

**GRANDVIEW PLANNING COMMISSION
MEETING MINUTES
AUGUST 26, 2026**

1. CALL TO ORDER

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

Planning Commissioners present were: Don Olmstead Jr., Gracie Sexton, Brenda Saldana and Randy Tucker

Planning Commissioners present via teleconference were: None

Staff present were: Land Use Planner Keelan Naasz with the Yakima Valley Conference of Governments, City Administrator Shane Fisher and City Clerk/Secretary Anita Palacios

2. MINUTE APPROVAL

On motion by Commissioner Tucker, second by Commissioner Saldana, the Commission approved the minutes of the July 29, 2026 Planning Commission meeting.

3. ACTIVE AGENDA

The Planning Commission reviewed and discussed updates to the City's subdivision and zoning ordinances. The meeting covered numerous proposed changes, including new provisions for administrative residential lot splits, unit lot subdivisions, and co-living developments. The Commission also addressed updates to definitions, such as accessory dwelling units and flag lots, and reviewed changes to density requirements, particularly for multifamily housing in the R3 zone. Discussions included the potential impact of new housing types on neighborhoods and the need for open space in higher-density developments. The Commission reviewed language related to parks, emergency housing, and encampments, with a focus on ensuring compliance with state laws.

A. Comprehensive Plan Update – Title 14 Administration of Development Regulations

The Commission reviewed updates to Title 14 Administration of Development Regulations. The key change was implementing new timelines for permits per RCW 36.70A.040. It was clarified that while the Planning Commission previously heard all land use applications, these responsibilities have been transferred to the Hearing Examiner at the request of the City's insurance authority to avoid bias and reduce legal risk.

B. Comprehensive Plan Update – Title 16 Subdivisions

The Commission reviewed updates to Title 16 Subdivisions. Administrative residential lot split was included as an exemption per RCW 58.17.060. Definitions were included for unit lot, unit lot subdivision and zero lot line development. The Commission discussed unit lot subdivisions and cottage housing requirements, with staff explaining that each lot could have different sizes and would comply with design and improvement requirements in the Municipal Code. The discussion included questions about density limits.

Under Preliminary Plats, the provision on development contracts was changed from shall to may. Content specifications for final plats and short plats were revised.

The Commission discussed regulations for flag lots, confirming that subdividers must have access to public streets through a 20-foot access easement. They reviewed timeline requirements for conditionally approved plats, with uncertainty about whether the period should be 7 or 10 years, and agreed to verify the correct timeframe.

The Commission also addressed street frontage requirements, deciding to maintain the 50-foot standard for local access streets, though they noted concerns about current street width adequacy given larger vehicles and parking needs.

The Commission discussed requirements for sewer backup prevention and park contributions. They reviewed a 5% park requirement for new subdivisions, suggesting developers could create funds for future park acquisition rather than maintaining small pocket parks within the subdivision.

C. Comprehensive Plan Update – Title 17 Zoning

The Commission discussed amendments to zoning regulations, particularly regarding definitions of apartment buildings and co-living developments. Proposed changes to define apartment buildings as structures with 3 or more dwelling units rather than regulating by family size, and introduced a new definition for co-living as residential developments with independently rented sleeping units that share kitchen facilities. The discussion raised questions about how these changes might affect existing housing conversions and the potential need for additional regulations or permits to manage new co-living arrangements in residential areas. The Commission also discussed short-term rentals and family housing definitions. Discussion included neighbor complaints about increased congestion from rental properties and considered implementing change of use permits as a solution. The updates also touched on cottage housing, condominiums, and the definition of "family" in zoning ordinances, with clarification that while the term remains common, it cannot be used to regulate family composition or size. Updates also included the addition of permanent supportive housing, change in terms like "sanitarium" to "long-term treatment or rehabilitation facilities," and modifications to accessory dwelling units. Staff noted the need to consolidate special development standards into one section rather than scattering them throughout the ordinance for better clarity and maintenance. The discussion also covered updates to family definitions, flag lots, and accessory dwelling unit requirements, with specific attention to conditional use in R1 zones and associated requirements like lot coverage and setbacks. The Commission reviewed changes to minimum lot sizes, with specific attention to R1, R2, and R3 zones, where R3 was proposed for changes. They discussed zero lot line developments, clarifying that these involve separate lots appearing similar to duplexes but with distinct property lines, and noted that 10 feet of setback would allow vehicle access behind houses. Staff agreed to add diagrams to help clarify these development concepts in the documentation.

The Commission discussed changing the density requirements for multi-family residential development from 9 to 18 units per acre. The Commission debated using density-based standards rather than square footage requirements, with staff suggesting they review examples from other neighboring cities. The discussion concluded with a proposal to include funding for

parks when implementing the higher density development, as the City currently allows fewer units than neighboring cities like Sunnyside and Prosser.

The Commission discussed open space requirements for residential developments, particularly focusing on minimum areas for single-family and multifamily lots. They reviewed AHBL's suggestion to delete certain requirements and discussed the need for appropriate open space in cohousing developments, noting that the current proposed 15 by 20 feet space might be insufficient. The group debated whether to require open space for all developments or only those without nearby parks, with concerns raised about the high cost of playground equipment and the need to avoid prohibitive requirements. Staff would research existing language and examples from other cities to guide their approach.

The Commission reviewed and discussed zoning regulations, particularly regarding residential uses in commercial buildings and emergency shelter permits. Potential inconsistencies in the language were identified around residential uses and discussed the need to address encampments on church properties in the ordinance to meet state requirements.

4. ADJOURNMENT

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

Commissioner Don Olmstead Jr.

Anita Palacios, City Clerk