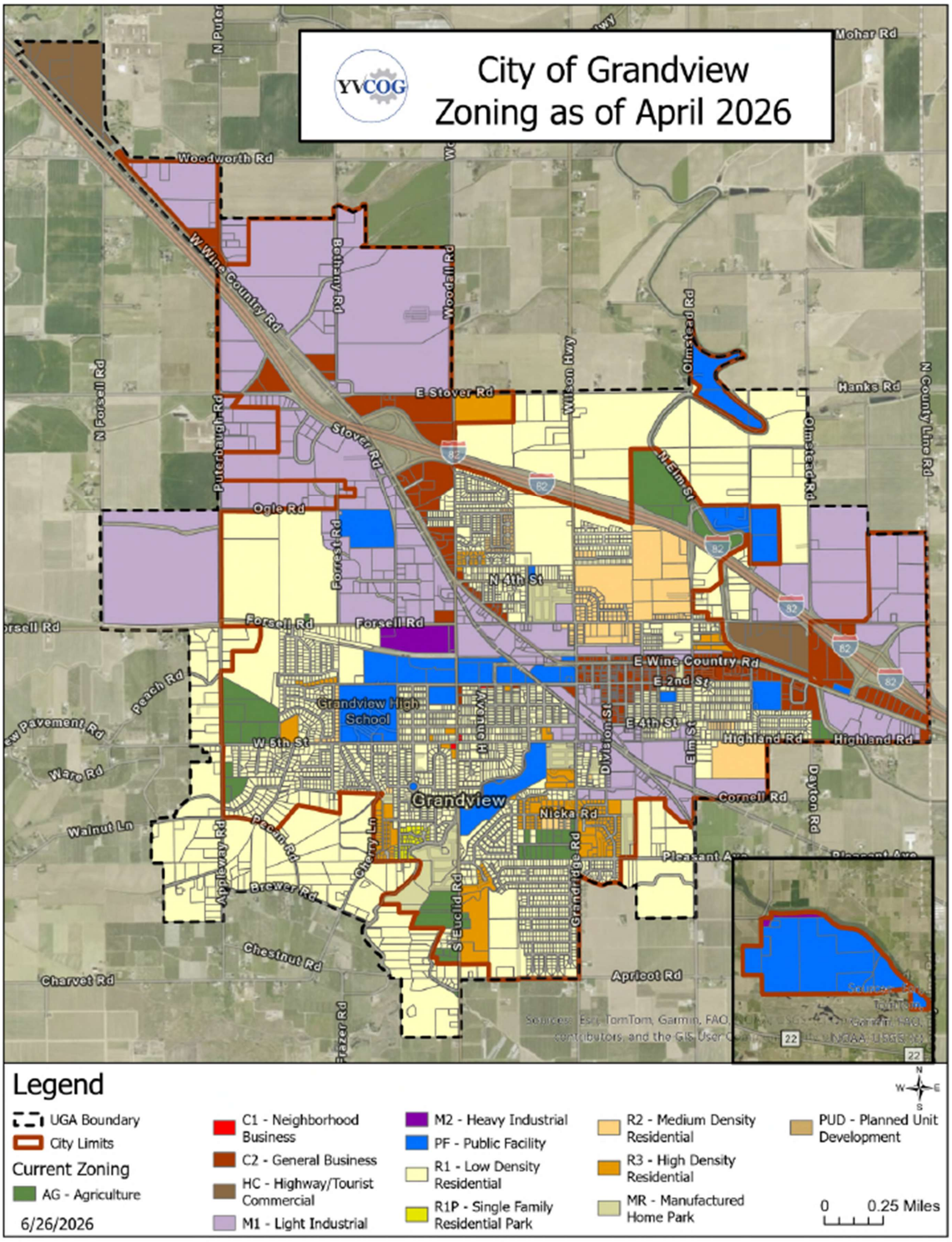


Figure 2-7 Zoning



V. GOALS AND POLICIES

This section presents the land use goals and policies for the City of Grandview.

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 20462~~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 20462~~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 2: ***Coordinate land uses to minimize the loss of natural resources due to urbanization, and reduce uncertainty and unpredictable development which sacrifices conservation and sound land management.***

Policy 2.1 Support the preservation and enhancement of natural resource lands and support occupations associated with agriculture, such as farming, and marketing of agricultural products within agricultural areas adjacent to the City and its urban growth area.

Policy 2.2 Support the protection of agricultural and other resource lands within the Grandview area from incompatible development, keeping them available for recreational use, wildlife habitat, and economic purposes.

Policy 2.3 Encourage new developments to locate in areas that are relatively free of environmental problems relating to soil, slope, bedrock, and the water table. Proposed developments should be reviewed by the appropriate City staff or consultants to identify site-specific environmental problems.

Policy 2.4 Adequate on-site disposal of surface water runoff shall be provided by all types of development.

Policy 2.5 Where there is a high probability of erosion, grading should be kept to a minimum and disturbed vegetation should be restored as soon as is feasible. In all cases, appropriate measures to control erosion and sedimentation shall be required.

Policy 2.6 The City shall consider the impacts of new development on water quality as part of its review process and will require any appropriate mitigating measures. Impacts that may affect the quality of drinking water shall be a priority concern in such reviews.

Policy 2.7: Monitor stormwater, drainage, and flood run-off. Enact corrective actions when run-off discharges pollutants or hazards into local watersheds and water of the State.

GOAL 3: ***To actively manage land use change and protect the City's character by developing City facilities and services in a way that directs and controls land use patterns and intensities.***

Policy 3.1 Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided.

Policy 3.2 New urban development shall be encouraged to locate first within the City limits, and second within the urban growth area where municipal services and public facilities are already present.

Policy 3.3 Development within the unincorporated portion of the urban growth area shall be encouraged to occur only on a limited scale to prevent inefficient use and distribution of public facilities and services. Urban development outside of the urban growth boundary shall be discouraged.

Policy 3.4 To facilitate planned growth, the City encourages combining and assisting in service areas such as fire protection, public transit, water/sewer, criminal justice and administration, where such combinations implement efficient, cost-effective delivery of such services.

Policy 3.5 Future land uses will be coordinated with the Transportation and Capital Facilities Elements of the Comprehensive Plan.

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.

GOAL 5: ***Establish and maintain an appropriate image for the community to assist in most effectively attracting the types of economic activities which best meet the needs and desires of the community.***

Policy 5.1 Make revitalization of the downtown core one of the priorities in establishing an appropriate image for the community. As part of the revitalization effort, use urban design treatment to make the downtown a safe, comfortable, clean and convenient place for visitors to be and go. Improvements should provide some kind of amenity for shoppers, such as awnings to protect pedestrians from the climate, large display windows, wide sidewalks with trees, flowers, and occasional benches for people to rest.

Policy 5.2 Identify, preserve and protect archaeologically, architecturally, and historically significant structures and sites where feasible as a means of strengthening the community's identity and image.

Policy 5.3 Consider developing a clean physical appearance as part of an appropriate image for the community. Encourage property maintenance and clean vacant lots as a way to accomplish this.

GOAL 6: ***Develop an economic development program or plan that establishes guidelines or actions that accomplish the following:***

- Maintains and enhances existing agricultural production and related agricultural businesses and industries within the community.

- Recruits new business, industry, or facilities to the community that supports diversifying Grandview's economy and provides year-round employment.

- Encourages new business development and supports the retention and expansion of existing businesses and industries.

- Targets industries that are mutually supportive and can serve as suppliers to existing local businesses and industries.

- Decreases small business failures.

GOAL 7: ***To preserve the character, agricultural heritage, and quality of life in Grandview and the surrounding rural areas that are part of the community.***

Policy 7.1 Build upon Grandview's rural characteristics by allowing the necessary agricultural services and facilities that support surrounding agricultural land uses.

Policy 7.2 Establish a pattern of development that supports a sense of community.

Policy 7.3 Encourage land use decisions that are sensitive to Grandview's history and culture.

Policy 7.4 Utilize recreation and open space lands and facilities as a means of enhancing community image and the general quality of life. Strive to accomplish the following:

- Providing a balance of active and passive recreational uses in both existing and proposed parks with a priority on pedestrian access to the natural environment. Active recreational uses include programmed parks with play fields and ball courts, while passive parks feature pathways, benches and picnic tables.

- Encouraging the development of recreational activities that meet the needs of the residents of Grandview, and where feasible using existing public schools as neighborhood parks and recreation/community center locations.

- Continuing to work with the Grandview School District using joint use agreements to increase available park land and facilities.

- Planning bike and jogging trails in the community that serve local needs and link differing neighborhoods.

- Limiting the use of open lands designated to remain in their natural state to those activities which will: A) Maintain their scenic beauty and aesthetic qualities; and B) Provide for recreational activities compatible with these goals.

- Ensure that needs for parks and open space are considered in land use decisions.

Policy 7.5 Ensure that new development in Grandview enhances the "quality of life" within the community, and that any environmental problems that arise from such development are

corrected by the developer through enforcement of subdivision control, regulations and fees.

Goal 8: ***To maintain critical areas protection measures to protect environmentally sensitive areas, and protect people and property from hazards.***

Policy 8.1: Use the best available science in a reasonable manner to develop regulations to protect the functions and values of critical areas. (WAC 365-195-900)

Policy 8.2: Ensure proposed subdivisions, other development, and associated infrastructure are designed at a density, level of site coverage, and occupancy to preserve the structure, values and functions of the natural environment or to safeguard the public from hazards to health and safety.

Policy 8.3 Proactively manage natural systems and discourage development and land use decisions that adversely impact the natural environment.

Policy 8.4 Discourage development and land use decisions that create additional risk to lives and property. Consider ways to increase community resiliency to natural hazards.

Policy 8.5 Identify and preserve open space corridors to enhance aesthetic of the community, to protect critical areas including flood prone lands, and to conserve fish and wildlife habitat.

Goal 9: ***To ensure a healthy community that minimizes environmental health disparities and provides opportunities for physical activity.***

Policy 9.1 Remove physical and regulatory barriers to healthy and nutritious foods.

Policy 9.2 Actively promote the adoption and maintenance of healthy lifestyles among residents.

Policy 9.3 Promote active transportation such as biking or walking to local businesses, schools, and parks.

GOAL 10 ***To acknowledge the impacts that wildfires have on the Yakima Valley and the City of Grandview. Seek to develop and implement approaches to adapt to the risks of wildfires making the City of Grandview more resilient to wildfires.***

Policy 10.1 Support Yakima County's development and implementation of future hazard mitigation plans such as the Yakima County's Community Wildfire Protection Plan (2023); Multi-jurisdictional Hazard Mitigation Plan(2022) and the Comprehensive Emergency Management Plan (2025).

Policy 10.2 Coordinate and establish procedures between the electrical utility purveyor and the Town to ensure adequate fire flow capability even when wildfire poses risk to electrical or water infrastructure.

Policy 10.3 Regularly evaluate wildfire hazards including grassland fires, wildfire smoke, transportation disruptions and impacts to critical infrastructure

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