

Yakima County Planning Commission
Findings of Fact and Recommendation
September 14, 2016

IN THE MATTER OF CONSIDERING) **FINDINGS OF FACT AND**
AMENDMENTS TO THE YAKIMA COUNTY) **RECOMMENDATION**
COMPREHENSIVE PLAN - **PLAN 2015**) File No: ZON16-001/SEP16-006
FUTURE LAND USE MAP AND YCC TITLE)
19 ZONING MAP AS PART OF 2016 UGA)
UPDATE)

WHEREAS, in compliance with the Washington State Growth Management Act (GMA), Chapter 36.70A RCW, the Board of Yakima County Commissioners adopted the Yakima County Comprehensive Plan - **Plan 2015**, on May 20, 1997, and adopted development regulations on May 5, 2015; and

WHEREAS, RCW 36.70A.130 requires that Yakima County as a "fully planning" county; shall update its comprehensive plan and development regulations, as necessary, to reflect local needs, new data, and current laws; and

WHEREAS, under RCW 36.70A.130, the plan and development regulations are subject to continuing review and evaluation, but the plan may be amended no more than one time per year; and

WHEREAS, as part of its comprehensive plan and development regulations update process, the County has established a public participation program, YCC 16B.10, which sets forth minimum requirements for ensuring adequate public notification and opportunities for comment and participation in the amendment process; and

WHEREAS, the GMA, RCW 36.70A.130(3), requires Yakima County to review its designated UGAs every 10 years and revise them, if necessary, to accommodate the urban growth projected to occur in the succeeding 20-year period; and

WHEREAS, Yakima County is conducting a phased UGA update as part of GMA required 2017 update; and

WHEREAS, four of the fourteen cities and towns (Grandview, Harrah, Mabton, and Naches; ZON2015-006) were updated in 2015 as part of Phase 1 of the UGA update (under Ordinance No. 8-2015); and

WHEREAS, the remaining eleven cities and towns (Granger, Harrah (updated), Moxee, Selah, Sunnyside, Tieton, Toppenish, Union Gap, Wapato, Yakima, and Zillah; ZON2016-00001) were reviewed as part of Phase 2 of the UGA update in 2016; and

WHEREAS, the proposed UGA map amendments to **Plan 2015** were presented to the Planning Commission for their review on March 9, April 13, May 11, and June 8, 2016; and

1 WHEREAS, the Planning Commission conducted properly advertised and noticed
2 public hearings on May 25, June 8, and July 13, 2016, to hear testimony on the UGA
3 map amendments; and

5 WHEREAS, the Planning Commission held their deliberations on May 25, June 8,
6 and July 13, immediately after the close of the open record public hearing; and

8 WHEREAS, Yakima County staff prepared a Notice of Adoption of Existing
9 Environmental Documents and Mitigated Determination of Non-Significance for 2016
10 Comprehensive Plan and Zoning Amendments which analyzed the environmental and
11 growth management impacts of all proposed actions and included individual reports
12 on each of the remaining proposed amendments; and

14 WHEREAS, the Planning Commission, having carefully considered the staff
15 recommendation and the written and oral testimony in its deliberations, moved to
16 accept, reject, or forward to the Board of County Commissioners each of the proposed
17 map amendments to **Plan 2015**; and,

19 NOW, THEREFORE, the Yakima County Planning Commission hereby makes and
20 enters the following

22 **I. REASONS FOR ACTION**

24 Before the Planning Commission were the eleven Urban Growth Boundary proposed
25 changes being considered as part of our 2017 Growth Management Act required
26 comprehensive plan and UGA update. The other three cities were previously reviewed
27 and adopted during the 2015 review phase (under Ordinance No. 8-2015).

29 Staff reports for the each of docketed amendment requests were provided to the
30 Planning Commission that identified specific issues and recommended approval,
31 modification or denial of the proposed amendments. Following public testimony and
32 deliberations, the Planning Commission has determined which of the proposed
33 amendments were needed to correct errors, address deficiencies or more closely
34 correspond to the goals, policies and intent of **Plan 2015**.

37 **II. FINDINGS OF FACT**

39 -1-

40 Yakima County adopted **Plan 2015** on May 20, 1997. The plan was designed to
41 integrate SEPA and GMA consistent with the provisions of WAC 197-11-210 through 197-
42 11-235. **Plan 2015**'s Volume 1, Chapter I, the Policy Plan and Chapter III, the
43 Environmental Analysis Element along with Volume 3 Appendices, along with the
44 Notice of Adoption of Existing Environmental Documents and Mitigated Determination
45 of Non-Significance for 2016 Comprehensive Plan and Zoning Amendments, provide
46 the environmental evaluation and documentation required under SEPA.

47 -2-

1 The Planning Commission reviewed suggested docket items at public meetings on May
2 25, June 8, and July 13, 2016: UGA boundary amendments (ZON2016-001) for the
3 eleven cities being considered.

4
5 -3-

6 Yakima County staff prepared a Notice of Adoption of Existing Environmental
7 Documents and Mitigated Determination of Non-Significance for 2016 Comprehensive
8 Plan and Zoning Amendments, which analyzed the environmental and growth
9 management impacts of all proposed actions and included individual reports on each
10 of the proposed amendments.

11
12 -4-

13 The findings for the 2017 GMA Required UGA update amendments for eleven of the
14 County's fourteen cities and towns are outlined below (see Exhibit 1 for maps).

15
16 ZON2016-001 – Countywide Urban Growth Area Update (**Plan 2015** Future Land Use
17 Map and Title 19 Official Zoning Map) – Yakima County must periodically review and, if
18 needed, revise its comprehensive plan and development regulations - every eight
19 years - to ensure that they comply with the GMA, as per the schedule provided in RCW
20 36.70A.130. This review also requires Yakima County to evaluate the County's fourteen
21 designated urban growth areas (UGAs) by using the Washington State Office of
22 Financial Management's population forecasts, the County's 20-year population
23 allocations and a detailed land capacity analysis process. The following eleven
24 cities/towns were the subject of the 2016 public hearings: Granger, Harrah, Moxee,
25 Selah, Sunnyside, Tieton, Toppenish, Union Gap, Wapato, Yakima, and Zillah. The UGAs
26 for the County's other three cities were completed in 2015 (under Ordinance No. 8-
27 2015).

28
29 • Granger - would delete the existing URBAN land use designation language found
30 in the Land Use Element of **Plan 2015** and replace it with new language that
31 creates six new specific urban land use designations.

32
33 **Therefore, the Planning Commission recommends in a 4 to 0 vote that the UGA**
34 **land use designations changes be approved as identified in the city's staff report**
35 **in Exhibit 1.**

36
37 • Harrah – would delete the existing URBAN land use designation language found
38 in the Land Use Element of **Plan 2015** and replace it with new language that
39 creates six new specific urban land use designations and remove 20 acres from
40 the urban growth boundary, as well as expand the urban growth boundary by
41 adding 35 acres of agricultural land into the UGA. Planning staff recommended
42 removing the 20 acres, but did not recommend adding the 35 acres, as outlined
43 in the Harrah staff report (Exhibit 1). Based on the staff report and public
44 testimony, the Planning Commission recommend removing the 20 acres and
45 adding the 35 acres.

46
47 **Therefore, the Planning Commission recommends in a 4-1-1(abstention) vote that**
48 **the proposal by the Town of Harrah for the change to the UGA boundary, land**
49 **use designations, and zoning changes be approved as identified in the town's**

staff report in Exhibit 1, contingent on the submittal of a city adopted capital facilities plan or addendum acceptable to Yakima County prior to BOCC approval.

- Moxee – would delete the existing URBAN land use designation language found in the Land Use Element of **Plan 2015** and replace it with new language that creates six new specific urban land use designations and reduce the urban growth boundary by 12 acres (80 acres will be removed in Area 3 with 68 acres being added in Area 4) in addition to a zone/land use designation change. Staff recommended approval of the proposal except for Area 1, which would have rezoned 7 acres of existing residential lots from Residential zoning to Commercial zoning.

During public testimony, five parcels were requested to be removed from the staff recommendation of Area 4 (as depicted in the Moxee staff report, Exhibit 1). Based on staff recommendation and public testimony, the Planning Commission recommended approval of the Planning staff proposal with the exception of portions of Area 4 (see Moxee staff report, Exhibit 1), resulting in 34 acre reduction in the UGA.

Therefore, the Planning Commission recommends in a 4 to 0 vote that the proposed UGA boundary, land use designations and zoning changes be approved as recommended, with the exclusion of portions of Area 4 as identified in the city's staff report in Exhibit 1, contingent on the submittal of a city adopted capital facilities plan or addendum acceptable to Yakima County prior to BOCC approval.

- Selah – would delete the existing URBAN land use designation language found in the Land Use Element of Plan 2015 and replace it with new language that creates six new specific urban land use designations and change the land use designation and/or zoning in five areas. There was no proposal to change the UGA boundary line. Based on the staff report and public testimony, the Planning Commission voted 5-0 (with 1 abstention) to approve Area 2 as recommended by Planning staff. They voted 4-1 (with 1 abstention) to approve Area 5 as recommended by Planning staff. They voted 5-0 (with 1 abstention) to approve the proposal from the City for Area 1 (differing from the staff recommendation); and they voted 5-0 (with 1 abstention) to approve the land use designation recommended by Planning staff, but to deny staff's rezoning recommendations for Area 3 and Area 4 (all as depicted in the Selah staff report, Exhibit 1).

Therefore, the Planning Commission recommends that the proposed land use designations and zoning changes be approved in part and denied in part, which are further outlined in the Selah staff report, Exhibit 1.

- Sunnyside - would delete the existing URBAN land use designation language found in the Land Use Element of **Plan 2015** and replace it with new language that creates six new specific urban land use designations and the removal of approximately 459 acres of land (residential, commercial, and industrial) over five areas within the UGA and add 236 acres (residential and light industrial) to

1 two areas within the UGA; resulting in a 223 acre reduction to the UGA. More
2 detail of these areas are shown in the maps in the Sunnyside staff report in Exhibit
3 1.
4

5 The Planning Commissioners voted to recommend approval of the removal of
6 Areas 2, 3, 4, 6, and 7 and the addition of Area 5, as proposed. Due to public
7 testimony regarding concerns of including Area 1 into the UGA, the Planning
8 Commission voted to deny the inclusion of Area 1, except for the school parcel
9 and those parcel west of it up to Washout Road (squared up to the road which
10 includes parcel number 231019-22412, 22410, and 22004). The Planning
11 Commission's recommendation will remove approximately 459 acres of land
12 from the UGA and will add 66 acres of land to the UGA (resulting in a 393 acre
13 reduction of the UGA).
14

15 **Therefore, the Planning Commission recommends in a 4 to 0 vote that the**
16 **proposed UGA boundary, land use designations and zoning changes be**
17 **approved contingent on the submittal of a city adopted capital facilities plan or**
18 **addendum acceptable to Yakima County prior to BOCC approval, with the**
19 **exception of Area 1. The Planning Commission recommended a partial approval**
20 **of Area 1; only including three parcels (totaling 18.39 acres), as identified in the**
21 **city's staff report in Exhibit 1.**

22

- 23 • Tieton – would delete the existing URBAN land use designation language found
24 in the Land Use Element of **Plan 2015** and replace it with new language that
25 creates six new specific urban land use designations. The City's proposal would
26 also reduce the urban growth boundary by removing 164 acres of residential
27 land from the UGA, rezone of 17 acres of residential land for industrial purposes,
28 add seven acres of two city-owned parcels into the UGA and if approved will be
29 designated Urban Public and zoned Suburban Residential, and add 24 acres of
30 agricultural resource land (re-designated to Urban Residential) as depicted in
31 the Tieton staff report (Exhibit 1). Yakima County Planning staff recommended
32 denial of two of the eight areas proposed by the City (Area 3 and 8, Tieton staff
33 report Exhibit 1). The Planning Commission recommend approval of the staff
34 recommendation.

35

36 **Therefore, the Planning Commission recommends in a 6 to 0 vote that the**
37 **proposed UGA boundary, land use designations and zoning changes be**
38 **approved as identified in the city's staff report in Exhibit 1, contingent on the**
39 **submittal of a city adopted capital facilities plan or addendum acceptable to**
40 **Yakima County prior to BOCC approval.**

41

- 42 • Toppenish –the proposal would delete the existing URBAN land use designation
43 language found in the Land Use Element of **Plan 2015** and replace it with new
44 language that creates six new specific urban land use designations and change
45 the land use designation from Urban and Urban Industrial and zoning of 14
46 parcels from Single-Family Residential to Light Industrial. There was no proposal to
47 change the Urban Growth Boundary. The Planning Commission voted to accept
48 the proposal, with the exception of adding a 15th parcel that would have
49 resulted in a spot zoning.

1
2 **Therefore, the Planning Commission recommends in a 6 to 0 vote that the**
3 **proposed land use designations and zoning changes be approved as**
4 **recommended by staff, with the addition of an addition parcel, as identified in**
5 **the Toppenish staff report in Exhibit 1.**

6

- 7 • Union Gap – would delete the existing URBAN land use designation language
8 found in the Land Use Element of **Plan 2015** and replace it with new language
9 that creates six new specific urban land use designations.

10
11 **Therefore, the Planning Commission recommends in a 6 to 0 vote that the**
12 **proposed land use designation changes be approved as indicated in the city's**
13 **staff report in Exhibit 1.**

14

- 15 • Wapato – would delete the existing URBAN land use designation language
16 found in the Land Use Element of **Plan 2015** and replace it with new language
17 that creates six new specific urban land use designations and reduce the urban
18 growth boundary by removing 127 acres as depicted in the Wapato staff report
19 under Exhibit 1. The Planning Commission recommended approval of the staff
20 recommendation.

21
22 **Therefore, the Planning Commission recommends in a 4 to 0 vote that the**
23 **proposed UGA boundary, land use designations and zoning changes be**
24 **approved as indicated in the city's staff report in Exhibit 1.**

25

- 26 • Yakima – would delete the existing URBAN land use designation language found
27 in the Land Use Element of **Plan 2015** and replace it with new language that
28 creates six new specific urban land use designations, a zoning change for one
29 parcel (from Local Business to General Commercial) and the removal of one
30 parcel (less than one acre in size) from the Urban Growth Area. The Planning
31 Commission recommended approval of the staff recommendation.

32
33 **Therefore, the Planning Commission recommends in a 6 to 0 vote that the**
34 **proposed UGA boundary, land use designations and zoning changes be**
35 **approved as indicated in the city's staff report in Exhibit 1.**

36

- 37 • Zillah – would delete the existing URBAN land use designation language found in
38 the Land Use Element of Plan 2015 and replace it with new language that
39 creates six new specific urban land use designations and a number of zoning
40 and land use designation changes. Zillah did not propose a change in the
41 boundary of the UGA. Based on public testimony and discussion at the public
42 hearing, the Planning Commission recommended approval of the staff
43 recommendation for Areas 1, 2, 6, 7, 8, 10, and 11. Denials (no change) were
44 recommended for Areas 3 and 12. Modified approval of Areas 4, 5 and 9 were
45 recommended for approval with a change to the proposed zoning/land use
46 designation other than what staff recommended.

47
48 **Therefore, the Planning Commission recommends in a 4 to 0 vote that the**
49 **proposed land use designations and zoning changes be approved for seven**

areas, modified for three areas, and denied for two areas, as identified in the Zillah staff report and the maps found in Exhibit 1.

III. RECOMMENDATION

- 1) By motion and vote described in II. Findings of Fact, the Planning Commission recommends that the Board of Yakima County Commissioners approve this years proposed amendments.

Voting in favor of the findings and recommendation:

Zella West, Chair

Ed Burns, Vice Chair

Michael Shuttleworth

Nancy Charron

Ashley Garza

John Crawford

Jerry Craig

Attest:

Edward Lee
McAllister
Major
McAllister
John Taylor
John Taylor
John Taylor
John Taylor


Thomas D. Carroll,
Secretary

Voting against the findings and recommendation:

Dated: September 14, 2016

Exhibit 1
Proposed UGA Changes

Exhibit 1

ZON2016-001/SEP2016-006 Granger UGA Map Amendment

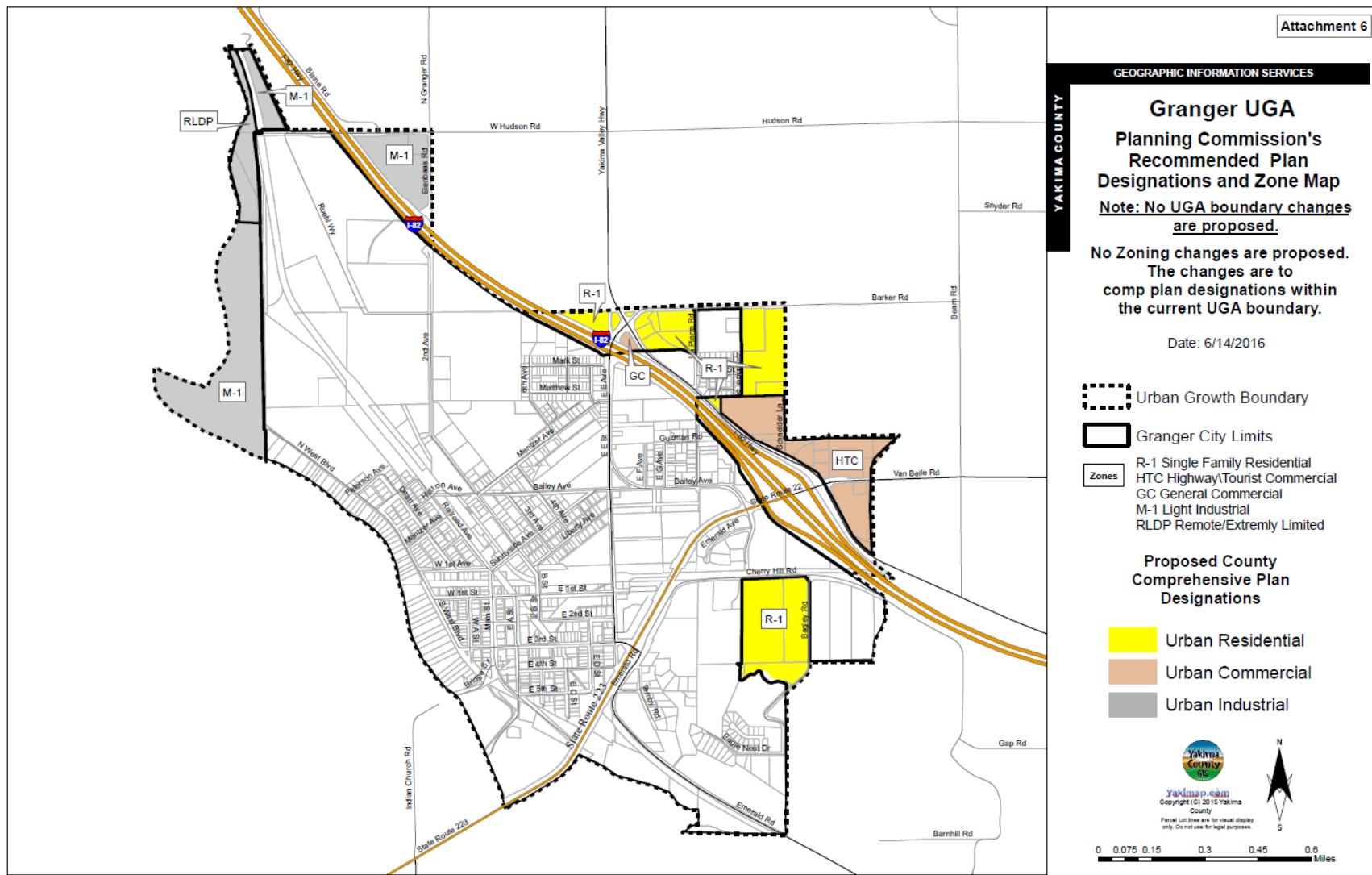


Exhibit 1

ZON2016-001/SEP2016-006 Harrah UGA Map Amendment

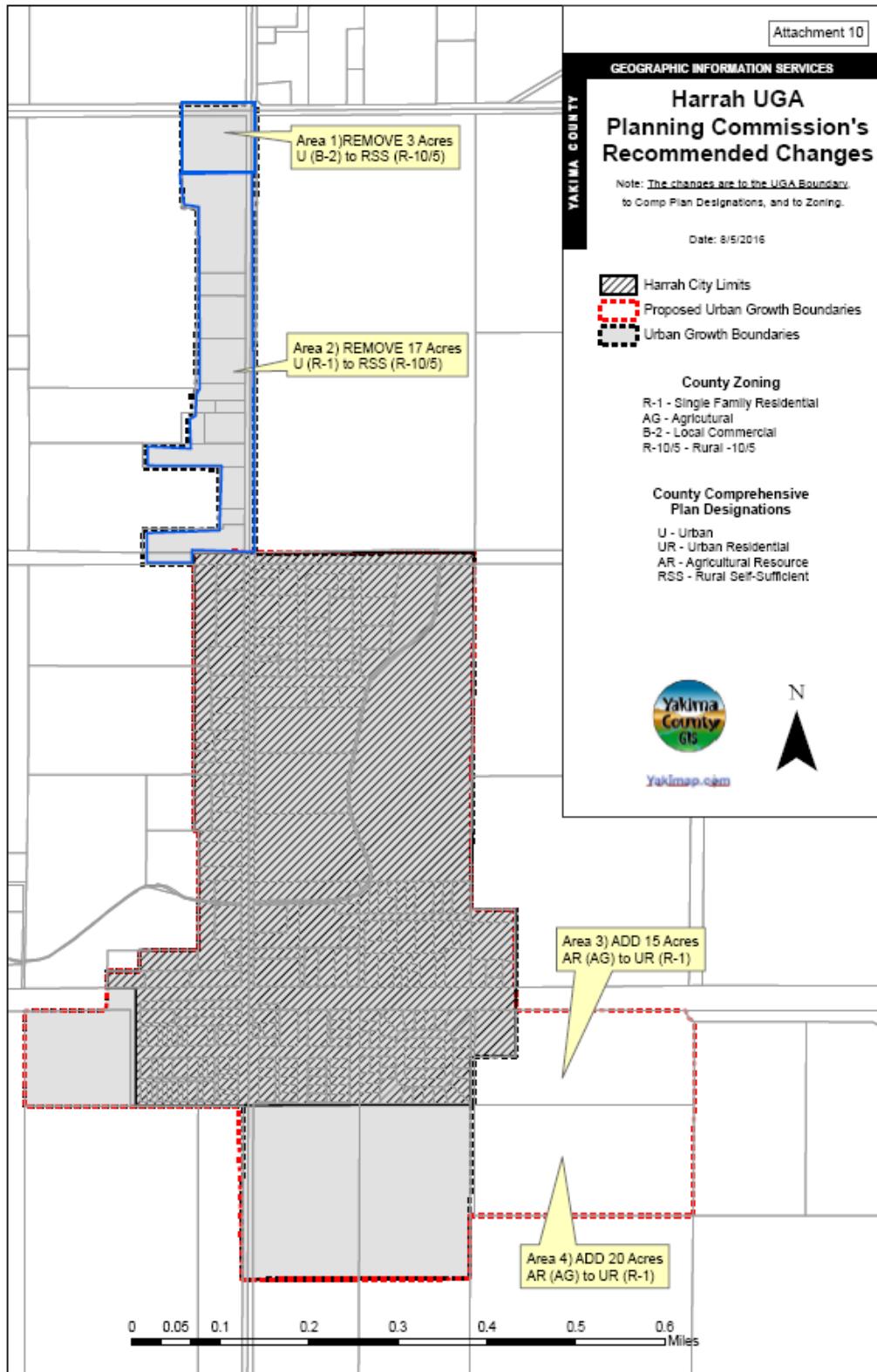


Exhibit 1

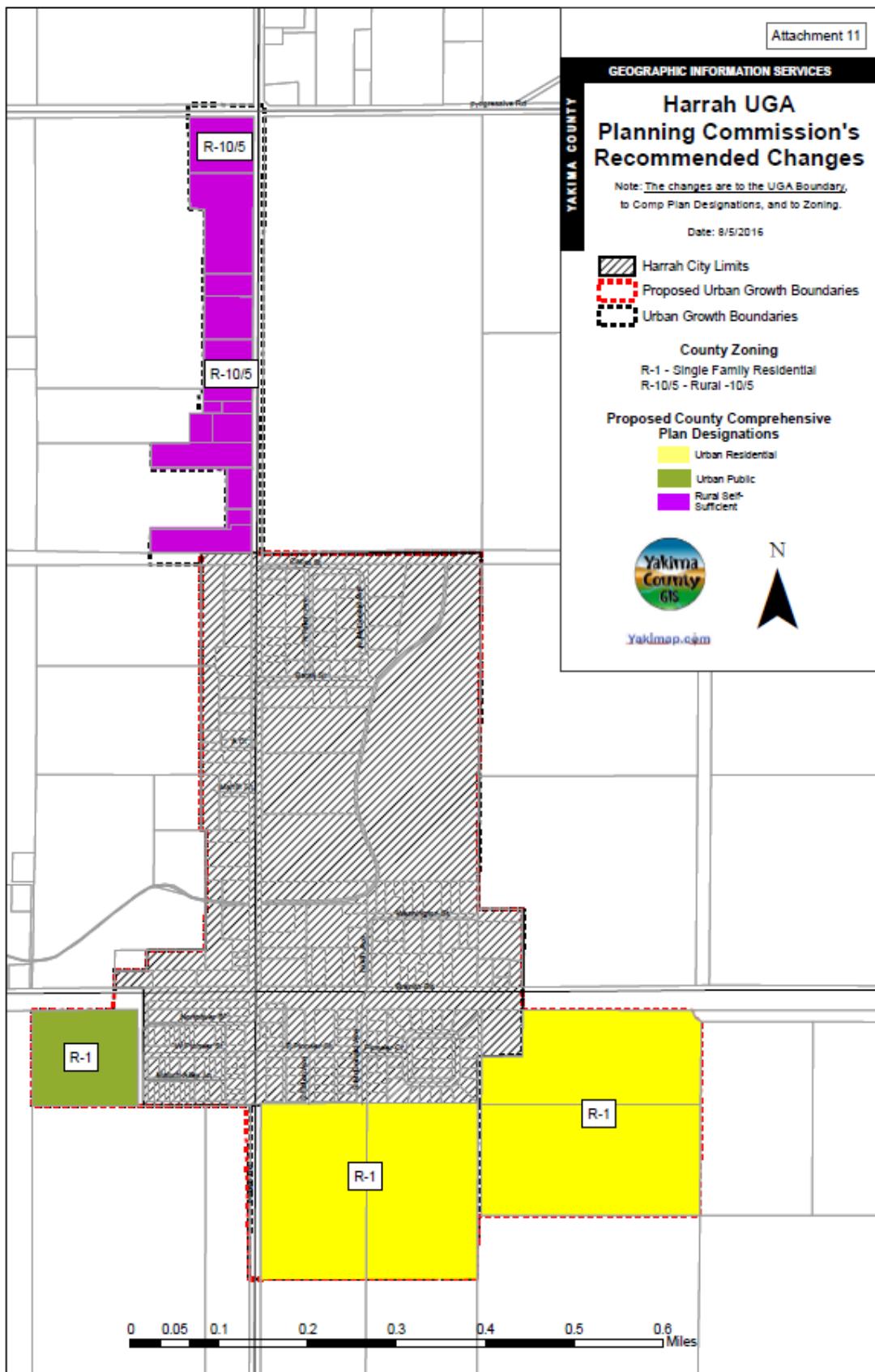


Exhibit 1

ZON2016-001/SEP2016-006 Moxee UGA Map Amendment

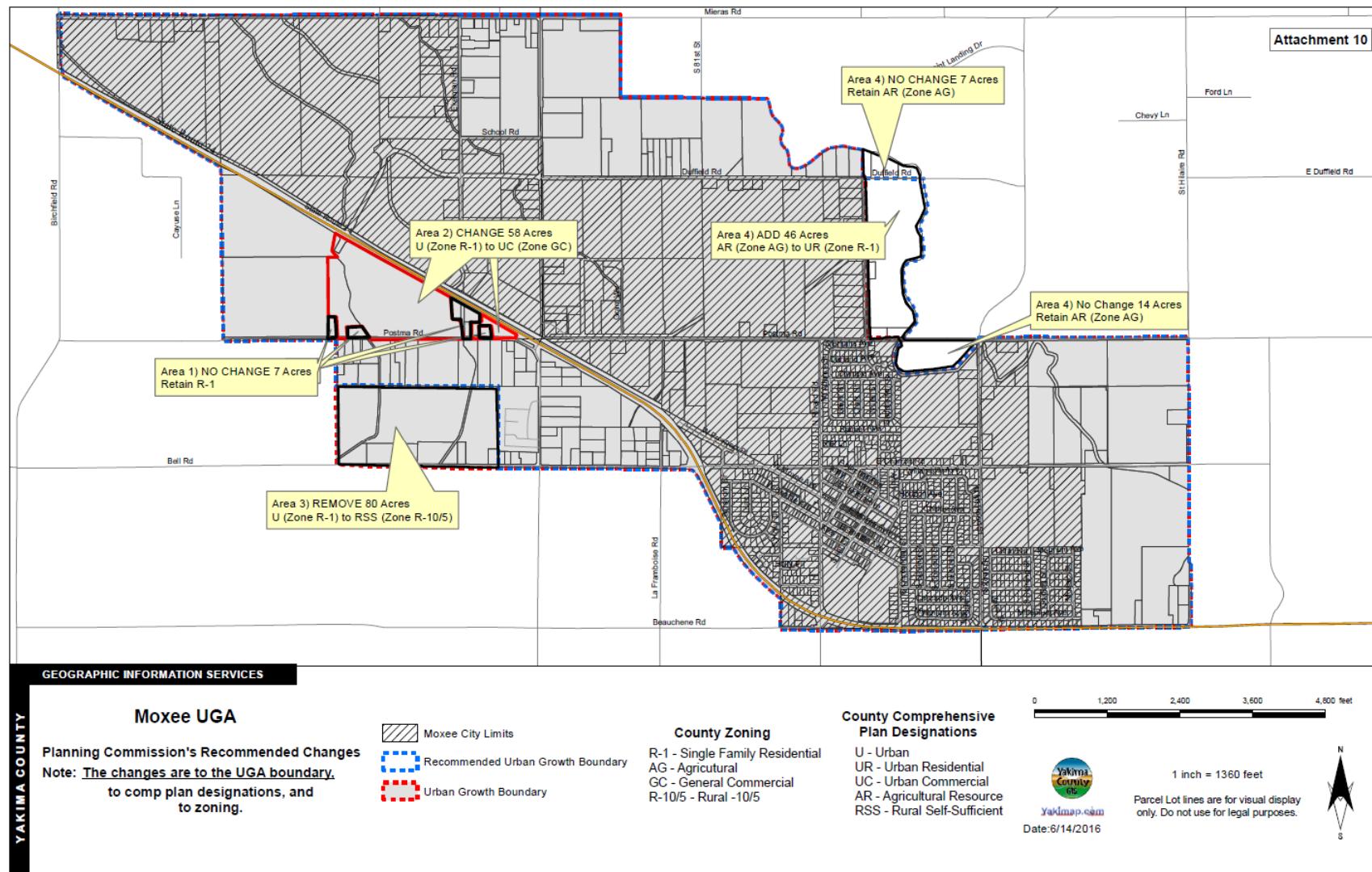


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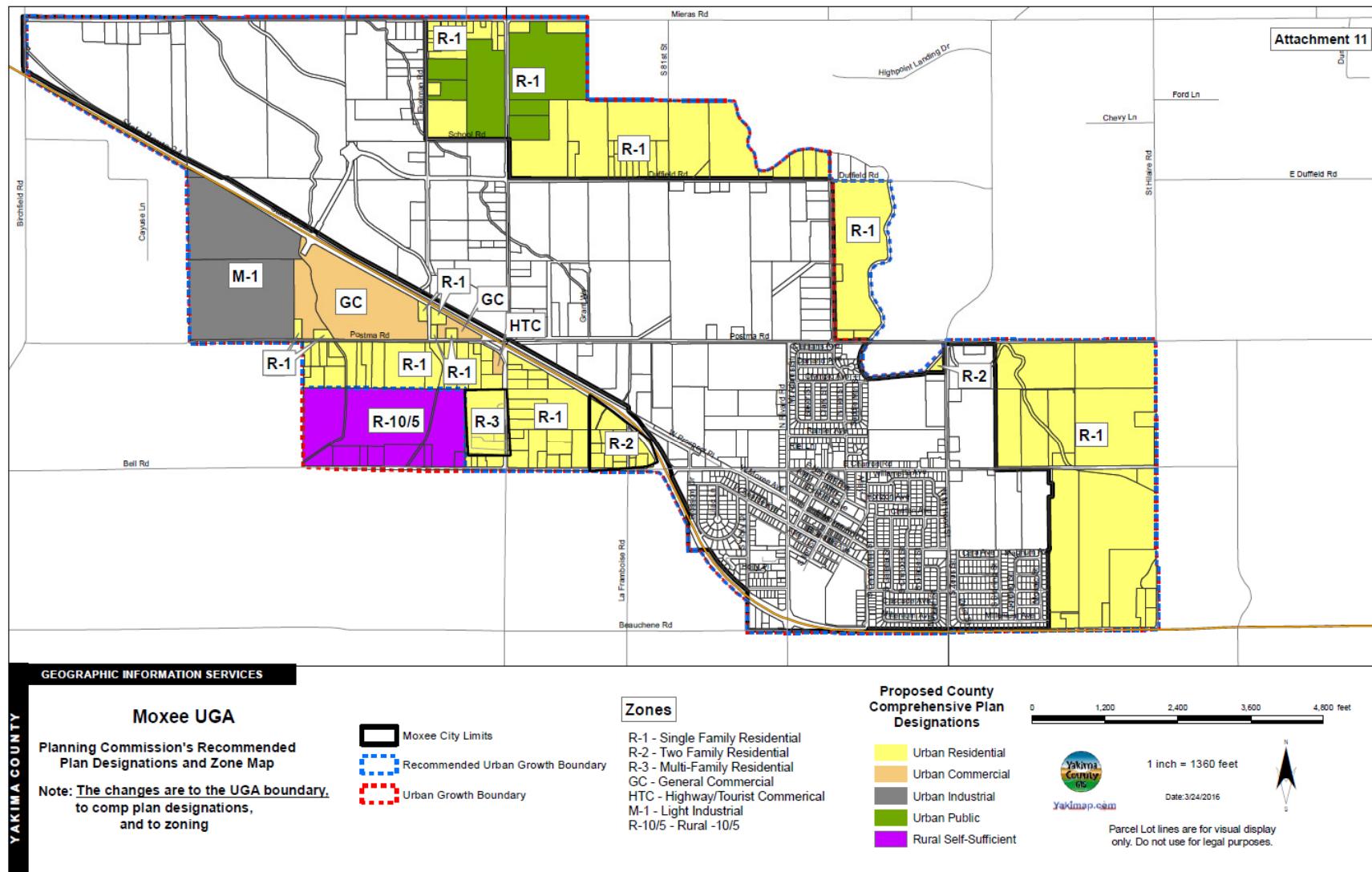


Exhibit 1

ZON2016-001/SEP2016-006 Selah UGA Map Amendment

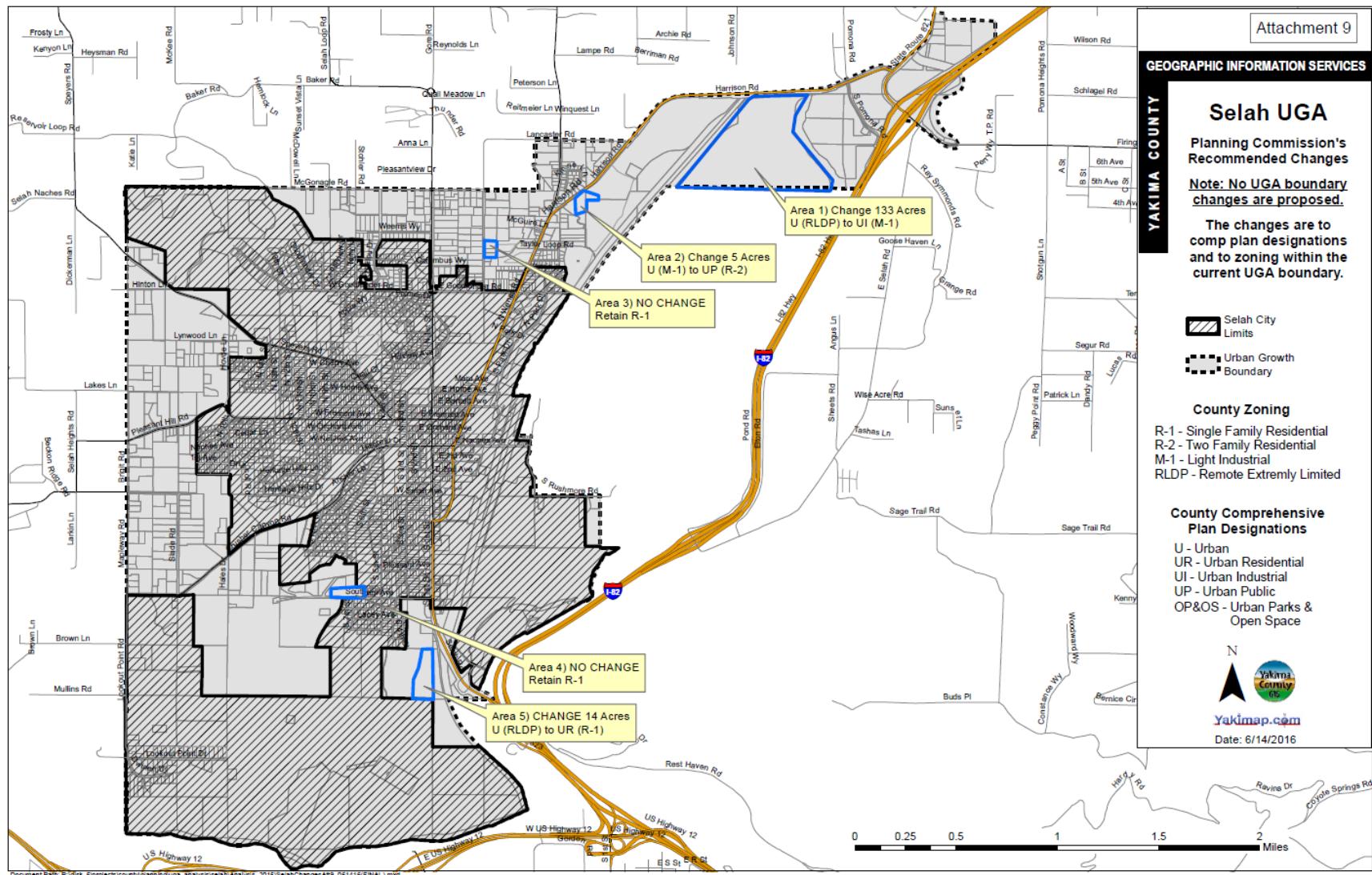


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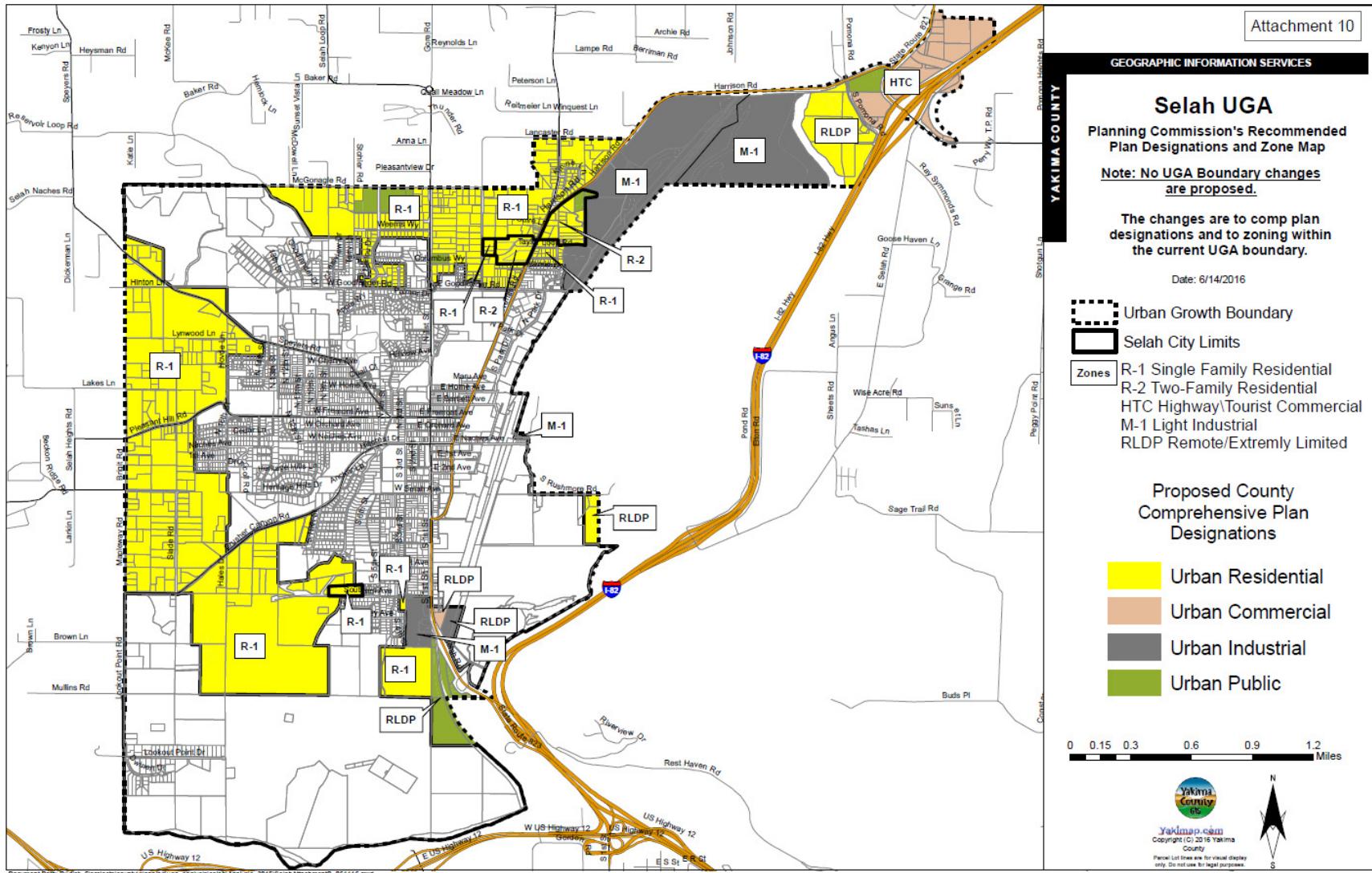


Exhibit 1

ZON2016-001/SEP2016-006 Sunnyside UGA Map Amendment

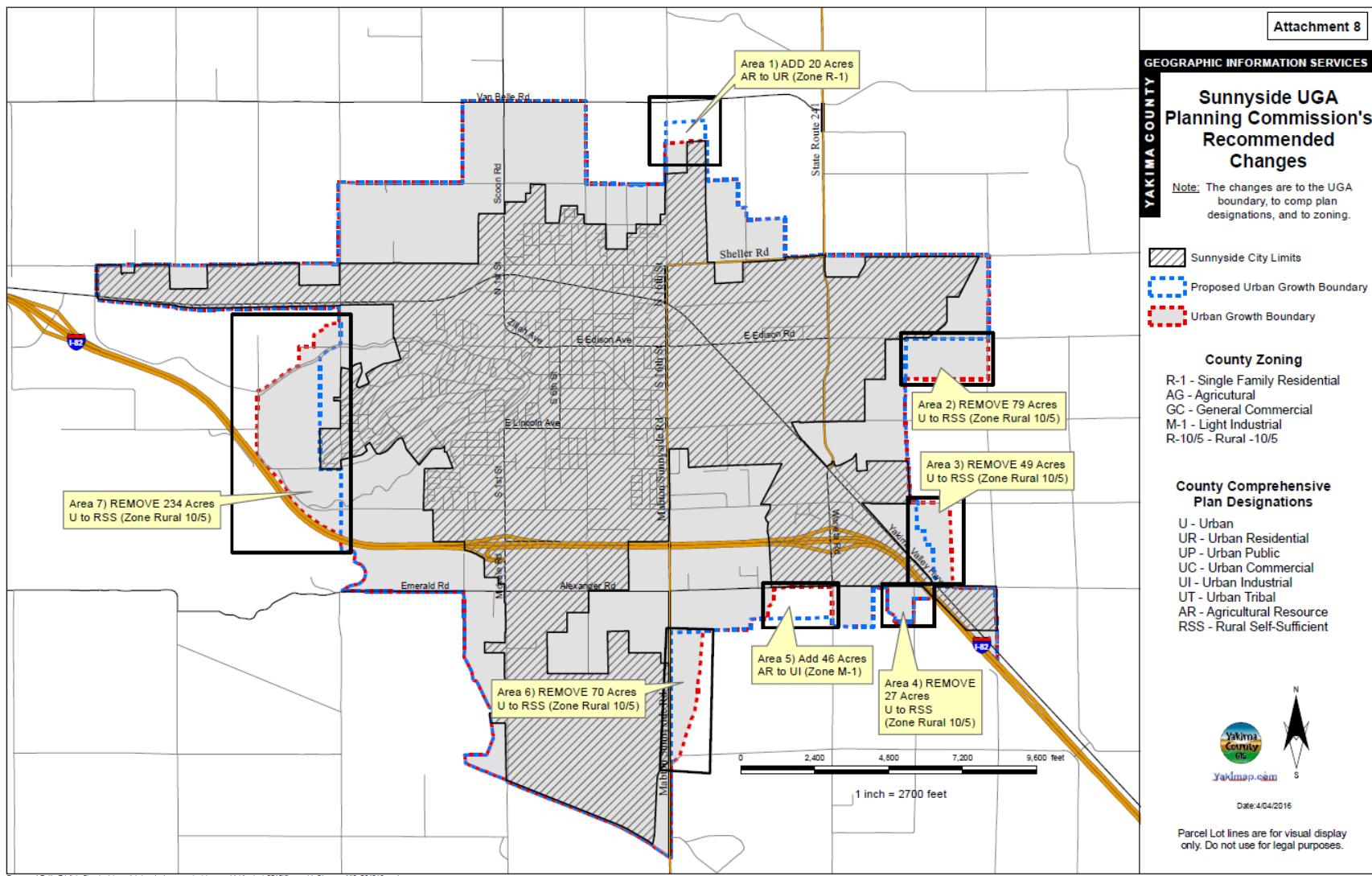


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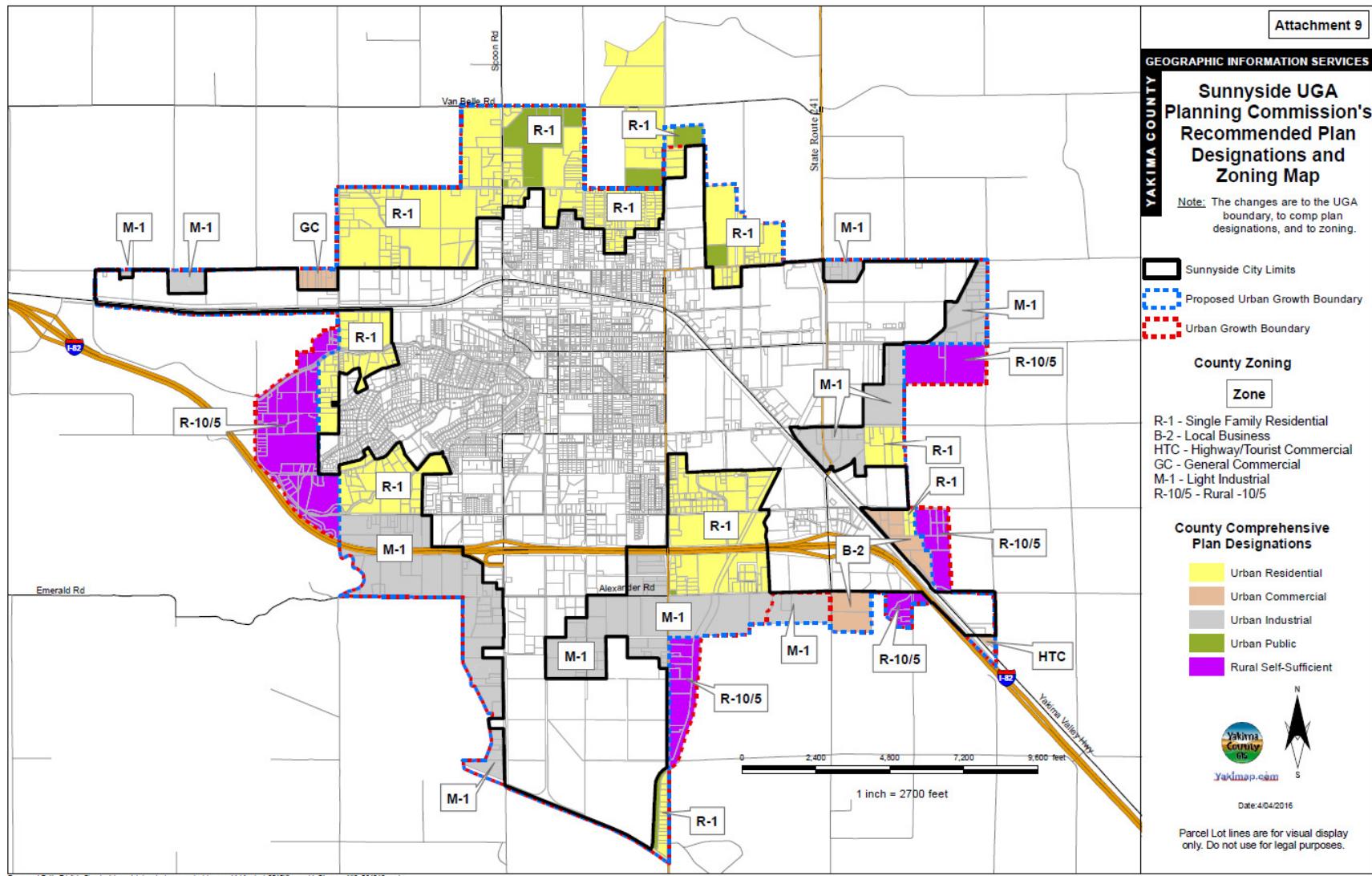


Exhibit 1

ZON2016-001/SEP2016-006 Tieton UGA Map Amendment

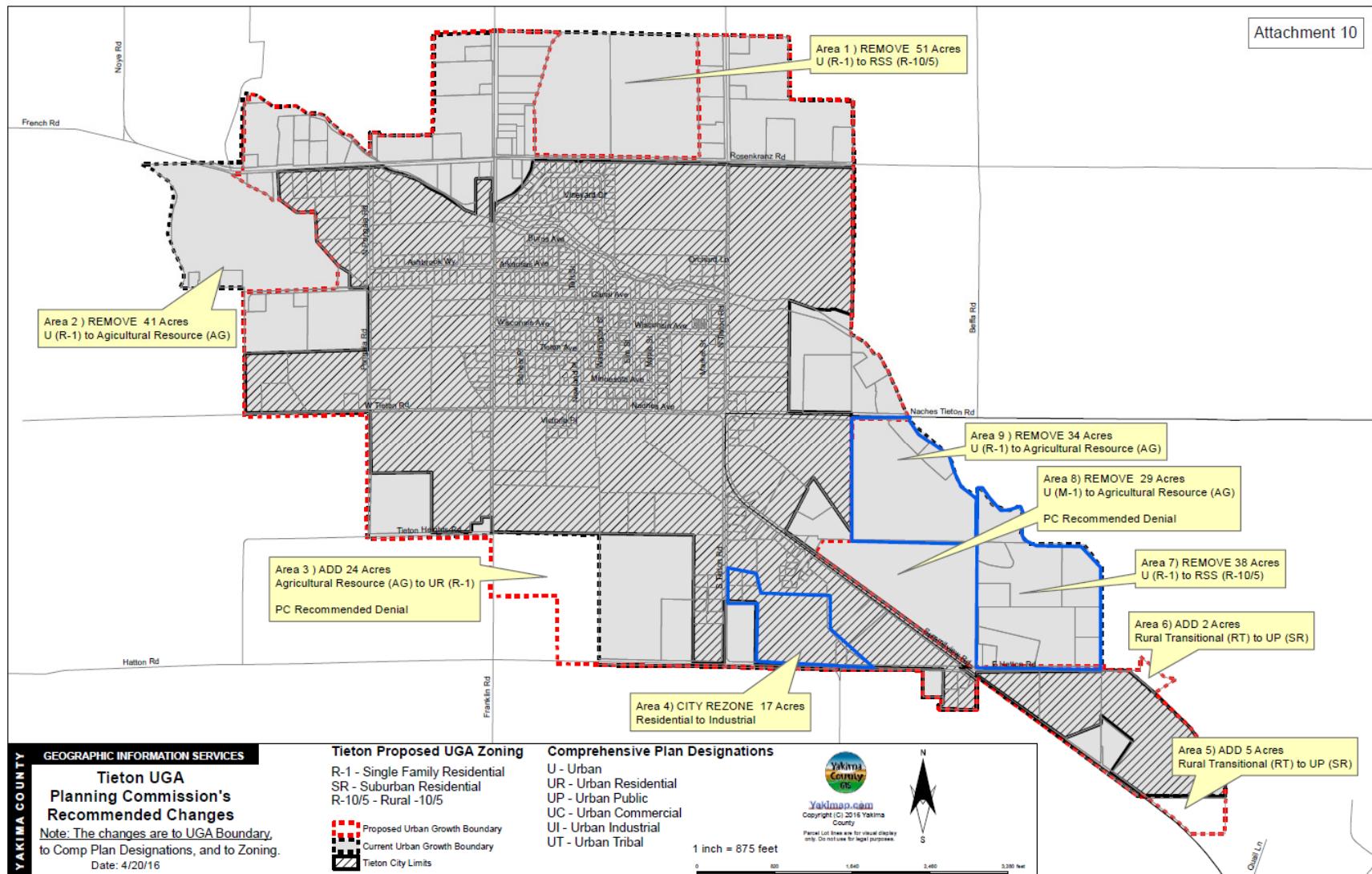


Exhibit 1

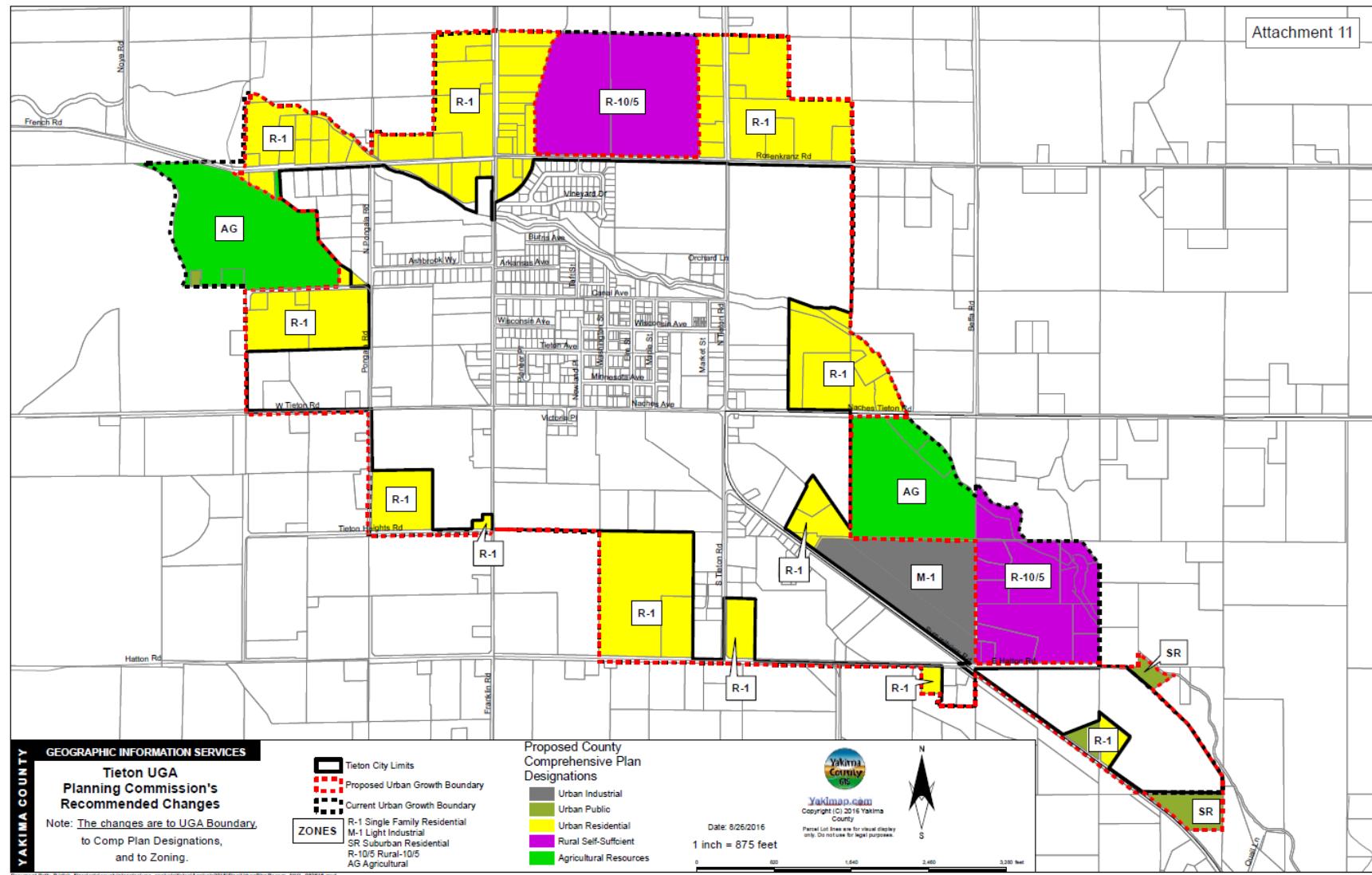


Exhibit 1

ZON2016-001/SEP2016-006 Toppenish UGA Map Amendment

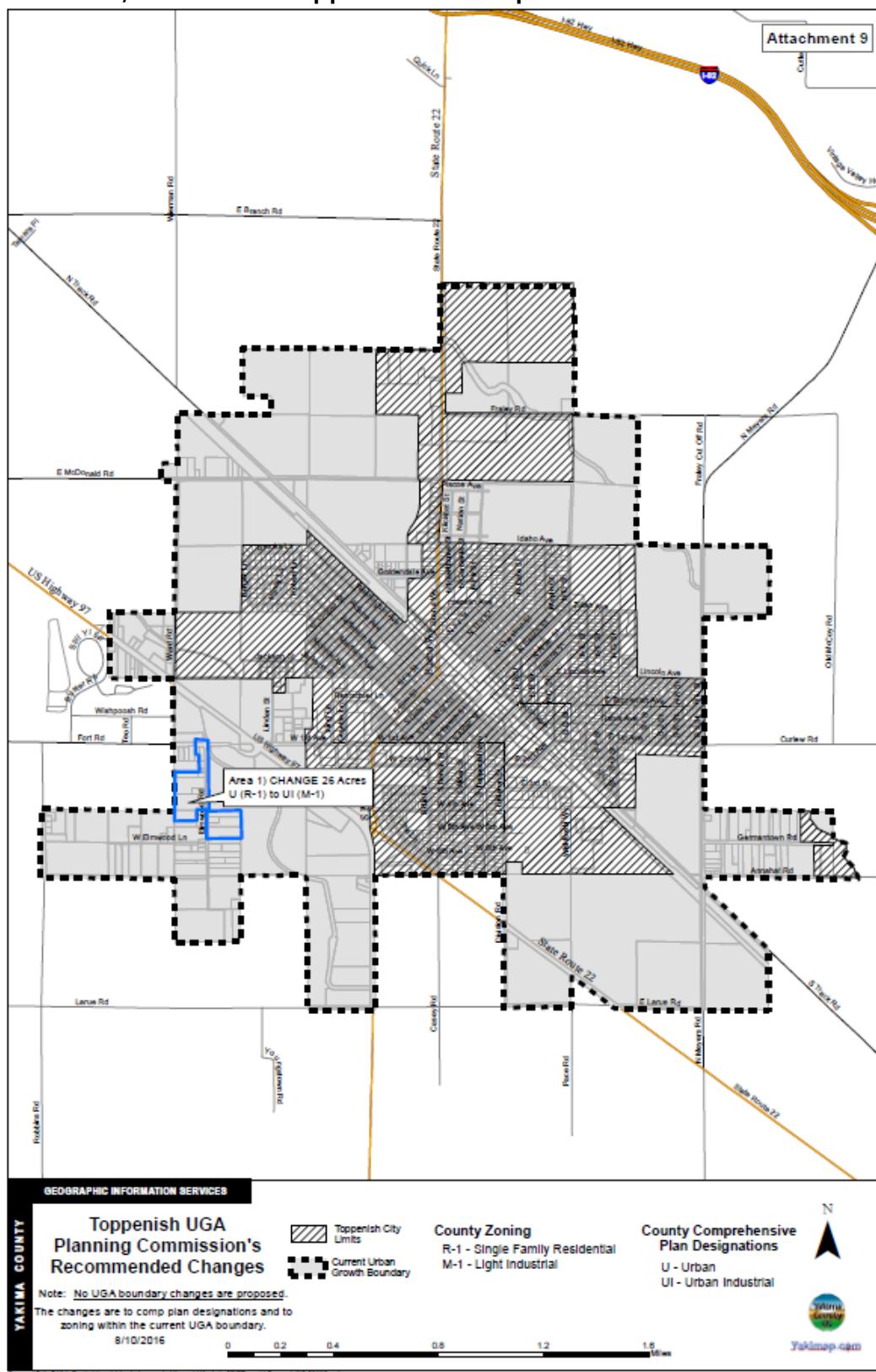


Exhibit 1

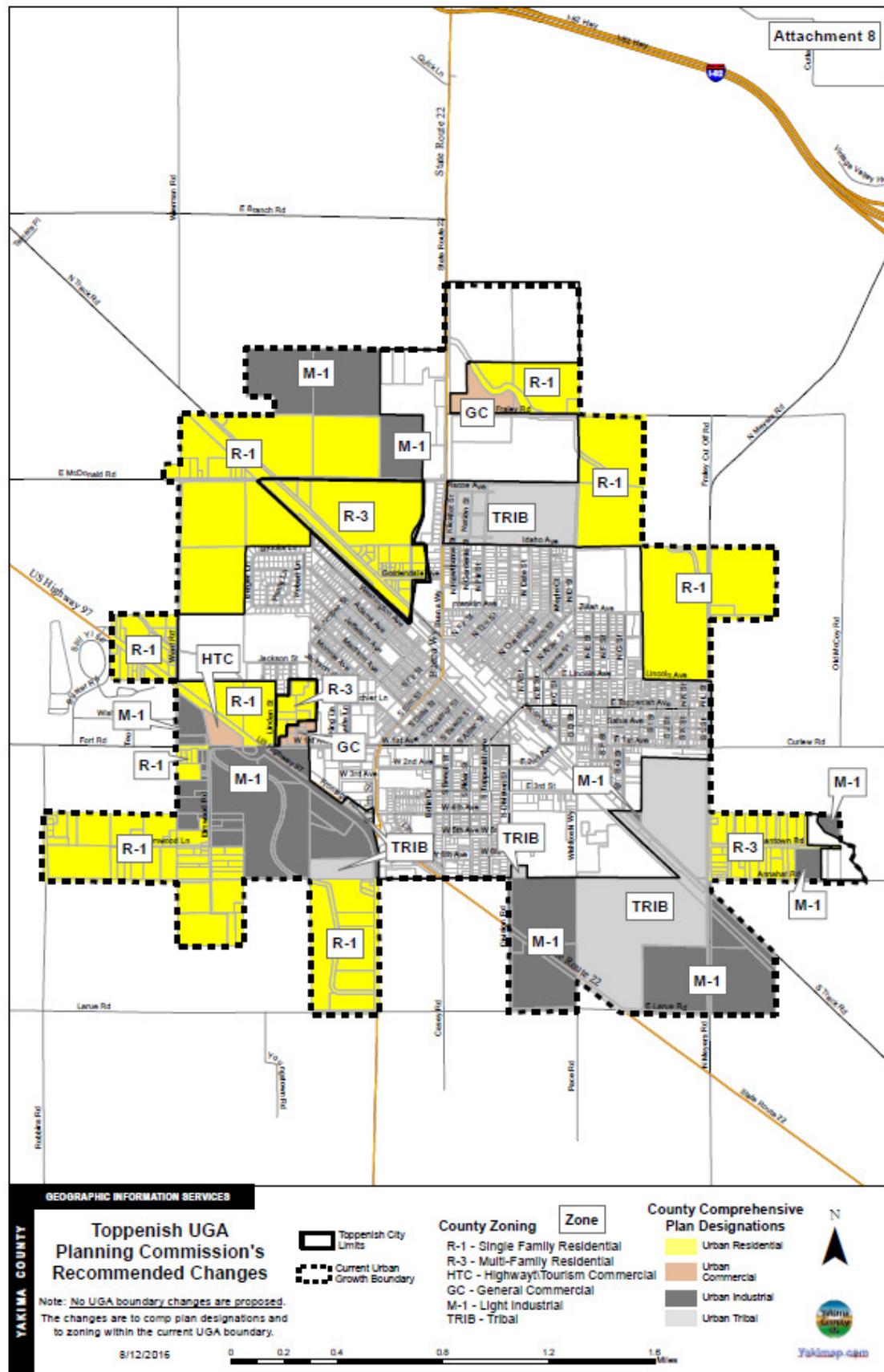


Exhibit 1

ZON2016-001/SEP2016-006 Union Gap UGA Map Amendment

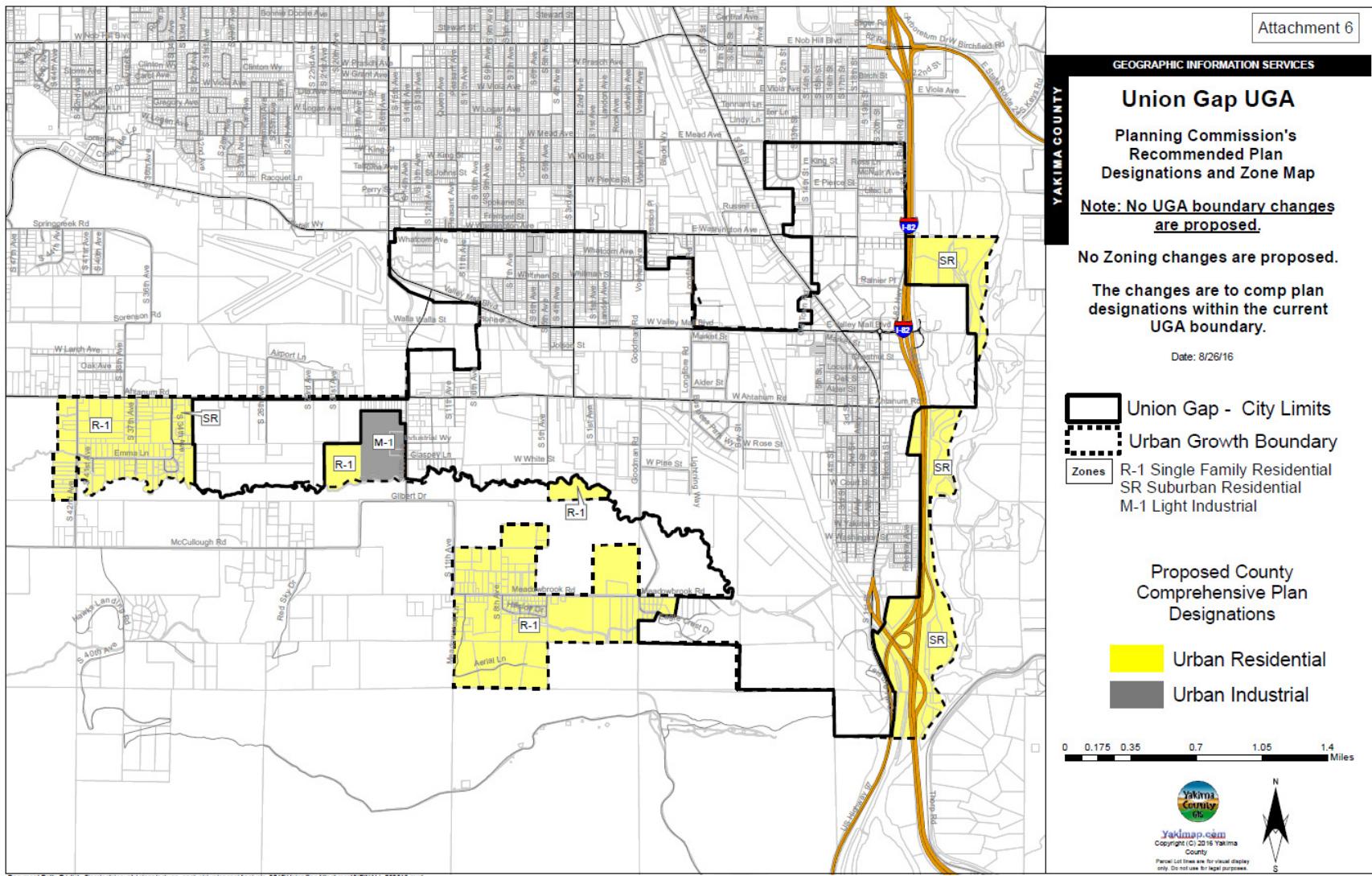


Exhibit 1

ZON2016-001/SEP2016-006 Wapato UGA Map Amendment

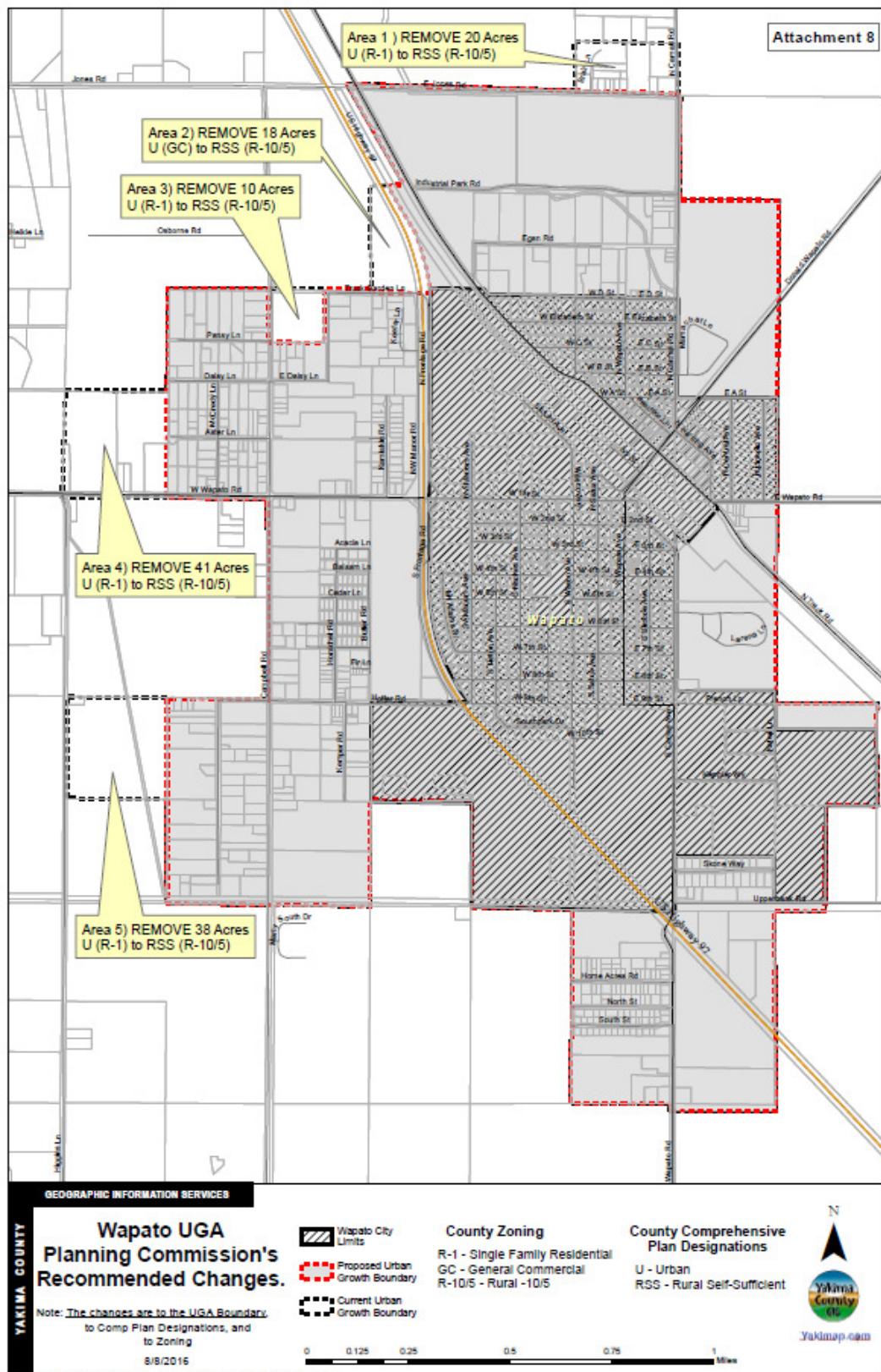


Exhibit 1

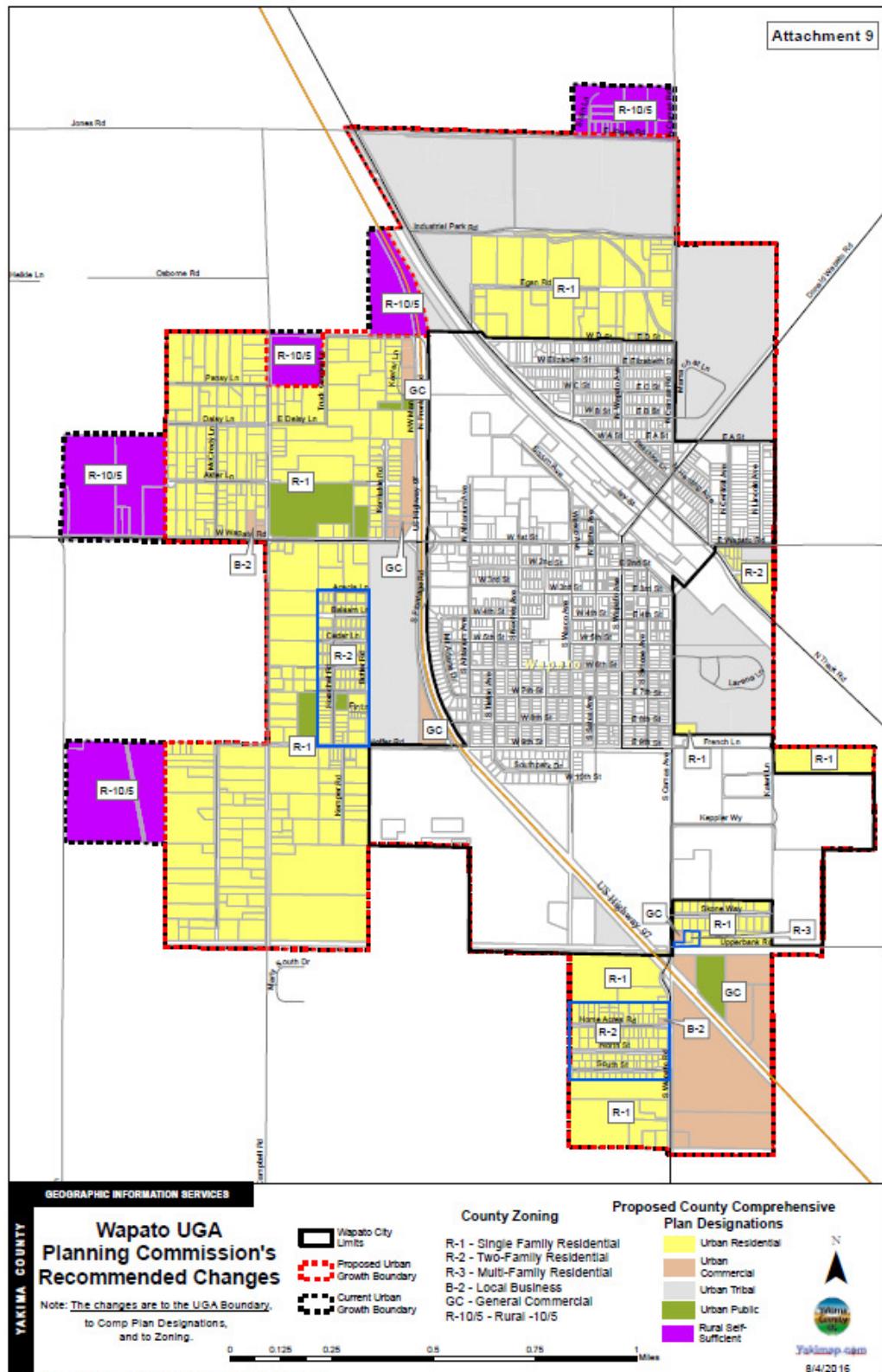


Exhibit 1

ZON2016-001/SEP2016-006 Yakima UGA Map Amendment

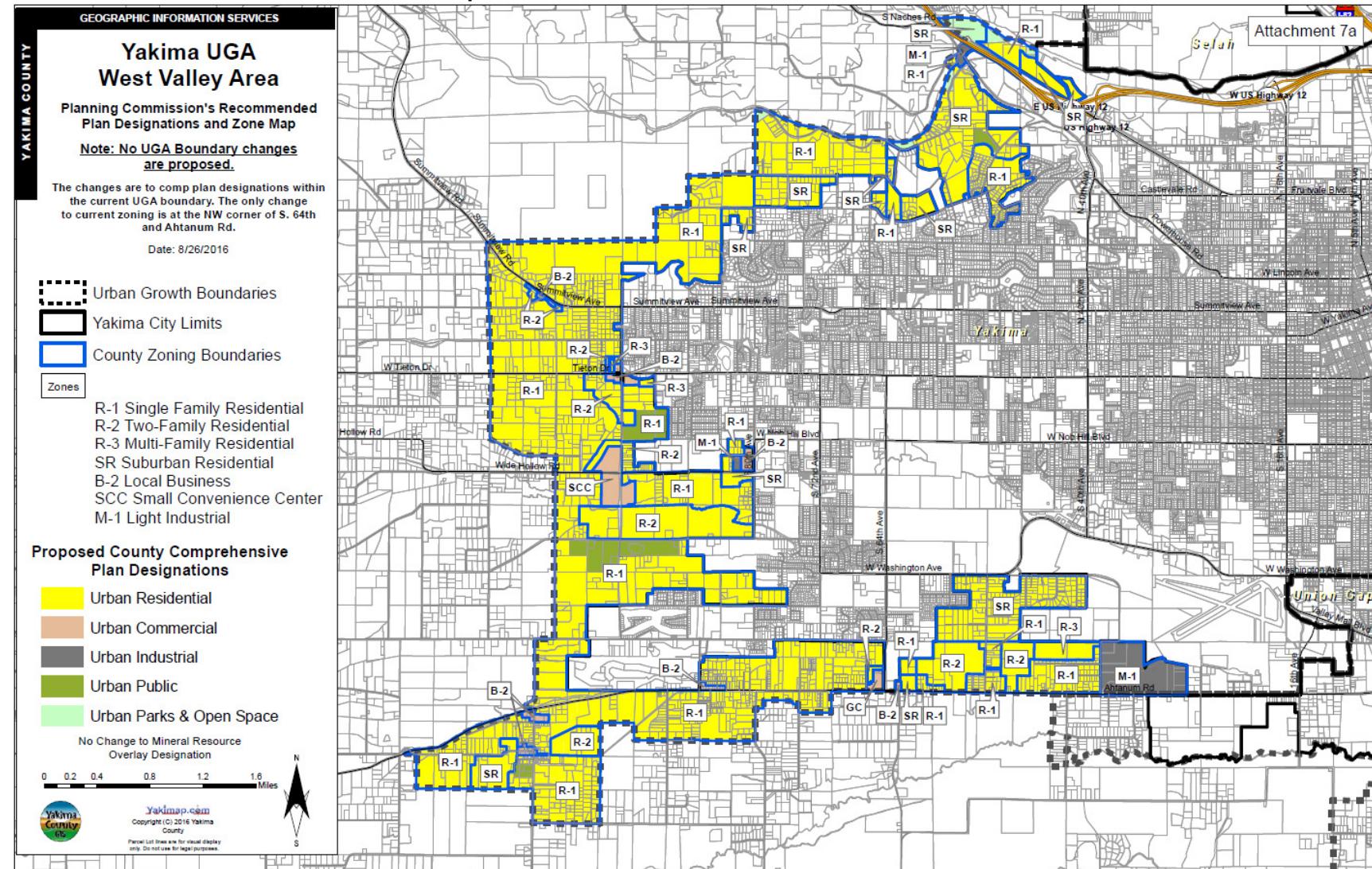


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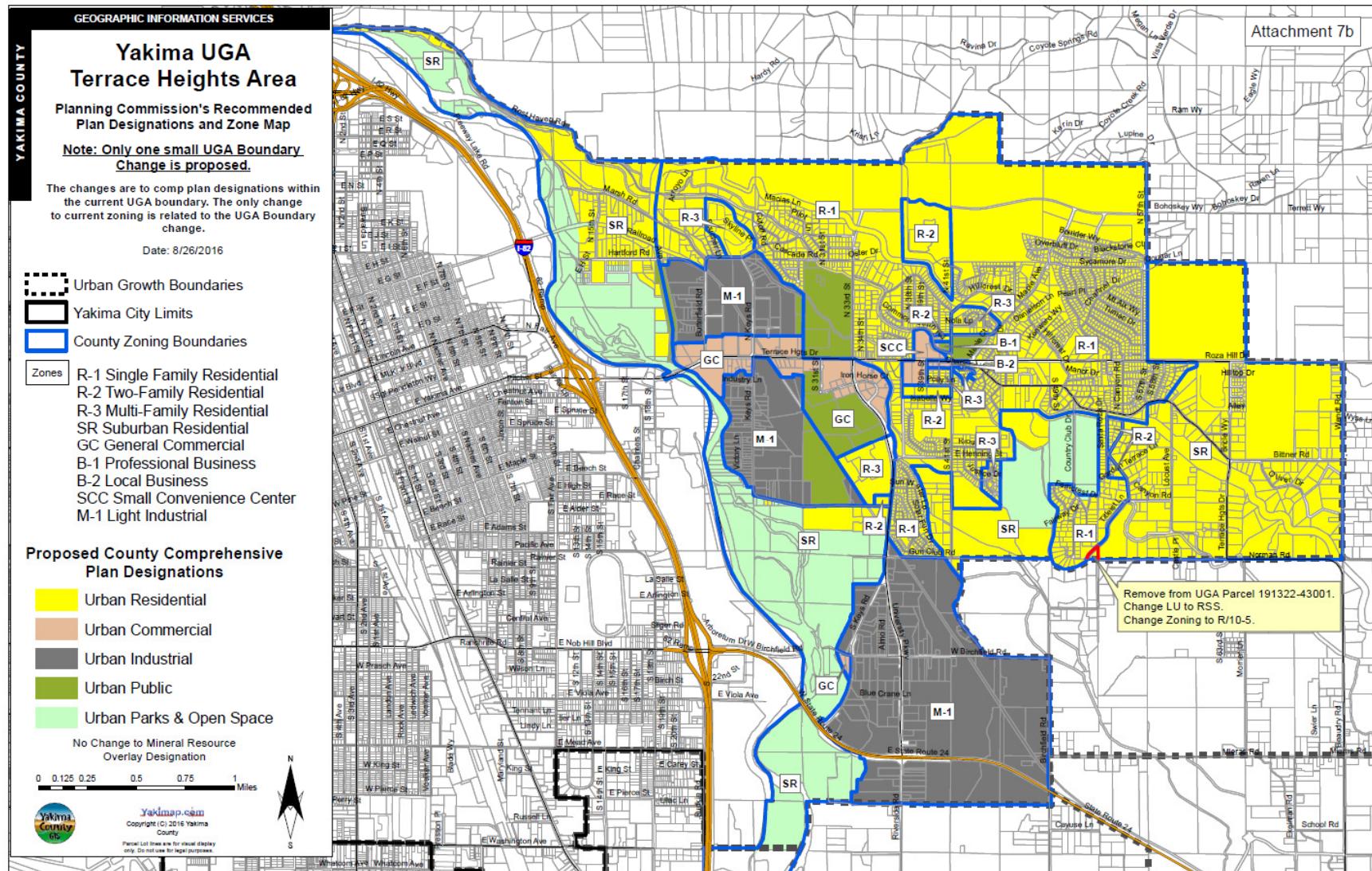


Exhibit 1

ZON2016-001/SEP2016-006 Zillah UGA Map Amendment

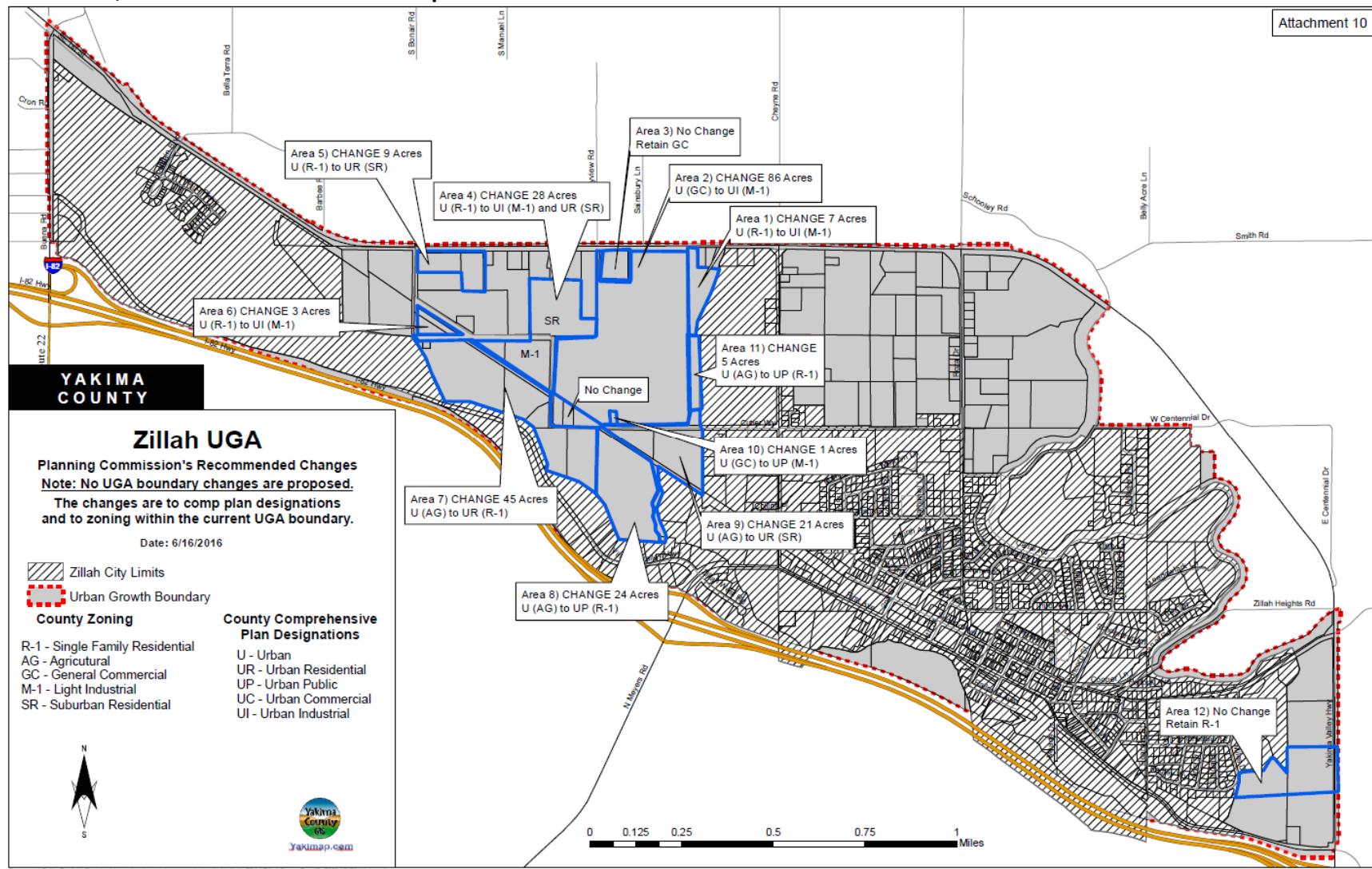


Exhibit 1

