GRANDVIEW PLANNING COMMISSION
MEETING MINUTES
OCTOBER 28, 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., Randy Tucker and Brenda Saldana

Planning Commissioners present via teleconference: Gracie Sexton

Planning Commissioners absent: None

Staff present: Land Use Planning 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 Tucker, second by Commissioner Sexton, the Commission approved the minutes of the September 30, 2026 Planning Commission meeting.

3. ACTIVE AGENDA

A. Public Hearing – 2026 Comprehensive Plan Periodic Update

Commissioner Olmstead opened the public hearing for the purpose of receiving comments on the City of Grandview's 2026 Comprehensive Plan Periodic Update by reading the public hearing procedure.

Before hearing from the public, Land Use Planning Manager Gumz presented the following staff report:

Requested Action
The Planning Commission would 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 consisted 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.

He explained that the Planning Commission's role was to consider the proposed amendments, public testimony, agency comments, and the staff analysis contained in the staff report and forward a recommendation to the City Council. Final legislative action on the Comprehensive Plan and development regulations would 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, located within Yakima County, was 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 was 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 anticipated 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 Proposal

The City of Grandview, as part of the 2026 Growth Management Act (GMA) Periodic Update, was 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 was 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.

5. 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.

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

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

8. 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.

9. 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 was 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 was 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 was 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 recommended 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.

Public Comments
The following public comments were received:

- Email from the Washington State Department of Natural Resources dated October 20, 2026 and letter from the Washington State Department of Fish and Wildlife dated October 21, 2026 suggesting changes to various elements related to natural resources and endangered species.

- Senior Planner Emily Weimer from AHBL spoke in support of the proposed Comprehensive Plan and development code changes that proposed changes to increase R3 multi-family district density.

The public testimony portion of the hearing was declared closed and no further comments were received.

The Commission reviewed the record concerning the City of Grandview 2026 Comprehensive Plan Periodic Update and the subject was opened for decision.

On motion by Commissioner Sexton, second by Commissioner Tucker, the Planning Commission recommended the Grandview City Council approve the City of Grandview 2026 Comprehensive Plan Periodic Update with the following modifications: suggested changes to various elements related to natural resources and endangered species provided by Washington State Department of Natural Resources and the Washington State Department of Fish and Wildlife, along with minor scrivener errors, 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.

4. ADJOURNMENT

The Planning Commission meeting adjourned at 7:25 p.m.

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Commissioner Don Olmstead Jr. Anita Palacios, City Clerk