

**ORDINANCE NO. 2016-32**

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,  
ADOPTING THE GRANDVIEW GROWTH MANGEMENT ACT PERIODIC UPDATE,  
INCLUDING AN UPDATED COMPREHENSIVE PLAN, DEVELOPMENT  
REGULATIONS, AND CRITICAL AREAS ORDINANCE**

**WHEREAS**, in compliance with the Washington State Growth Management Act (GMA), the City of Grandview adopted a Comprehensive Plan in 2006; and

**WHEREAS**, in compliance with the Washington State Growth Management Act (GMA), the City of Grandview adopted a development regulations update in 2011; and

**WHEREAS**, in compliance with the Washington State Growth Management Act (GMA), the City of Grandview adopted a critical area update in 2011; and

**WHEREAS**, in accordance with RCW 36.70A.130, an adopted Comprehensive Plan shall be subject to continuing evaluation and review, and amendments to the Comprehensive Plan shall be considered no more frequently than once every year; and

**WHEREAS**, the schedule established by the GMA in RCW 36.70A.130(4) mandates each fully planning city in Washington to take action to review and, if necessary, revise its comprehensive plan, development regulations, and critical areas ordinance to ensure compliance with the Growth Management Act; and

**WHEREAS**, the City has updated the Comprehensive Plan, development regulations, and critical areas ordinance to ensure compliance with any changes to the GMA; to ensure compliance with the Yakima County Countywide Planning Policies; to fully reflect the issues and opportunities facing the City of Grandview; to insure internal and regional consistency; and to revise policies and other language in the plan to update information, improve readability, and eliminate redundancy; and

**WHEREAS**, the Grandview City Council has reviewed the updated Comprehensive Plan, development regulations, and critical areas ordinance, as required by the GMA; and

**WHEREAS**, the Comprehensive Plan establishes the community's desirable character and physical pattern of growth and preservation over the next 20 years; and

**WHEREAS**, the GMA periodic update provides guidance in balancing the development of resources with the preservation of environmental values; and

**WHEREAS**, the Comprehensive Plan sets goals and policies for growth that will be implemented through the development regulations and critical areas ordinance contained in the Grandview Municipal Code, including the zoning ordinance and official zoning map, in a fiscally and environmentally responsible fashion; and

**WHEREAS**, the recommended revisions incorporate changes in state law, Countywide Planning Policies, demographics and land use resources;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, WASHINGTON, AS FOLLOWS:**

**Section 1. Findings and Conclusions.** The City Council bases its findings and conclusions on the entire record of testimony and exhibits, including all written and oral testimony before the City Council. The Grandview City Council hereby adopts the following findings and conclusions:

- 1) The City Council adopts and incorporates the foregoing recitals as fully set forth herein.
- 2) *Compliance with the Required Elements of the Comprehensive Plan.* The 20-year Comprehensive Plan adopted herein includes all of the following elements: Land Use, Transportation, Housing, Capital Facilities, Utilities, Physical Character, and Administration.
- 3) *Compliance with Resource and Critical Areas Designation and Regulation.* Potential resource and critical areas are identified in the Natural Systems Element, including critical aquifer recharge areas, wetlands, geologically hazardous areas, and floodplains, using Best Available Science.
- 4) *Compliance with Countywide Policies.* As required by GMA, the Comprehensive Plan incorporates and is consistent with the Yakima County Countywide Planning Policies.
- 5) *Internal Consistency.* The Comprehensive Plan is internally consistent.
  - a. The policies within and among elements are complementary, not contradictory. Both together and separately, they further the goals of the GMA.
  - b. The Comprehensive Plan contains policies, implementation measures, and procedures which provide for its review and adjustment if internal conflicts are identified.
- 6) *Public Participation.* The public review process for the Comprehensive Plan update included a public hearing before the Grandview City Council on November 22, 2016; and consideration during public meetings of the Grandview City Council on October 11, 2016 and October 25, 2016; as well as public meetings of the Planning Commission held on May 27, 2015; June 24, 2015; August 26, 2015; October 28, 2015; January 27, 2016; April 27, 2016; and August 31, 2016. Notices of public hearings and the nature of the proposed changes were given by publication in the official newspaper of the City at least 14 days prior to the date of the hearing.

- 7) *State Environmental Policy Act.* A Notice of Application and Environmental Review was circulated to SEPA reviewing agencies on May 19, 2016. Comments were received and considered. At the end of the 15-day comment period, a Determination of Nonsignificance was issued on June 3, 2016. One comment letter was received from the Department of Ecology regarding the Critical Areas Ordinance update. These comments were incorporated into the Critical Areas Ordinance draft.
- 8) *Department of Commerce 60-day Review.* The draft Comprehensive Plan was submitted and received by Commerce on May 19, 2016 for the mandatory 60-day review. The 60-day review period expired on July 18, 2016. Comments were received and considered, related to: the timeframe of the 20-year planning period used for Grandview's analysis associated with land and housing needs and their consistency with Yakima County; the timeframe of the six-year capital facilities plan; and the timeframe of the capital facilities information presented from facility plans such as the 2015 Grandview Water System Plan and the 2009 General Sewer Plan.
- 9) *Adoption Constitutes Completion of the GMA Periodic Update Requirements.* Adoption of the City of Grandview GMA Periodic Update will constitute fulfillment of all requirements on the part of the City of Grandview to comply with the current Growth Management Act update cycle, for which compliance is required by June 30, 2017 for all jurisdictions in Yakima County.
- 10) The public use and interest will be served.

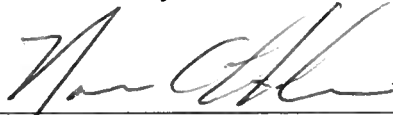
Section 2. Adoption of the City of Grandview GMA Periodic Update. The City of Grandview hereby adopts the City of Grandview GMA Periodic Update, a copy of which is attached to this ordinance.


Section 3. Transmittal to State. This ordinance shall be submitted to the Washington Department of Commerce for their records within 10 days of adoption.

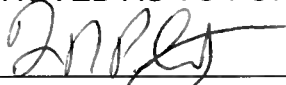
Section 4. Severability/Validity. The provisions of this ordinance are declared separate and severable. If any section, paragraph, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The City Council hereby declares that they would have passed this ordinance and each section, paragraph, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, paragraphs, clauses or phrases were unconstitutional or invalid.

Section 5. Effective Date. This ordinance shall be in full force and effect 5 days after its passage and publication as required by law.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on December 13, 2016.

  
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MAYOR

ATTEST:  
  
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CITY CLERK

APPROVED AS TO FORM:  
  
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CITY ATTORNEY

PUBLICATION: 12/14/16  
EFFECTIVE: 12/19/16