GRANDVIEW PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, OCTOBER 28, 2026

This meeting will be held in person and will also be available via teleconference.

PLEASE NOTE: The maximum occupancy of the Council Chambers is 49 individuals at one time. Access to exits must be kept clear to ensure everyone in the Chambers can safely exit in the event of an emergency.

REGULAR MEETING – 6:00 PM **PAGE**

1. CALL TO ORDER & ROLL CALL

2. MINUTE APPROVAL

A. Minutes of the September 30, 2026 Planning Commission Meeting 1-7

3. ACTIVE AGENDA

A. Public Hearing – 2026 Comprehensive Plan Periodic Update 8

- Planning Commission Staff Report 9-12
- Public Noticing Documents 13-14
- SEPA Checklist 15-32
- Agency Comments 33-43
- Chapter 1 Physical Character Element (1-41)
- Chapter 2 Land Use Element (1-46)
- Chapter 3 Capital Facilities Element (1-36)
- Chapter 4 Transportation Element (1-41)
- Chapter 5 Housing Element (1-29)
- Chapter 6 Utilities Element (1-10)
- Chapter 7 Administration Element (1-8)
- Chapter 8 Climate Resilience Element (1-64)
- Chapter 14 Administration of Development Regulations (1-35)
- Chapter 16 Subdivisions (1-29)
- Chapter 17 Zoning (1-151)

4. ADJOURNMENT

The Planning Commission meeting scheduled for Wednesday, October 28, 2026 at 6:00 pm will be held in person and will also be available via teleconference.

Please join the meeting from your computer, tablet or smartphone.

Join Zoom Meeting
https://us06web.zoom.us/j/81974042308?pwd=awFMSn0cCUWr5v1K3zq2tWYFmTWCRh.1
To join via phone: +1 253 215 8782
Meeting ID: 819 7404 2308
Passcode: 976236

GRANDVIEW PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 30, 2026

1. CALL TO ORDER

Commissioner Don Olmstead Jr. called the meeting to order at 6:00 p.m., in the Council Chambers at City Hall.

Planning Commissioners present: Don Olmstead Jr.

Planning Commissioners present via teleconference: Gracie Sexton and Randy Tucker

Planning Commissioners absent: Brenda Saldana

Staff present: Regional Land Use Manager Byron Gumz with the Yakima Valley Conference of Governments, City Administrator Shane Fisher and City Clerk/Secretary Anita Palacios

2. MINUTE APPROVAL

On motion by Commissioner Sexton, second by Commissioner Tucker, the Commission approved the minutes of the August 26, 2026 Planning Commission meeting.

3. PUBLIC COMMENT

On motion by Commissioner Tucker, second by Commissioner Sexton, the Commission amended the agenda to include public comment.

Nicole Stickney, representing AHBL and Elite Construction, addressed the Commission regarding a request to modify development regulations in the R3 High Density Residential District to accommodate higher density. She suggested increasing the maximum dwelling units per acre from 18 to 22 units and changing the minimum area requirement for multifamily development from 3,000 square feet to 2,000 square feet per dwelling unit for first four dwelling units.

4. ACTIVE AGENDA

A. Grandview Comprehensive Plan 2026 Update Summary

The Commission reviewed and discussed the Comprehensive Plan Update Summary, as follows:

Chapter 1 – Physical Character Element
The Physical Character Element describes the natural physical and biological environment in terms of the opportunities and limitations it presents for growth and development. It incorporates those aspects of the Growth Management Act, including land use element requirements, relating to the natural environment. It identifies the area's resource lands and critical areas, and explains how they will be protected.

- Updated maps
- Adding references to climate planning, wildfire smoke affecting air quality.

- No new Goals or Policies

Chapter 2 – Land Use Element
Since the Land Use Element describes population projections, existing conditions, land use and zoning, economic conditions, and public facilities, the majority of information in the plan has been updated to bring it up-to-date.

New Goals and Policies:
There are several new goals and policies in the Land Use Element:

- 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.
- 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: (Existing Policy)
    - New bullet point: Ensure that needs for parks and open space are considered in land use decisions.
- 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 City 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

Chapter 3 – Capital Facilities Element

The Capital Facilities Element sets policy direction for determining capital improvement needs and evaluating proposed capital facilities projects. Because it is the mechanism the City of Grandview uses to coordinate its physical and fiscal planning, the Capital Facilities Element serves as a check on the practicality of achieving other elements of the Comprehensive Plan. It also establishes funding priorities and a strategy for using various funding alternatives.

New Goals and Policies:

- Policy 4.7: Infrastructure investments should consider equity and plan for any potential displacement impacts. (New – RCW 36.70A.070(3)(c), WAC 365-196-415(1)(c) and (3)(c)

Chapter 4 – Transportation Element

The Transportation Element considers the movement of people and goods in relation to existing land use and to the desired future development pattern as stated within the Land Use Element. The Transportation Element considers both motorized and non-motorized forms of transportation, as well as private and public means of transportation. The Transportation Element also coordinates the needs of the local transportation system with the transportation network of adjoining jurisdictions and the larger region.

Major Changes: Addition of Multi-Modal Level of Service Standards. The new tables are drafts and will be updated as Washington State Department of Transportation provides updated guidance on multimodal traffic planning.

New Goals and Policies:

- Policy 2.9: Implement strategies developed in the 2025 ADA Transition Plan.
- Policy 2.10: Prioritize projects that provide multimodal transportation opportunities.
- Policy 2.11: Adopt the following interim MM-LOS standards, using LTS for pedestrians and bicyclists:

    A. LTS threshold of 3 or better for pedestrian facilities within City limits.
    B. LTS threshold of 3 or better for bike facilities within City limits.
    C. LTS threshold of 3 or better for major intersections and Interstate 82 and Yakima Valley Highway within City limits.
    D. Identify and adopt a minimum MM-LOS for transit as required under RCW 36.70A.070.

- Policy 2.12: Revise and amend MM-LOS standards as new information or guidance is released by local, regional, and statewide transportation authorities.
- Policy 2.13: Ensure LOS and MM-LOS standards and projects account underserved areas of the town and do not cause disproportionate burdens to vulnerable populations such as seniors and persons with disabilities.
- Policy 5.5: Consider current guidance from the Washington State Department of Fish and Wildlife when designing water crossings (i.e. culverts).

Chapter 5 – Housing Element

The Housing Element specifically considers the condition of the existing housing stock; the cause, scope and nature of any housing problems; and the provision of a variety of housing types to match the lifestyle and economic needs of the community.

New requirements and sections for this update:

- Identifies policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing.
- Identifies and establishes policies to prevent displacement of historical, cultural and low-income communities.
- Consideration of accessory dwelling units (ADUs) to meet housing needs.

Planning for housing to accommodate all income levels: The GMA requires cities to accommodate future housing needs by affordability level. The City must make accommodations to enable housing growth to meet these needs through the year 2046. In 2021, the housing element requirements in RCW 36.70A.070(2) were updated with House Bill 1220 (HB 1220) to instruct local governments to "plan for and accommodate housing affordable to all economic segments of the population of the state." This includes an inventory and analysis of existing and projected housing needs, including "units for moderate, low, very low, and extremely low-income households," as well as "emergency housing, emergency shelters, and permanent supportive housing."

Ascertaining displacement risk and putting policies in place to prevent it: According to the Washington State Department of Commerce's Displacement Risk Map, a large portion of Grandview (Census tract 19.02) is identified as having a medium risk of displacement. A portion of the west side of the city, both north and south of Interstate 82 (census tract 19.01) is identified as experiencing demographic and market change. A list of strategies to protect vulnerable communities from displacement is identified in the 2023 Grandview Housing Action Plan. These strategies include strategic acquisition and financing of existing multi-family housing, tenant relocation assistance, just cause eviction protections, community land trusts, need-based rehabilitation assistance, and grants/loans to directly support existing small businesses.

New Goals and Policies:

- Policy 1.1: Support the development of a housing stock that meets the needs of all economic segments of the community
- Policy 1.2: Create more diverse "missing middle" opportunities to ensure a supply of affordable housing
  - Objective 1: Support the development of cottage housing, triplexes, duplexes and townhomes.
  - Objective 2: Support the development of Accessory Dwelling Units in suitable areas.
- Policy 1.3:
  - Objective 3: Consider programs such as a local housing trust fund to aid in the development of affordable housing.
  - Objective 4: Support options for the development of long-term affordable housing, such as community land trusts.

Goal 4: Ensure that rapid residential growth and economic development in Grandview do not result in the displacement of existing residents, particularly lower-income households, seniors, and agricultural workers.

- Policy 4.1: Monitor risk indicators of displacement risk, including rapidly escalating rental prices and the conversion of naturally occurring affordable housing.
- Policy 4.2: Identify, catalog, and support the preservation of Naturally Occurring Affordable Housing (NOAH) and multifamily complexes within the urban growth area (UGA) to prevent them from being converted into higher-cost developments.
- Policy 4.4: Partner with the Yakima Valley Conference of Governments (YVCOG), regional housing authorities, and non-profits to leverage funding for strategic land acquisition dedicated to permanent affordable housing.
- Policy 4.5: Evaluate and implement local tenant support frameworks, such as providing extended notices for substantial rent increases or partnering with legal aid organizations to mitigate eviction-driven displacement.

Chapter 6 – Utilities Element

The Utilities Element addresses utility services in the City of Grandview and its Urban Growth Area (UGA). It represents the community's policy plan for growth during the next 20 years. The Utilities Element describes how the goals in the other plan elements will be implemented through utility policies and regulations.

New Goals and Policies:

- Policy 2.4: Minimize visual impacts when authorizing the siting of new telecommunication facilities by requiring low visibility technology, including:
    - Reduced heights;
    - Low mass/slender profile poles;
    - Use of existing towers and buildings;
    - Co-locating multiple users on a single site/facility; and,
    - Requiring removal of abandoned telecommunication sites when new replacement site approvals are authorized.

Chapter 7 – Administration Element

The Administration Element has been developed to address Comprehensive Plan amendment processes and maintaining consistency with development regulations, in accordance with the requirements of the Washington State Growth Management Act including RCW 36.70A.106, 36.70A.120, 36.70A.130 and 36.70A.140. Some changes were made to procedures and application materials.

Chapter 8 – Climate Element

The new Climate Resilience Element establishes a long-range framework for integrating resilience into community planning and decision-making. It identifies climate-related hazards, establishes goals and policies, and provides practical implementation strategies that support the continued functioning of the community before, during, and after climate-related events. The Climate Resilience Element is intended to be both a policy document and a practical planning resource. It supports future Comprehensive Plan updates, capital improvement planning, infrastructure investments, emergency management, economic development, and grant applications while providing a flexible framework that can evolve as community priorities, climate conditions, and funding opportunities change.

By integrating resilience into planning and investment decisions, Grandview can continue building a healthy, safe, and vibrant community that is prepared to meet future challenges while preserving the qualities that make it a desirable place to live, work, and visit.

Chapter 16 – Subdivision Ordinance
Language added for Administrative Lot Split as required by RCW 58.17.060 and Unit Lot Subdivisions as required by RCW 58.17.060(3). Added draft language related to allowing the City to require parks for new subdivisions.

Chapter 17 – Zoning Ordinance
Most changes to the zoning ordinance are new requirements for the 2026 Comprehensive Plan update related to housing. RCW 36.70A.680 – 681 RCW 36.70A.538 RCW 36.70A.030; RCW 35.21.685, RCW 36.70A.390 RCW 35A.21.430 RCW 35.21.990)(RCW 35A.21.314 and HB 5235) related to local regulations for affordable housing, accessory dwelling units, cluster development, co-living, unit lot subdivisions, and emergency housing standards.

Affordable Housing
- Defines affordable housing as rental units where low-income households pay no more than 30% of income on housing costs, including utilities except telephone.

Accessory Dwelling Units (ADUs)
- Allowed in residential zones with a maximum of two ADUs per lot, subject to design, size (300-1,000 sq ft), height (24-32 ft), and parking (one space per ADU).
- Detached ADUs can be sited at lot lines if abutting a public alley; existing structures may be converted.
- ADUs do not require owner occupancy and cannot be subject to impact fees exceeding 50% of those for principal units.
- Short-term rentals are permitted for primary or ADUs.

Cluster Development and Cottage Housing
- Permits small housing clusters (3-12 units) around green spaces, emphasizing design flexibility and neighborhood compatibility.
- Cottage housing standards include maximum 1,200 sq ft per unit, minimum open space, and parking on the same lot, with cottages oriented around shared open areas.
- Common open spaces must be accessible, landscaped, and within walking distance, with private open space for each unit.

Co-Living
- RCW 36.70A.538 mandates cities to allow co-living housing in UGAs with at least six multifamily units.
- Regulations prohibit more restrictive standards than for other multifamily uses and require no more than one parking space per four sleeping units.
- Sleeping units count as a quarter of a dwelling unit for density; sewer fees are halved.

Unit Lot Subdivisions
- Allows flexible lot creation for single-family, cottage, or ADU housing, with standards for lot size, density (up to 9 units), and building compliance.
- Subdivisions are processed as a whole, with each lot containing one dwelling unit and no stacking.

Emergency and Transitional Housing
- Must comply with local land use, zoning, and building codes.

- Limitations include ten adults per unit for transitional/supportive housing, and specific parking, trash, and supervision requirements.
- No children under 18 can stay overnight unless accompanied or licensed for youth; contact info for staff must be provided.
- Transitional parking must include restroom access and cannot reduce overall parking; RV stays limited to 14 days.

Chapter 14 – Administration of Development Regulations Ordinance
Updates administrative processing rules, as required by RCW 36.70B.080. For project permits that do not require public notice, the City shall issue a final decision within 65 days of determination of completeness. For project permits that require public notice, the City shall issue a final decision within 100 days of determination of completeness. For project permits that require public notice and a public hearing, the City shall issue a final decision within 170 days of the determination of completeness and establishes refund policies.

B. Recreational Vehicle (RV) Park Development Standards

The Commission also reviewed proposed regulations for recreational vehicle parks, including location requirements near state highways, site spacing standards, and open space requirements. After discussion about the 20% open space requirement for RV parks, the Commission agreed to reduce this to a minimum of 5% and potentially allow developers to choose higher percentages for more intensive uses (i.e., swimming pools, playgrounds). The Commission suggested several modifications to the RV park regulations, including allowing RV parks in the M1 light industrial district, reducing the minimum site area from 4 acres to 3 acres, and removing the requirement for dump stations. Discussion also covered specific requirements for setbacks, landscaping, utilities, and facility standards.

4. ADJOURNMENT

The Planning Commission meeting adjourned at 7:45 p.m.

Commissioner Don Olmstead Jr.

Anita Palacios, City Clerk

CITY OF GRANDVIEW
CITY COUNCIL

PUBLIC HEARING PROCEDURE

THE FOLLOWING PROCEDURE IS USED BY THE GRANDVIEW CITY COUNCIL TO MEET APPEARANCE OF FAIRNESS REQUIREMENTS:

PLANNING COMMISSION CHAIR

1. The public hearing for the purpose of receiving comments on the 2026 Comprehensive Plan Periodic Update is now open.

2. Before hearing from the public, Land Use Planning Manager Byron Gumz with the Yakima Valley Conference of Governments will present the staff report.

3. Comments received by mail will now be entered in the record. The City Clerk will read any received.

4. As this public hearing must proceed in an orderly fashion, I am asking your cooperation in the following procedure:

    a. When you address the Commission begin by stating your name and address for the record.
    b. Speak slowly and clearly.
    c. You will be allowed three (3) minutes to comment.
    d. If additional time is needed, it will be provided after everyone has had an opportunity to comment.

5. The public testimony portion of this hearing is now closed. No further comments will be received.

6. The Planning Commission will now consider the record and discuss among themselves the facts and testimony from the public hearing.

7. Now that the Commission has reviewed the record concerning the City of Grandview 2026 Comprehensive Plan Periodic Update, this subject is open for decision (suggested motions are included on page 4 of the staff report).

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

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

REQUESTED ACTION

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

The proposal consists of the following:

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

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

BACKGROUND

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

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

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

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

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

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

DESCRIPTION OF THE PROPOSAL

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

PUBLIC PARTICIPATION

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

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

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

FINDINGS OF FACT

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

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

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

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

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

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

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

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

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

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

CONCLUSIONS OF LAW

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

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

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

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

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

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

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

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

RECOMMENDATION

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

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

SUGGESTED MOTIONS

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

- **APPROVE**

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

- **APPROVE WITH MODIFICATIONS**

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

- **DENY**

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

EXHIBITS

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

CITY OF GRANDVIEW
NOTICE OF APPLICATION, NOTICE OF ENVIRONMENTAL DETERMINATION AND NOTICE OF PUBLIC HEARING

DATE: October 14, 2026
LEAD AGENCY: City of Grandview
SUBJECT: City of Grandview 2026 Growth Management Act (GMA) Periodic Update
FILE NO.: City of Grandview 2026 Growth Management Act (GMA) Periodic Update

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

ENVIRONMENTAL REVIEW:
The Lead Agency has determined that the proposal does not have a probable significant adverse environmental impact, and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the completed environmental checklists and other information on file with the Lead Agency. A Determination of Non-Significance (DNS) for these actions under WAC 197-11-340(2) is being issued.

Your views on this proposal are welcome, and you may provide written comments on issues related to this threshold determination. The Responsible Official will reconsider this DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. The lead agency will not act on this proposal for 14 days from the date of issuance.

REQUEST FOR WRITTEN COMMENTS:
Agencies, tribes, and the public are encouraged to review and comment on the proposed project. There is a 14-day comment period for this review. All written comments received by October 28, 2026 will be considered prior to issuing the final threshold determination.

Please send your written comments to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200 or email: anitap@grandview.wa.us. Please reference File Number: City of Grandview 2026 Comprehensive Plan Update.

The complete application is available for public review at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. If you have any questions on this proposal, please contact the City Clerk at (509) 882-9200 or by email at anitap@grandview.wa.us.

PUBLIC HEARING:
A public hearing is scheduled before the Grandview Planning Commission on October 28, 2026 at 6:00 p.m. at Grandview City Hall, 207 W. Second Street, Grandview WA 98930, at which any person interested may appear and be heard in said matter. To request accommodation for special needs, contact the City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – October 14, 2026

CITY OF GRANDVIEW
DETERMINATION OF NON-SIGNIFICANCE
WASHINGTON STATE ENVIRONMENTAL POLICY ACT

Date of Issuance: October 14, 2026

Lead Agency: City of Grandview

Agency Contact: Shane Fisher, City Administrator, City of Grandview

Lead Agency File Number: City of Grandview

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

Applicant: City of Grandview

Location of Proposal: Comprehensive Plan is applicable to Grandview city limits and UGA.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request and can be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us.

Comment and Appeal Information: This DNS is issued under WAC 197-11-340(2). The Lead Agency will not act on this proposal for 14 days from the date of issuance. You may submit comments on this proposal to the address below no later than October 28, 2026. Agencies and those providing comments will receive a copy of the final threshold determination. For information on the comment or appeal processes, or on other issues relating to this proposal, contact the City of Grandview at (509) 882-9200 or anitap@grandview.wa.us.

Responsible Official: Shane Fisher
Position/title: City Administrator, City of Grandview
Phone: (509) 882-9200
Address: 207 West Second Street, Grandview, WA 98930
Email: anitap@grandview.wa.us

Date: October 14, 2026 Signature:

SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

1. **Name of proposed project, if applicable:**

   City of Grandview Periodic Update

2. **Name of applicant:**

   City of Grandview

3. **Address and phone number of applicant and contact person:**

   Contact Person: Keelan Naasz, 509-759-7993, 1200 Chesterly Drive #260 Yakima, WA 98908.

4. **Date checklist prepared:**

   October 14, 2026.

5. **Agency requesting checklist:**

   City of Grandview

6. **Proposed timing of schedule (including phasing, if applicable):**

   Adoption by Grandview City Council – Fall 2026

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   Implementation of the Comprehensive Plan is expected to occur over the next 20 years.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   This SEPA checklist and other information related to the Comprehensive Plan and development regulations update.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   The Transportation Element is pending certification by YVCOG. The element was certified September 21st, 2026. Adoption of Yakima County Critical Areas Ordinance, Title 16C

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    Final adoption is expected to occur in Fall 2026.

11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

    This project will update the City of Grandview's Comprehensive Plan which includes changes to elements (Administration, Capital Facilities, Climate Resiliency, Housing, Land Use, Natural Systems, Transportation, Utilities); and changes to Grandview Municipal Code (Title 16, Title 17, Title 14), and proposed changing to the zoning and land use maps.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Grandview city limits and UGA.

B.Environmental Elements

1. Earth

a. General description of the site:

Circle or highlight one: ☒ Flat, ☒ rolling, ☒ hilly, ☒ steep slopes, ☒ mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

There are varying degrees of slope throughout the city.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Grandview contains a diverse range of soil types. Because this is a non-project legislative action, no soil disturbance would occur as a result of adoption of the Comprehensive Plan or development regulations. Future development proposals involving grading or excavations will be reviewed during project permitting for compliance with grading, erosion control, critical areas, and stormwater regulations.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Grandview includes some areas of mapped hazardous slopes. Future development proposals involving clearing, grading, erosion, or impervious surface creation will be reviewed at the project level and be required to comply with the City's development regulations, and adopted Critical Areas Ordinance.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

As a non-project action, no filling is associated with adoption of the Comprehensive Plan and development regulations, future projects that include fill will undergo environmental review when required.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Any areas of potential erosion as a result of clearing, construction, or use will be identified during future project review.

g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Impervious surface coverage will vary by zoning district and will comply with applicable development standards.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

Measures to reduce or control erosion will be determined based on future projects.

2. Air

a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

These non-project actions will not generate or affect air emissions. Future projects that may generate and affect air emissions will be reviewed using best management practices as appropriate.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

None known.

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

Measures to reduce or control air emissions will be determined based on future projects through SEPA review, in consultation with the Yakima Regional Clean Air Agency.

3. Water

a. Surface:

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

   Grandview's Sewage Treatment Plan is adjacent to the Yakima River. The large majority of wetlands, with the exception of some small freshwater emergent wetlands, are located in this area.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

The proposed action is non-project in nature. However, future development may occur within 200ft of the waterways mentioned above.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   None at this time.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   None at this time. Future proposals for water withdrawal of diversion will be assessed for environmental impacts when warranted.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   The Periodic Update includes a proposed future land use map designation change within the 100 year flood plain. Future development will be reviewed to ensure compliance and consistency with applicable regulations, CAO, etc.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   No discharges are directly associated with the Periodic Update.

b. Ground:

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   Not as a direct result of this Periodic Update. Future ground water withdrawal may occur consistently with the City's Water Systems Plan, as amended.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   Not as a direct result of the Periodic Update. It's possible that future development may use on site septic systems for handling sanitary waste. Those will be required to be installed in accordance with all applicable regulations.

c. Water Runoff (including stormwater):

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

All stormwater associated with future projects will be required to contain stormwater on-site in accordance with the 2024 Stormwater Management Manual for Eastern Washington.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   No, not as a result of the Periodic Update.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   No.

d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

   Future projects will be assed for surface, ground, water runoff, and other impacts based on the scope and intensity of the project.

4. Plants

a. **Check the types of vegetation found on the site:**

   ☒ **deciduous tree: alder, maple, aspen, other**

   ☒ **evergreen tree: fir, cedar, pine, other**

   ☒ **shrubs**

   ☒ **grass**

   ☒ **pasture**

   ☒ **crop or grain**

   ☒ **orchards, vineyards, or other permanent crops.**

   ☒ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

   ☒ **water plants: water lily, eelgrass, milfoil, other**

   ☒ **other types of vegetation**

b. **What kind and amount of vegetation will be removed or altered?**

   None.

c. **List threatened and endangered species known to be on or near the site.**

   The planning area includes habitat for state and federally listed species, primarily along the Yakima River. As a non-project Comprehensive Plan update, no direct impacts are proposed. Future development will undergo site-specific environmental review as applicable.

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

   None as result of the Periodic Update.

e. **List all noxious weeds and invasive species known to be on or near the site.**

Noxious weeds or invasive species may be identified during future project review.

5. Animals

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

Within City limits and the UGA, Grandview contains a variety of birds, fish, and other animals.

b. **List any threatened and endangered species known to be on or near the site.**

Potential areas or threatened endangered species are identified on WDFW's Priority Habitat and Species (PHS) Map. The Physical Character Element identifies that the Grandview area is in Reach #6 of the Yakima River, which is identified as a critical habitat for Bull Trout.

c. **Is the site part of a migration route? If so, explain.**

None known, proposed development will be reviewed at time of proposal.

d. **Proposed measures to preserve or enhance wildlife, if any.**

Future projects will be assed for wildlife preservation enhancement, where warranted.

e. **List any invasive animal species known to be on or near the site.**

See WDFW PHS Map.

6. Energy and natural resources

a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

There are multiple energy types available in Grandview, depending on location, which are used for all land types.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

Potential areas for solar energy may be assessed when future projects are proposed in City limits.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

None as a result of the Periodic Update. Future development projects may address energy conservation, when warranted.

7. Environmental health

a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

Because this is a non-project legislative action, there is no specific project site associated with the Periodic Update. Therefore, no site-specific investigation of containment for present or past uses has been conducted as part of this proposal. Any future development proposals will be evaluated for partial contamination during project permitting and environmental review, as appropriate.

1. **Describe any known or possible contamination at the site from present or past uses.**

   The Periodic Update does not apply to a specific project site and does not involve site development or construction. Project-specific design will be required to comply with applicable local, state, and federal regulations governing hazardous materials and public safety.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

   Adoption of the Comprehensive Plan and associated development regulations and Yakima County's CAO by reference will not involve construction or operational activities and will not result in the storage, use, or production of toxic or hazardous chemicals. Any future development facilitated by the Comprehensive Plan will be required to comply with all applicable federal, state, and local regulations governing the handling, storage, use, and disposal or hazardous materials.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

   The Periodic Update does not create a need for special emergency services. Future development projects may require emergency response services typical of urban development, including fire, police, and emergency medical services, which will continue to be provided by the City of Grandview and other providers.

4. **Describe special emergency services that might be required.**
   None as part of this Periodic Update.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   The Comprehensive Plan establishes policies and development regulations intended to protect public health and safety while accommodating planned growth. Future development proposals will be required to comply with applicable building, fire, health, stormwater, hazardous materials, and environmental regulations. Project-specific mitigation measures will be identified through the development review and environmental review process as appropriate.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   Typical noises associated with future urban development.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

   Typical noises associated with future urban development.

3. **Proposed measures to reduce or control noise impacts, if any:**

   None as part of the Periodic Update. Future development projects will be assed for noise impacts when warranted.

8. Land and shoreline use

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

   Grandview contains residential, commercial, industrial, and public uses.

b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

   Grandview and its UGA include areas of former and working farmlands. Some areas are mapped on the WA state Department of Ecology's Dirt Alert Map as the site of former orchards that may have used lead arsenic.

   1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

      Not as a result of the Periodic Update.

c. **Describe any structures on the site.**

Grandview contains a variety of residential, commercial, and industrial structures within city limits.

d. Will any structures be demolished? If so, what?

None as a result of the Periodic Update.

e. What is the current zoning classification of the site?

Grandview includes the following zoning districts:

- Residential (MHP, R-1, R-2, R-3, R1-P)
- Commercial (C-1, C-2, BP)
- Industrial Districts (M-1, M-2)
- Other Districts (PF, AG)
- Overlay Districts (CBD)

f. What is the current comprehensive plan designation of the site?

Future land use categories: Residential, Low Density Residential, Industrial, Commercial, and Public.

g. If applicable, what is the current shoreline master program designation of the site?

Varies by location; See adopted Shoreline Master Program

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, portions of the planning area contain critical areas regulated under the adopted Critical Areas Ordinance, including wetlands, fish and wildlife habitat conservation areas, critical aquifer recharge areas, geological hazards, and frequently flooded areas.

i. Approximately how many people would reside or work in the completed project?

The Yakima County 2046 population estimate for Grandview is 14,538.

j. Approximately how many people would the completed project displace?

None from this Periodic Update.

k. Proposed measures to avoid or reduce displacement impacts, if any.

The Periodic Update includes goals and policies to reduce displacement impacts.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Analysis in the Periodic Update provides for compatibility of existing and future land uses.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The Comprehensive Plan does not impact agricultural and forest lands of long-term commercial significance.

9. Housing

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

The Yakima County Housing allocation for Grandview is 2,088 new homes by 2046. The Housing Allocation developed by the Commerce Housing and Planning Tool distributed housing across all income ranges.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None as part of this Periodic Update.

c. **Proposed measures to reduce or control housing impacts, if any:**

New housing is expected to be constructed throughout the 20-year implementation period of the Comprehensive Plan.

10. Aesthetics

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

As a non-project legislative action, the Periodic Update does not propose any structural or building materials. Future development will be reviewed for compliance with applicable zoning and development standards.

b. **What views in the immediate vicinity would be altered or obstructed?**

Adoption of the Comprehensive Plan and development regulations will not alter or obstruct existing views, any future impacts to views will be evaluated during the project-specific review.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

The Comprehensive Plan includes policies promoting compatible development and community character. Future development impacts will be required to comply with applicable zoning, landscaping, design, and building standards, intended to minimize the aesthetic impacts and ensure compatibility with the surrounding uses.

11. Light and glare

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Adoption of the Comprehensive Plan and development regulations will not produce light or glare. Future development may generate light or glare, which will be reviewed during project permitting.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

The Periodic Update will not create light or glare or interfere with existing views.

c. **What existing off-site sources of light or glare may affect your proposal?**

Existing sources of light and glare within the city including streetlighting, vehicle headlights, commercial lighting and other developed areas.

d. **Proposed measures to reduce or control light and glare impacts, if any:**

Future development will be required to comply with applicable lighting and development standards intended to minimize light spillover glare and impacts on adjacent properties.

12. Recreation

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Grandview offers a variety of recreational opportunities, including city parks, trails, and nearby state and federal recreation lands.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No, the periodic Update will not displace any existing recreational uses.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

The Comprehensive Plan includes goals and policies supporting the preservation and expansion of parks, trails, and recreational opportunities. Future development will be reviewed for consistency with applicable park and open space requirements.

13. Historic and cultural preservation

a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

   Yes. Grandview contains historic buildings, structures and sites that are eligible to be listed in listing on national, state, and local historic registers.

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

   Yes, Grandview contains known cultural and historic resources, including areas of archeological and tribal significance. Additional resources may be identified during future project review.

c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

   None as part of the Periodic Update. Future development projects will describe methods to assess potential impacts to cultural and historic resources.

d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

   None as part of the Periodic Update.

14. Transportation

a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

   The Periodic Update applies to all public streets, highways, and transportation facilities within Grandview city limits and the UGA. No changes to access are proposed as part of this legislative action.

b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

   Yes. Grandview is served by regional transit services.

c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No physical transportation improvements are proposed as part of the Periodic Update. Future transportation improvements will be identified through the Transportation Element, Capital Facilities Plan, and individual development proposals.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No, the Periodic Update does not directly involve water, rail, or air transportation facilities. Future transportation improvements will be evaluated through the Transportation Element, Capital Facilities Plan, and individual development proposals.

e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

The Periodic Update will not directly generate vehicle trips. Future development will be evaluated for transportation impacts and trip generation project-specific review, as applicable.

f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No, The Periodic Update is not expected to interfere with the movement of agricultural or forest products.

g. **Proposed measures to reduce or control transportation impacts, if any:**

The Comprehensive Plan includes policies supporting a safe efficient and connected transportation system. Future development will be required to comply with applicable transportation standards and mitigation requirements.

15. Public services

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

The Periodic Update does not directly increase demand for public services. Future growth anticipated under the Comprehensive Plan will increase demand for public facilities and services, which is addressed the Capital Facilities Element and coordinated planning.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

The Comprehensive Plan coordinated future growth with planned public facilities and services. Future development will be reviewed to ensure adequate public services are available and consistent with applicable standards.

16. Utilities

a. **Circle utilities currently available at the site:**

☒ electricity,☒ natural gas,☒ water, ☒refuse service, ☒telephone,☒ sanitary sewer,☒ septic system, other:

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

The Periodic Update does not propose utility construction or expansion. Future utility improvements will occur as needed to service development and will be reviewed through the City's development review process and Capital Facilities Plan.

C.Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X _____

Shane Fisher

City Administrator/City of Grandview:

Date submitted: October 14th, 2026

D.Supplemental sheet for nonproject actions

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

   The Periodic Update will not directly increase discharges, emissions, hazardous substances, or noise. Any future impacts will be evaluated during project-specific review.

   - **Proposed measures to avoid or reduce such increases are:**

     Future development will comply with applicable local, state, and federal regulations.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

   The Periodic update will not directly affect biological resources. Updates to the Critical Area Ordinance incorporate Best Available Science (BAS).

   - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

     Future development will be required to comply with the adopted Critical Areas ordinance and other applicable environmental regulations

3. **How would the proposal be likely to deplete energy or natural resources?**

   The Periodic Update will not directly deplete energy or natural resources. Future development will increase demand for utilities and resources consistent with planned population and employment growth. Development projects will be required to extend and/or provide utilities intended to serve the project.

   - **Proposed measures to protect or conserve energy and natural resources are:**

     The Comprehensive Plan includes policies supporting efficient land use, infrastructure planning, resource conservation and sustainable development.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

   The Periodic Update does not directly affect environmentally sensitive areas. Future development within or adjacent to these resources will be reviewed for compliance with applicable environmental regulations, including BAS updates included in the adopted CAO.

   - **Proposed measures to protect such resources or to avoid or reduce impacts are:**

     The Comprehensive Plan, Critical Areas Ordinance, and other development regulations include policies and standards intended to protect environmentally sensitive resources.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

   The Periodic updates land use policies to guide future growth consistent with the Growth Management Act. All required uses are incorporated in the development regulations and relevant portions of the Comprehensive Plan.

   - **Proposed measures to avoid or reduce shoreline and land use impacts are:**

     Future development will be reviewed for consistency with the Comprehensive Plan, Zoning and Subdivision ordinances, and the Shoreline Master Program.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

   The Periodic Update supports planned growth, which may increase future demand for public facilities and services. The Transportation Element and Capital Facilities Element incorporate by reference the 6-year Transportation Improvement Program (TIP), and relevant project lists from such documents as the City's Water System Plan and Sewer Plan.

   - **Proposed measures to reduce or respond to such demand(s) are:**

     The infrastructure needs will be addressed through the City's Capital Facilities Plan, Transportation Element, and development review process.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

   No conflicts are anticipated. The Periodic Update has been prepared to comply with applicable local, state, and federal environmental requirements.

Outlook

FW: City of Grandview - 2026 Comprehensive Plan Periodic Update - SEPA Checklist & DNS

From DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>
Date Tue 10/20/2026 8:59 AM
To Anita Palacios <anitap@grandview.wa.us>
Cc Sears, Tricia (DNR) <Tricia.Sears@dnr.wa.gov>

CAUTION: External Email

Good morning, Anita,

Please accept the comments below from WGS of DNR for Grandview's 2026 Comprehensive Plan Periodic Update, SEPA File #202604305.

Thank you,

Emma Oliver
SEPA External Affairs Coordinator
Office of Legal Affairs & Business Practices
Washington State Department of Natural Resources (DNR)
(360) 902-1709
Emma.Oliver@DNR.wa.gov
www.dnr.wa.gov

From: Sears, Tricia (DNR) <Tricia.Sears@dnr.wa.gov>
Sent: Monday, October 19, 2026 2:11 PM
To: DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>
Cc: Sears, Tricia (DNR) <Tricia.Sears@dnr.wa.gov>
Subject: RE: City of Grandview - 2026 Comprehensive Plan Periodic Update - SEPA Checklist & DNS

Hi Emma,

In keeping with the interagency correspondence principles, I am providing you with comments on Oak Harbor's comprehensive plan amendments. There is no current Planview file related to Oak Harbor.

For this proposal I looked at the proposal and focused on areas related to WGS work. Of note, but not limited to, I look for language around the geologically hazardous areas, mineral resource lands, mining, climate change, and natural hazards mitigation plan.

I received the DNS SEPA notice from Emma at the DNR SEPACenter on 10/12/26. The comments for the DEIS are due 10/28/26.

The email included a website link to the draft chapters of Grandview's 2026 Comp Plan Update here: https://www.grandview.wa.us/elected-officials/boards-and-commissions/planning-commission/.

Specifically in this proposal, I reviewed the SEPA Notice of Determination, the SEPA Checklist, and the comp plan chapters on the website with the date of 9/30/26 that are included below.

The SEPA Checklist states, "This project will update the City of Grandview's Comprehensive Plan which includes changes to elements (Administration, Capital Facilities, Climate Resiliency, Housing, Land Use, Natural Systems, Transportation, Utilities); and changes to Grandview Municipal Code (Title 16, Title 17, Title 14) and proposed changing to the zoning and land use maps."

- **Grandview Comprehensive Plan 2026 Update Summary**
  Excellent to have the summary.

- **Chapter 1 Natural Character Element Grandview Comprehensive Plan DRAFT 2026**
  On page 3 it states, "Grandview passed a resolution to adopt Yakima County's Critical Areas Ordinance as amended on August 25, 2026 (Resolution 2026-43)." It also states, "The City of Grandview adopts Yakima County's Review of Best Available Science for Inclusion in Critical Areas Ordinance, October 2006 as part of the 2026 update, as amended, as a basis for decisions to support protections required by the Critical Area Ordinance and the Shoreline Master Program." On page 35 there is the City of Grandview Geologic Hazards and Mineral Resources map. The Legend of the map is very detailed, which is nice, but the mapped area does not show all those colors. Also, the hazards on the map don't quite correspond to the terms used in the text. Suggest having a key that ties that language in the map to the language in the text. For example, is alluvial fan a separate hazard or included in landslide hazards? That will help the reader categorize the hazards and further understand the development code provisions that will be related. Perhaps include another map that zooms in to include a closer view of the mapped area and shows the colors used in the key in the mapped area. Great to see the goals and policies.

- **Chapter 2 Land Use Element Grandview Comprehensive Plan DRAFT 2026**
  On page 5, under the Relationship to Other Elements, notes the connection to other elements, great. Suggest mentioning the relationships with each of the other elements more specifically, as some jurisdictions do in their comp plans. Suggest mentioning critical areas, climate resilience, and hazard mitigation. Some jurisdictions also have a list of related plans like the hazard mitigation plan, climate plan, and others. Good to see that in the word check, critical areas comes up ten times. Good to see the hazard mitigation plan mentioned on page 46.

- **Chapter 8 Climate Element Comprehensive Plan DRAFT 2026**
  On page 4, under the Relationship to Other Comprehensive Plan Elements, suggest mentioning the Land Use Element and the Natural Environment Element. In a word search, the word hazard comes up 85 times, hazard mitigation comes up 12 times, and the word geologic comes up no times. Good information.

Overall, the comp plan is easy to read and had good information. I did not read every chapter.

Below, I include our usual language for this and future endeavors.

Recognizing the limitations of the current proposals, I want to mention that it would be great for you to consider these in current or future work, be it in your comprehensive plan, development code, and SMP updates, and in your work in general:

- Consider adding a reference to the definition of geologically hazardous areas, WAC 365-190-120, in other areas besides the CAO. In addition, consider adding a reference to WAC 365-196-480 for natural resource lands.
- Consider adding in other areas besides the CAO. If you have not checked our interactive database, the Washington Geologic Information Portal, lately, you may wish to do so. Geologic Information Portal | WA - DNR

- If you have not checked out our Geologic Planning page, you may wish to do so. Geologic Planning | WA - DNR

Thank you for considering our comments. If you have any questions or need additional information, please contact me.

Have a great day!
Tricia

Tricia R. Sears (she/her/hers)
Geologic Planning Liaison
Washington Geological Survey (WGS)
Washington Department of Natural Resources (DNR)
Cell: 360-628-2867 | Email: tricia.sears@dnr.wa.gov

From: DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>
Sent: Monday, October 12, 2026 12:14 PM
To: Sears, Tricia (DNR) <Tricia.Sears@dnr.wa.gov>
Subject: FW: City of Grandview - 2026 Comprehensive Plan Periodic Update - SEPA Checklist & DNS

Hello,

It took a little digging, but I found draft chapters of Grandview's 2026 Comp Plan Update here: https://www.grandview.wa.us/elected-officials/boards-and-commissions/planning-commission/

Comments are due by October 28th.

Thank you,

Emma Oliver
SEPA External Affairs Coordinator
Office of Legal Affairs & Business Practices
Washington State Department of Natural Resources (DNR)
(360) 902-1709
Emma.Oliver@DNR.wa.gov
www.dnr.wa.gov

From: Anita Palacios <anitap@grandview.wa.us>
Sent: Friday, October 9, 2026 1:12 PM
To: Alan Adolf <alan.adolf@yvcog.us>; Brandon Walker <walkerb@svid.org>; Byron Gumz <byron.gumz@yvcog.us>; DOH EPH ODW Operations <ODWOperations@doh.wa.gov>; Shreeve, Brad <bshreeve@gsd200.org>; DOH EPH Drinking Water E-mail <ODW.Mail@DOH.WA.GOV>; PORT OF GRANDVIEW <wineman@televar.com>; Ron Cowin <cowinr@svid.org>; ROZA IRRIGATION DISTRICT <wsonnichsen@roza.org>; DAHP SEPA <sepa@dahp.wa.gov>; Shah, J (DFW) <Janell.Shah@dfw.wa.gov>; COM GMU Review Team <reviewteam@commerce.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; WA STATE DEPT OF TRANSPORTATION <scplanning@wsdot.wa.gov>; Gonseth, Paul <paul.gonseth@wsdot.wa.gov>; Yakama Nation Cultural Resource Program <casey_barney@yakama.com>; Yakama Nation Tribal Historic Preservation <THPO@yakama.com>; YAKIMA CO ENVIRONMENTAL HEALTH <John.wilson@co.yakima.wa.us>; YAKIMA CO FIRE DISTRICT NO. 5 <payroll@ycfd5.org>; YAKIMA CO PLANNING DEPT <thomas.carroll@co.yakima.wa.us>; YAKIMA CO TRANSPORTATION SERVICES <matt.pietrusiewicz@co.yakima.wa.us>; YAKIMA CO ZONING & SUBDIVISION <jason.earles@co.yakima.wa.us>; YAKIMA COUNTY WATER RESOURCES <Nellie.Soptich@co.yakima.wa.us>; Yakima Health District <yhd.help.desk@co.yakima.wa.us>; admin@yrcaa.org; DFW R3planning

<R3planning@dfw.wa.gov>
Subject: City of Grandview - 2026 Comprehensive Plan Periodic Update - SEPA Checklist & DNS

External Email

Attached is a SEPA Environmental Checklist and Notice of Determination of Non-significance for the City of Grandview's 2026 Comprehensive Plan Periodic Update.

Thanks,

Anita G. Palacios, MMC
City Clerk/Human Resources
City of Grandview
207 West Second Street
Grandview, WA 98930
PH: (509) 882-9208 or 882-9200
Fax: (509) 882-3099
anitap@grandview.wa.us
www.grandview.wa.us

Outlook

Fw: City of Grandview - 2026 Comprehensive Plan Periodic Update - SEPA Checklist & DNS WDFW Comments

From Anita Palacios <anitap@grandview.wa.us>
Date Thu 10/22/2026 8:12 AM
To Byron Gumz <byron.gumz@yvcog.us>

1 attachment (199 KB)
WDFW Comments on Grandview Comprehensive Plan Draft.pdf;

From: Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>
Sent: Wednesday, October 21, 2026 9:40 AM
To: Anita Palacios <anitap@grandview.wa.us>
Cc: Didricksen, Daniel J (DFW) <Daniel.Didricksen@dfw.wa.gov>; Shah, J (DFW) <Janell.Shah@dfw.wa.gov>; Berejikian, Marian (DFW) <Marian.Berejikian@dfw.wa.gov>; Serr, Benjamin (COM) <benjamin.serr@commerce.wa.gov>
Subject: RE: City of Grandview - 2026 Comprehensive Plan Periodic Update - SEPA Checklist & DNS WDFW Comments

CAUTION: External Email

Please accept WDFW comments on the draft comp plan. We would be happy to discuss our comments if that is helpful to the city. Let me know a good time to discuss.

Thanks,

Scott
Scott Downes
Fish & Wildlife Habitat Regional Land Use Lead
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
Yakima, WA 98902-5720
Scott.Downes@dfw.wa.gov
Cell-509-607-3578

From: Anita Palacios <anitap@grandview.wa.us>
Sent: Friday, October 9, 2026 1:12 PM
To: Alan Adolf <alan.adolf@yvcog.us>; Brandon Walker <walkerb@svid.org>; Byron Gumz <byron.gumz@yvcog.us>; DOH EPH ODW Operations <ODWOperations@doh.wa.gov>; Shreeve, Brad <bshreeve@gsd200.org>; DOH EPH Drinking Water E-mail <ODW.Mail@DOH.WA.GOV>; PORT OF GRANDVIEW <wineman@televar.com>; Ron Cowin <cowinr@svid.org>; ROZA IRRIGATION DISTRICT <wsonnichsen@roza.org>;

DAHP SEPA <sepa@dahp.wa.gov>; Shah, J (DFW) <Janell.Shah@dfw.wa.gov>; COM GMU Review Team <reviewteam@commerce.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; WA STATE DEPT OF TRANSPORTATION <scplanning@wsdot.wa.gov>; Gonseth, Paul <paul.gonseth@wsdot.wa.gov>; Yakama Nation Cultural Resource Program <casey_barney@yakama.com>; Yakama Nation Tribal Historic Preservation <THPO@yakama.com>; YAKIMA CO ENVIRONMENTAL HEALTH <John.wilson@co.yakima.wa.us>; YAKIMA CO FIRE DISTRICT NO. 5 <payroll@ycfd5.org>; YAKIMA CO PLANNING DEPT <thomas.carroll@co.yakima.wa.us>; YAKIMA CO TRANSPORTATION SERVICES <matt.pietrusiewicz@co.yakima.wa.us>; YAKIMA CO ZONING & SUBDIVISION <jason.earles@co.yakima.wa.us>; YAKIMA COUNTY WATER RESOURCES <Nellie.Soptich@co.yakima.wa.us>; Yakima Health District <yhd.help.desk@co.yakima.wa.us>; admin@yrcaa.org; DFW R3planning <R3planning@dfw.wa.gov>
Subject: City of Grandview - 2026 Comprehensive Plan Periodic Update - SEPA Checklist & DNS

External Email

Attached is a SEPA Environmental Checklist and Notice of Determination of Non-significance for the City of Grandview's 2026 Comprehensive Plan Periodic Update.

Thanks,

Anita G. Palacios, MMC
City Clerk/Human Resources
City of Grandview
207 West Second Street
Grandview, WA 98930
PH: (509) 882-9208 or 882-9200
Fax: (509) 882-3099
anitap@grandview.wa.us
www.grandview.wa.us

State of Washington
Department of Fish and Wildlife
South Central Region 3 – 1701 S. 24th Ave., Yakima WA 98902-5720
Phone: (509) 575-2740, Fax (509) 575-2474

October 21, 2026

Anita G. Palacios, MMC
City Clerk/Human Resources
City of Grandview
207 West Second Street
Grandview, WA 98930

Subject: WDFW Comments on City of Grandview 2026 Periodic Update, PlanView case #2022-C-401

Dear Ms. Palacios,

The Washington Department of Fish and Wildlife (WDFW) has reviewed the draft of the updated City of Grandview Comprehensive Plan 2026. We provide these comments to help improve future iterations of the Comprehensive Plan in accordance with WDFW's mission to preserve, protect and perpetuate the state's fish, wildlife and ecosystems. We look forward to working with City of Grandview and would be happy to meet to discuss our comments.

Chapter 1. Physical Character Element
II. Existing Conditions
Surface Water
The narrative lists WAC 222-16-031 and stream Typing 1-5. The implementation of a permanent rule WAC 222-26-030 replaced the interim rule 222-16-031. Please remove references to WAC 222-16-031 and use the typology referenced in WAC 222-16-030 (Type F, Np, Ns).

National Hydrography Dataset (NHD) maps several streams within city limits with several having connections to fish-bearing waters, so likely fish are present during some portions of the year. Please update the narrative to reflect this information.

Wildlife
The narrative lists great blue heron breeding area for priority species found within the city. In addition, the following other species have been documented within the city and the UGA. Please add them to the narrative:
Townsend's ground squirrel (Washington Candidate for listing)
Monarch butterfly (Washington Candidate for listing)
Burrowing owl (Washington Candidate for listing)
Waterfowl concentration area-occur within the UGA.

For priority habitats, Palustrine Aquatic Habitat is listed. Instream habitat, riparian habitat and shrubsteppe habitat are priority habitats found within the city. Please add them to the narrative. The narrative lists "common snipe" under non-endangered bird species. The current name is "Wilson's snipe". Please update to the correct name.

We recommend including a figure that shows the priority habitats and streams listed. WDFW can help to provide the information if needed.

III. Grandview Natural Resource Lands and Critical Areas
Fish and Wildlife Habitat Conservation Areas
As noted above in comments, please add Townsend's ground squirrel, monarch butterfly, burrowing owl and waterfowl concentration area to the priority species. Add instream habitat, riparian habitat and shrubsteppe habitat to the priority habitats.

Goals and Policies
Goal 5: Establish critical areas protection measures to protect environmentally sensitive areas, and protect people and property from hazards.
Recommend adding a policy: Strive for no net loss of riparian functions and values. This would help to protect creeks and their associated riparian areas.

Chapter 2. Land Use Element
I. Introduction
URBAN GROWTH AREA
In the UGA boundary designation process, the following major findings or considerations contributed toward the final location of the boundary.
We suggest adding the following consideration: Avoid UGA expansions of areas that contain greater than or equal to 15 percent Critical Areas and Open space coverage required under RCW 36.70A.110.(8)(d).

II. Existing Conditions
Inventory of Land Uses within the City of Grandview
Parks, Recreation and Open Space Land
Sunnyside Wildlife Recreation Area is listed for fishing and hunting. Wildlife watching is also a stated goal of this unit of the Wildlife Area. Please add this to the narrative.

Open space corridors
We appreciate the mention of Yakima County Trails plan in this section, however open space corridors provide benefits to wildlife as well, including habitat connectivity. We appreciate the inclusion of policy 8.5 to identify and preserve open space corridors.

IV. Future Land Use Map Figure 2-6
There is a stream, likely fish-bearing, found in the residential portion of the city limits and UGA. When subdividing lots for future development, please ensure that the lots have sufficient space to accommodate the riparian management zones outlined in the city's CAO. We would recommend adding the streams to the future land use map to ensure future platting accounts for these critical areas. WDFW can assist if needed.

V. Goals and Policies
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 2.3 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.
We would recommend adding Fish and Wildlife Habitat Conservation Areas (FWHCA) to this list. We recommend using the WDFW PHS mapping information. WDFW is willing to assist if there are questions regarding potential habitats.

Goal 8: To maintain critical areas protection measures to protect environmentally sensitive areas, and protect people and property from 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.
We would recommend an addition: "connect" to conserve fish and wildlife habitat. Connecting open space areas is vital to ensure successful movement, particularly in a shifting climate. This can also help to support the resiliency sub-element (RCW36.70A.070(9)(ei)(A), which directs plans to identify, protect, and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration.

Chapter 4. Transportation Element
Goals and Policies
Policy 5.5 We appreciate the inclusion of WDFW's guidance in this policy - Consider current guidance from the Washington State Department of Fish and Wildlife when designing water crossings (i.e. culverts)
We would recommend that this policy be amended to include climate resiliency. Suggested wording: Consider current guidance from the Washington State Department of Fish and Wildlife when designing water crossing. Water crossings should be designed to be climate resilient. Resources that can help are: Designing climate-change-resilient culverts, Water Crossing Design Guidelines (2026)

Chapter 8. Climate Resilience Element
III. Climate Hazards, Goals, and Policies
1. Drought
Goal CR 1 Improve Grandview's resilience to drought by promoting efficient water use, protecting water resources, supporting essential community functions, and improving its ability to adapt to changing water conditions.
Policy CR 1.3 Promote landscaping, site design, and development practices that reduce potable water demand while maintaining community character and supporting community livability.
We would recommend adding native xeric vegetation to the landscaping element.

3. Extreme Temperatures
Goal CR 3 Improve Grandview's resilience to extreme temperatures by reducing risks to public health, priority community assets, infrastructure, and essential services through coordinated planning, resilient development practices, and strategic public investment.
We would recommend adding streams under risks.
We would recommend adding a policy to protect and restore the riparian management zones along the stream. Riparian habitat will help to protect the streams from extreme heat by providing shade.

V. Community Asset Resilience Strategies
Parks & Recreation
Under community value. We would recommend adding wildlife habitat as these areas can provide habitat for various wildlife species.

Potential Implementation Strategies
We encourage the city to install habitat elements into the city parks, such as xeric native plant gardens. This can be paired with signage to increase the environmental knowledge for park visitors. WDFW would be happy to work with the city and supply our technical knowledge. We would encourage working with the South Yakima Conservation District through the Heritage Garden program Programs | SYCD.

Yakima River Corridor & Game Ponds
We would like clarification if the reference to "Game Ponds" refers to the Byron Unit of the WDFW Sunnyside-Snake River Wildlife Area which is located adjacent to the city's UGA and the wastewater treatment facility. If this does refer to WDFW lands, please add WDFW in any coordination regarding actions in or adjacent to this area. WDFW Sunnyside-Snake River Wildlife Area has a management plan which directs actions on the Wildlife Area: 2020 Sunnyside-Snake River Wildlife Area Management Plan

Thank you again for the opportunity to comment. Please contact Scott at 509-607-3578 or Scott.Downes@dfw.wa.gov if you have questions and to further discuss incorporating our comments into your comprehensive plan.

Sincerely,

Scott Downes
Regional Land Use Lead

Danny Didricksen
WDFW Region 3 Habitat Program Manager

Cc:

J. Shah, WDFW
Marian Berejikian, WDFW
Benjamin Serr, Commerce