

**GRANDVIEW PLANNING COMMISSION
REGULAR MEETING MINUTES
JUNE 24, 2015**

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: Kathy Gonzalez, Jan McDonald and Don Olmstead Jr. Absent from the meeting were Commissioners Dale Burgeson and Dennis Byam.

Staff present were: City Clerk/Secretary Anita Palacios and Senior Planner Shawn Conrad with the Yakima Valley Conference of Governments.

2. MINUTE APPROVAL – REGULAR MEETING

On motion by Commissioner McDonald, second by Commissioner Gonzalez, the Commission unanimously approved the May 27, 2015 regular meeting minutes.

3. ACTIVE AGENDA

A. Comprehensive Plan Update – Physical Character Element

Background

The Growth Management Act (GMA) required fully planning jurisdictions to review and update their comprehensive plans, development regulations, and critical areas ordinance (CAO), every eight years as established by RCW 36.70A.130(5)(c). Grandview's next GMA periodic update was due June 30, 2017. After this date, without a completed update, Grandview would be unable to access Washington State road and water/wastewater infrastructure grants and loans.

As part of the GMA periodic update process, staff was now reviewing and updating the current Grandview Comprehensive Plan – Physical Character Element.

Physical Character Element

The Physical Character Element described the natural physical and biological environment in terms of the opportunities and limitations it presented for growth and development. It incorporated those aspects of the Growth Management Act, including land use element requirements, relating to the natural environment. It identified the area's resource lands and critical areas, and explained how they would be protected. The Physical Character Element included an inventory of natural systems, to use in designations of critical areas required by the GMA and included in the City's CAO.

RCW 36.70A.070 outlined the required components of the Comprehensive Plan that have been included in the Natural Systems Element, including:

- Critical areas, including the following: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.
- Agricultural lands that are not already characterized by urban growth and that have long-term significance for the commercial production of food or other agricultural products;

- Forest lands that are not already characterized by urban growth and that have long-term significance for the commercial production of timber;
- Mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals; and
- Inventory based on best available science, to protect the functions and values of critical areas.

The Physical Character Element described the natural, physical and biological environment in terms of the opportunities and limitations it presents for growth and development. The element would have five major goals:

Goal 1: Manage development according to the severity of natural constraints in order to reduce risks and minimize damage to life and property.

Goal 2: Maintain acceptable air quality standards.

Goal 3: Maintain high ground water quality.

Goal 4: Protect surface waters from degradation.

Goal 5: Establish critical areas protection measures to protect environmentally sensitive areas, and protect people and property from hazards.

Critical areas identified within the Grandview City limits and/or unincorporated Urban Growth Area (UGA) through the Physical Character Element inventory included wetlands, critical aquifer recharge areas, fish and wildlife conservation areas, frequently flooded areas, and geologically hazardous areas. These critical areas were currently protected by the Grandview Critical Areas Ordinance, GMC 18.06. No agricultural lands, forest lands, or mineral resources lands were identified that require protection.

Public Hearing

Notice of hearing and the nature of the proposed change shall be given by publication in the official newspaper of the City at least 10 days prior to the date of the hearing.

The Planning Commission shall hold a public hearing on any such amendments, supplements, or modification of this plan, whether initiated by petition or motion. No decisions shall be made by the City Council on the recommendations for amendment until after the initial sixty (60) day State comment and review period has expired. Once all Comprehensive Plan elements were recommended to the City Council by the Planning Commission, a public hearing before the City Council would be held on all elements of the Comprehensive Plan together to consider the cumulative effect of the entire Comprehensive Plan.

Findings & Conclusions

1. The proposed Physical Character Element of the City of Grandview Comprehensive Plan was in keeping with the requirements of the GMA and the City of Grandview's policies.

2. The public use and interest would be served.

3. State Environmental Policy Act (SEPA) review would be conducted prior to Grandview City Council adoption of Comprehensive Plan updates.

Recommendation

None – review and discussion only.

4. **UNFINISHED AND NEW BUSINESS** – None

5. **REPORTS** – None

6. **ADJOURNMENT**

The meeting adjourned at 7:00 p.m.

Commissioner Don Olmstead, Jr.

Anita Palacios, City Clerk