

YAKIMA COUNTY PUBLIC SERVICES DEPARTMENT
Planning Division, Long Range Planning Section

TO: Planning Commission

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ISSUE: 19.14.010 Allowable Land Use Table – Residential Uses

INTRODUCTION / SUMMARY

There are some residential uses that require a Type 2 review and could be considered too high of a review. For instance, a single-wide manufactured home in some zones requires a Type 2 review (RS and Urban Areas) whether it is new or previously titled. These new homes would already have siting requirements that would need to meet. Planning wouldn't be able to deal with any issues relating to the type of home being placed (that can only be enforced by private covenant), so any comments regarding the type of home that were presented during the Type 2 review would have to be disregarded. All other considerations are the same that would be required for any other single-family residence; therefore, the increased review is unnecessary.

BACKGROUND / PROBLEMS

All residential uses require some level of land use review prior to being allowed. Typically, these levels include a level 1 or 2, and sometimes a level 3. A level 1 review is considered the lowest level of review because the use is allowed subject to the approval of all applicable permits. A Type 2 review involves more scrutiny and requires administrative review by the Administrative Official and may be referred to the Hearing Examiner. During this review, any member of the public may speak against the application based on the house type. These kinds of comments would have to be taken as part of the record, but staff could not make any recommendations based on these comments. Allowing the public to speak regarding the type of home presents a problem because it gives the public the perception that their comments will be taken into consideration, when in fact they cannot. The fact is that any decision cannot be based on the type of home, and any decision cannot be made based on those comments.

SOLUTION TO PROBLEM

In order to correct this problem, staff is recommending changing the level of review for manufactured homes in the RS and Urban Areas from a level 2 to a level 1. Attached is the Allowable Land Use Table, 19.14-1 reflecting staff's recommended changes.

CONCLUSION

Type 2 reviews are too high of a review for a manufactured home in some areas, creating more obstacles for the applicant and a much higher application fee, all for a review that will not result in any additional information that would have been not already gathered from the level 1 review. Staff recommends changing the level 2 review to a level 1 for manufactured homes in the RS and Urban Areas.

PC Hearing

19.14.010 Allowable Land Use Table.

(1) The following Table 19.14-1 indicates those uses which may be permitted through Type 1, 2, 3 or 4 review in the various zoning districts defined in this title. In addition to Table 19.14-1, reference to the individual zoning districts and, where indicated, the notes following the table and definitions of 19.01.070, is necessary in order to determine if any specific requirements apply to the listed use.

(2) Uses. The uses set out in Table 19.14-1 are examples of uses allowed in the various zoning districts defined in this title. The appropriate review authority is mandatory. See YCC Title 16B for more explicit definitions of Type 1, 2, 3, and 4 uses/reviews.

“Type 1” Uses allowed subject to approval of applicable permits where required. Type 1 uses usually require Type 1 review, but may require Type 2 review under certain conditions.

“Type 2” Uses allowed upon Type 2 administrative review and approval as set forth in Section 19.30.030 uses subject to review and approval. Type 2 uses require administrative review by the Administrative Official and may be referred to the Hearing Examiner.

“Type 3” Uses which may be authorized subject to the approval of a conditional use permit as set forth in Section 19.30.030. Type 3 conditional uses are not generally appropriate throughout the zoning district. Type 3 uses require Hearing Examiner review of applications subject to a Type 3 review under the procedures of Section 19.30.100 and YCC Subsection 16B.03.030(1)(c).

“Type 4” Uses which may be allowed subject to the approval of a project permit as set forth in Section 19.30.030. Type 4 uses require both the Hearing Examiner and Board of County Commissioners review of applications subject to a Type 4 review under the procedures of Sections 19.30.080, 19.36.030, and YCC 16B Subsection 16B.03.030(1)(d).

“Blank” Uses specifically prohibited.

A higher level of review may be required for a use located within one or more overlay districts, designated in Chapter 19.17, or where circumstances merit a higher level of review as described in Section 19.30.030. Where a use is not listed, it is specifically prohibited or subject to a similar use interpretation in Chapter 19.31.

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Table 19.14-1 Allowable Land Uses

	AG	FW	MIN	R/ELDP	R-10/5	RT	RS	HTC	SR	R-1	R-2	R-3	B-1	B-2	SCC	LCC	GCM-1	M-2
RESIDENTIAL†																		
Accessory dwelling unit*† – Attached	2	2		2	2	2	2		2	2	1 ⁽²⁾	1 ⁽²⁾						
Accessory dwelling unit*† – Detached	2	2		2	2	2	2		3	3	3 ⁽²⁾	3 ⁽²⁾						
Dwelling for occupancy by guards, watchmen, caretakers or owners of non-residential permitted use†			1					1					1	1	1	1	1	1
Manufactured/Mobile home parks*†							2		3			2						
Manufactured or mobile or homes*† of any size in approved or existing mobile/manufactured home parks*	1	1		1	1	1	1		1	1	1	1	1	1				
Mixed use building/dwellings in mixed-use multi-family residential/commercial development†							2						1	1	1	1	1	
Multi-family dwelling*, 12 dwellings per acre or less							2				2	1	2	2	2	2	2	
Multi-family dwelling*, 13 to 18 dwellings per acre							3				3	2	2	2	2	2	2	
Multi-family dwelling*, more than 18 dwellings per acre							2					2	2	2	2	2	2	
Multi-wide manufactured home*† on an individual lot:																		
Previously Titled (Used)	1	1		1	1	1	1		1	1	1							

Table 19.14-1 Allowable Land Uses

	AG	FW	MIN	R/ELDP	R-10/5	RT	RS	HTC	SR	R-1	R-2	R-3	B-1	B-2	SCC	LCC	GCM-1	M-2
Not Previously Titled (New)	1	1		1	1	1	1		1	1	1							
Second farm dwelling on a parcel at least 20 acres in size, in addition to the owner's single-family residence, that is in active agricultural use†	1																	
Single-family attached dwelling*, (common wall)									2	2	1	1						
Single-family detached dwelling (zero lot line)*									2	2	1	1						
Single-family site built or modular* dwelling	1	1		1	1	1	1		1	1	1							
Single-wide manufactured home*†, on an individual lot:																		
Previously Titled (Used)	1	1		1	1	1	1		1	1	1							
Not Previously Titled (New)	1	1		1	1	1	1		1	1	1							
Temporary sales office within a residential or mixed-use project while units in the project are sold by the developer							1		1	1	1	1	1	1	1	1	1	
Two-family dwelling (duplex)*							1		3	3	1	1						

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Notes:

* References to a definition in Section 19.01.070

†Refers to a special use and standard in Section 19.18

- (1) The type of review of towers and associated structures varies depending on height, diameter and other factors listed in Section 19.18.490.
- (2) Allowed as an accessory uses to an existing detached, single-family residence.
- (3) Seasonal-duration temporary worker housing, located on a rural worksite, is limited to review only for height, setback and access requirements under RCW 70.114A.050.
- (4) In the Agricultural district, boarding/lodging houses and overnight lodging facilities are allowed only where accessory to an agricultural tourist operation.