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.

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Commissioner Don Olmstead Jr. Anita Palacios, City Clerk