

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

TO: Planning Commission

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DATE: June 3, 2020

ISSUE: Table 19.36-1 Zoning District consistency with Comprehensive Plan Future Land Use Designations

INTRODUCTION / SUMMARY

Table 19.36-1 Zoning District consistency with Comprehensive Plan Future Land Use Designation identifies Comprehensive Plan Designations and Zoning. The intent of the table is to ensure consistency between the Comprehensive Plan and the Yakima County Code and offer a set of procedures and standards to make changes if necessary. The Plan Designations are listed on the left-hand side of the table and the definitions can be found in the Comprehensive Plan. The Zoning is listed at the top of the table and the definitions can be found in Title 19.10.020. The table identifies if the designation and zoning are compatible by indicating it is Consistent with a letter C or inconsistent with the letter I. If it is a C then it is a minor rezone, if it is an I then it is a comp plan amendment.

The purpose of this review is to consider if the Plan Designations: Agricultural Resources, Mineral Resource, Rural Transitional, Rural Self-Sufficient, and Rural Remote/Extremely Limited Development Potential are truly consistent or inconstant with the Zoning: Agriculture (AG), Forest Watershed (FW), Rural Districts-10/5 (R-10/5), Remote/Extremely Limited Development Potential (R/ELDP-40), Suburban Residential (SR), Highway/Tourist Commercial (HTC), and Greenway Overlay (GO).

BACKGROUND / PROBLEMS

Agricultural Resource Areas Plan Designation

Issue 1.

The **Agricultural Resource Areas** Plan Designation intent is to preserve agricultural land for continued production.

5.10.3 Agricultural Resource Areas - This category is intended to preserve, stabilize, and enhance the primary agricultural land base which is being used for or offers the greatest potential for, continued production of agricultural products and harvesting. The Agricultural Resource land use category carries out this goal by establishing a single agricultural zone, allowing flexible parcel sizing on large lots, limiting small lot segregations, and establishing a special exemption process to review potentially conflicting uses.

Forest Watershed (FW) zoning’s primary intent is to allow uses associated with watershed protection and to allow limited rural residential uses.

19.11.010 (1) (a) The FW district is intended to accommodate principal uses and activities oriented toward protecting the watershed area and to accommodate limited rural residential housing, recreational development, and rural and tourist commercial activities, minimizing costs associated with providing them public services.

Table 19.11.010-1 The minimum lot area for the FW zone is 80 acres.

Currently, the Agricultural Resource Areas Plan Designation and the FW Zoning are marked with a C to indicate they are consistent. According to definitions in the Comprehensive Plan and the Yakima County Code, it appears that the Plan Designation of Agricultural Resource Areas and the Zoning of FW are not consistent. The Agricultural Resource Areas Plan Designation goal is to preserve agricultural land for continued production and does not match the density or goal of FW by protecting the watershed area (80-acre minimum). Staff recommends changing Table 19.36-1 from a C to an I to indicate they are inconsistent.

Issue 2.

Remote/Extremely Limited Development Potential (R/ELDP-40) Zoning provides residential opportunities on a limited bases while considering constraints in environmental and service accessibility.

19.11.030 (1) (a) The Remote/Extremely Limited Development Potential (R/ELDP-40) zoning district is intended to recognize areas and allow development consistent with service availability and environmental constraints in remote areas and other places with extremely limited development potential.

Table 19.10.030-1 The minimum lot area for the R/ELDP-40 zone is 40 acres.

Currently, the Agricultural Resource Areas Plan Designation and the R/ELDP-40 Zoning are marked with a C to indicate they are consistent. According to definitions in the Comprehensive Plan and the Yakima County Code, it appears that the Plan Designation of Agricultural Resource Areas and the Zoning of R/ELDP-40 are not consistent. The Agricultural Resource Areas Plan Designation goal is to preserve agricultural land for continued production and does not match the goal or density of R/ELDP-40 by allowing development consistent with service availability and environmental constraints (40-acre minimum). Staff recommends changing Table 19.36-1 from a C to an I to indicate they are inconsistent.

Mineral Resource Overlay Plan Designation

Issue 3.

In the Comprehensive Plan, the **Mineral Resource Overlay** Plan Designation intent is to preserve lands rich in mineral sources for use at a later time.

5.10.5 Mineral Resource Overlay Areas- This category is intended to identify, preserve and protect the mineral resource land base which is intended to be used for, or offers the greatest potential for, the continued production of aggregate products such as concrete or asphalt, while allowing the underlying land use to provide interim land use direction until such time that mineral extraction is permitted.

5.10.05 4.(b)(ii) Designated mineral resource lands should not be located in any zoning district that has a minimum lot size of 1 dwelling unit per 5 acres.

The **Suburban Residential (SR)** goal is to allow lower densities until infrastructure increases to allow denser development.

19.12.010 (1) The intent is to facilitate development at targeted urban densities under the Comprehensive Plan and provide for low-density single-family residential development in areas designated by the Comprehensive Plan, depending on the availability of infrastructure. Lower densities facilitate future subdivision at urban densities as infrastructure availability increases.

Table 19.12.010-1 The maximum density is 7 units per acre.

Currently, the Mineral Resource Overlay Plan Designation and the SR Zoning are marked with a C to indicate they are consistent. According to definitions in the Comprehensive Plan and the Yakima County Code, it appears that the Plan Designation of Mineral Resource Overlay and the Zoning of SR are not consistent. The maximum density listed for the Mineral Resource Overlay is 1 DU/5 acres and does not match the density of RS (7 DU/1 acres). Furthermore, the goal to keep the underlying land use minimal until such time that mineral extraction is permitted would prohibit the development of residential areas. Staff recommends changing Table 19.36-1 from a C to an I to indicate they are inconsistent.

Rural Transitional Areas Plan Designation

Issue 4.

In the Comprehensive Plan, **Rural Transitional Areas** intent is to focus growth in areas that are already heading to suburban standards of density in order to protect farmlands and reduce public service costs.

5.9.6 Rural Transitional Areas - The Rural Transitional category sustains rural character and lifestyle choices by focusing most expected rural development into existing areas which are nearing suburban levels in order to reduce growth pressures on farmlands and less populated rural areas where infrastructure, public services, and facilities are more difficult or expensive to provide. This category is also intended to minimize public service expenditures by encouraging infill and redevelopment of individual lots.

Policy LU-R 8.2 and 8.3.1 allows 1 unit per 2.5 acres in the Rural Transition areas and 1 unit per 2 acres in areas where clustering is allowed.

Rural R-10/5 (R-10/5) Zoning's intent to focus growth where services are already available.

19.11.030 (b) The R-10/5 zoning district is intended to maintain rural character and provide density incentives to encourage development where fire protection services and access to roads with a paved or other hard surface are available.

Table 19.11.030-1 The minimum lot area for the R-10/5 zone is 10 or 5 acres depending on the listed criteria.

Currently, the Rural Transitional Plan Designation and the R-10/5 Zoning are marked with a C to indicate they are consistent. According to definitions in the Comprehensive Plan and the Yakima County Code, it appears that the Plan Designation of Rural Transitional and the Zoning of R-10/5 are not consistent. Their goals are similar, and both intend to focus on infill growth in order to reduce pressure on surrounding resource lands and utilize the services that are already in place. However, the maximum density listed in Policy LU-R 8.2 and 8.3.1 does not match the density of Rural R-10/5. Staff recommends changing Table 19.36-1 from a C to an I to indicate they are inconsistent.

Issue 5.

Remote/Extremely Limited Development Potential (R/ELDP-40) Zoning provides residential opportunities on a limited bases while considering constraints in environmental and service accessibility.

19.11.030 (1) (a) The Remote/Extremely Limited Development Potential (R/ELDP-40) zoning district is intended to recognize areas and allow development consistent with service availability and environmental constraints in remote areas and other places with extremely limited development potential.

Table 19.10.030-1 The minimum lot area for the R/ELDP-40 zone is 40 acres.

Currently, the Rural Transitional Plan Designation and the R/ELDP-40 Zoning are marked with a C to indicate they are consistent. According to definitions in the Comprehensive Plan and the Yakima County Code, it appears that the Plan Designation of Rural Transitional and the Zoning of R/ELDP-40 are not consistent. The maximum density listed in Policy LU-R 8.2 (1 unit per 2.5 acres) and 8.3.1 (1 unit per 2 acres) does not match the density of R/ELDP-40 (minimum lot area of 40 acres). Staff recommends changing Table 19.36-1 from a C to an I to indicate they are inconsistent.

Rural Self-Sufficient Plan Designation

Issue 6.

The **Rural Self-Sufficient** intent is to provide areas that provide options for those wishing to live in an independent and private lifestyle while establishing setbacks that allow forestry and agriculture activities without conflicts between the two uses.

5.9.6 Rural Self-Sufficient Areas – This category provides a broad choice of areas within rural Yakima County where an independent and private lifestyle can be sustained on acreage homesites. This category is intended to maintain rural character by establishing lot sizes which will make feasible individual wells and septic systems on each parcel and by minimizing conflicts with adjoining or nearby resource land uses through buffers and special setbacks that will permit farm, forestry, and mineral resource uses to continue.

Policy LU-R 10.4 allows 1 unit per 5 acres in the Rural Self-Sufficient Plan Designation.

The **Agriculture (AG)** Zoning district's goal is to preserve areas that are suitable for agricultural uses of long term commercial significance. It does not specially state the intent to allow residential uses.

19.11.010 (1) (b) The purpose of the AG district is to preserve and maintain areas for the continued practice of agriculture by limiting the creation of small lots, permitting only those new uses that are compatible with agricultural activities, protection of agricultural lands of long-term commercial significance, and providing measures to notify and separate especially sensitive land uses from customary and innovative agricultural land management practices.

Table 19.11.010-1 The minimum lot area for the AG zone is 40 acres.

Currently, the Rural Self-Sufficient Plan Designation and the AG Zoning are marked with a C to indicate they are consistent. According to definitions in the Comprehensive Plan and the Yakima County Code, it appears that the Plan Designation of Rural Self-Sufficient and the Zoning of AG are inconsistent. They do not share the same intent or goals. One allows for residential uses while the other is preserving land for specific future use that is not compatible with residential uses. Additionally, the maximum density listed in Policy LU-R 10.4 (1 unit per 5 acres) does not match the minimum lot area of 40 acres that the AG zone requires. This minimum density and lot size would not allow the use of Rural Self-Sufficient and AG in the same area. Staff recommends changing the consistent determination to inconsistent in Table 19.36-1.

Issue 7.

The **Forest Watershed (FW)** zone's primary intent is to allow uses associated with watershed protection and to allow limited rural residential uses.

19.11.010 (1) (a) The FW district is intended to accommodate principal uses and activities oriented toward protecting the watershed area and to accommodate limited rural residential housing, recreational development, and rural and tourist commercial activities, minimizing costs associated with providing them public services.

Table 19.11.010-1 The minimum lot area for the FW zone is 80 acres.

Currently, the Rural Self-Sufficient Plan Designation and the FW Zoning are marked with a C to indicate they are consistent. According to definitions in the Comprehensive Plan and the Yakima County Code, it appears that the Plan Designation of Rural Self-Sufficient and the Zoning FW are inconsistent. Their goals are similar and both intend to allow residential uses at low densities while minimizing surrounding conflicting uses and impacts, however, the maximum density listed in Policy LU-R 10.4 (1 unit per 5 acres) does not match the minimum lot area of 80 acres the FW zone requires. This minimum density and lot size would not allow the use of Rural Self-Sufficient and FW in the same area. Staff recommends changing Table 19.36-1 from a C to an I to indicate they are inconsistent.

Issue 8.

Remote/Extremely Limited Development Potential (R/ELDP-40) Zoning provides residential opportunities on a limited bases while considering constraints in environmental and service accessibility.

19.11.030 (1) (a) The Remote/Extremely Limited Development Potential (R/ELDP-40) zoning district is intended to recognize areas and allow development consistent with service availability and environmental constraints in remote areas and other places with extremely limited development potential.

Table 19.10.030-1 The minimum lot area for the R/ELDP-40 zone is 40 acres.

Currently, the Rural Self-Sufficient Plan Designation and the R/ELDP-40 Zoning are marked with a C to indicate they are consistent. According to definitions in the Comprehensive Plan and the Yakima County Code, it appears that the Plan Designation of Rural Self-Sufficient and the Zoning of R/ELDP-40 are inconsistent. Their goals are similar and both intend to allow residential uses at low densities while considering the limiting surrounding environment and services available. However, the maximum density listed in Policy LU-R 10.4 (1 unit per 5 acres) for Rural Self-Sufficient Plan Designation does not match the minimum lot area of 40 acres the R/ELDP-40 zone requires. This minimum density and lot size would not allow the use of Rural Self-Sufficient and R/ELDP-40 in the same area. Staff recommends changing the consistent determination to inconsistent in Table 19.36-1.

Rural Remote/Extremely Limited Development Potential Plan Designation

Issue 9.

The Plan Designation **Rural Remote/Extremely Limited Development Potential** is in place to allow extremely low-density development in areas limited by physical and locational factors.

5.9.6 Rural Remote/Extremely Limited Development Potential - Horizon 2040 recognizes and maintains remote rural and extremely limited development potential area development at a level consistent with environmental constraints, carrying capacity of the land and service availability. This land use category is intended to be applied in areas which are suitable for low development densities (e.g., one residence per quarter section), due to a combination of physical or locational factors: The cost of extending or maintaining roads and services to these areas is often prohibitive, given inaccessibility and challenging geographical features, such as: natural hazard potential (excessive or unstable slopes, soil constraints, topographic or flooding characteristics, wildfire potential); or remote location (outside of expected rural fire service area, lack of all-weather access, depth to groundwater).

Policy LU-R 11.1 allows a minimum parcel size for new development to be one quarter quarter section (i.e., approximately 40 acres).

The **Agriculture (AG)** Zoning district's goal is to preserve areas that are suitable for agricultural uses of long term commercial significance. It does not specially state the intent to allow residential uses.

19.11.010 (1) (b) The purpose of the AG district is to preserve and maintain areas for the continued practice of agriculture by limiting the creation of small lots, permitting only those new uses that are compatible with agricultural activities, protection of agricultural lands of long-term commercial significance, and providing measures to notify and separate especially sensitive land uses from customary and innovative agricultural land management practices.

Table 19.11.010-1 The minimum lot area for the AG zone is 40 acres.

Currently, the Rural Remote/Extremely Limited Development Potential Plan Designation and the AG Zoning are marked with a C to indicate they are consistent. According to definitions in the Comprehensive Plan and the Yakima County Code, it appears that the Plan Designation of Rural Remote/Extremely Limited Development Potential and the Zoning of AG are indeed consistent. Their goals for residential development are similar by not allowing the land to be developed at a lower density than 40 acres. Staff recommends no change at this time as Table 19.36-1 already has an C to indicate they are consistent.

Issue 10.

The **Suburban Residential (SR)** goal is to allow lower densities until infrastructure increases to allow denser development.

19.12.010 (1) The intent is to facilitate development at targeted urban densities under the Comprehensive Plan and provide for low-density single-family residential development in areas designated by the Comprehensive Plan, depending on the availability of infrastructure. Lower densities facilitate future subdivision at urban densities as infrastructure availability increases.

Table 19.12.010-1 The maximum density is 7 units per acre.

Currently, the Rural Remote/Extremely Limited Development Potential Plan Designation and the SR Zoning are marked with a C to indicate they are consistent. According to definitions in the Comprehensive Plan and the Yakima County Code, it appears that the Plan designation of Rural Remote/Extremely Limited Development Potential and the Zoning of SR are inconsistent. Their goals for residential development are not similar to the Rural Remote/Extremely Limited Development Potential Plan Designation limits development to 40 acres, and the SR zoning district limits development to 7 units per acre. Staff recommends changing the consistent determination to inconsistent in Table 19.36-1.

Issue 11.

The **Highway Tourist Commercial (HTC)** Zone's goal is to provide shopping services to the surrounding neighborhoods.

19.13.020 (1) (a) (i) Serve the day to day convenience shopping and service needs of the surrounding neighborhood and minimize undesirable impacts of the center on the neighborhood it serves.

Currently, the Rural Remote/Extremely Limited Development Potential Plan Designation and the HTC Zoning are marked with a C to indicate they are consistent. According to definitions in the Comprehensive Plan and the Yakima County Code, it appears that the Plan Designation of Rural Remote/Extremely Limited Development Potential and the Zoning of HTC are inconsistent. Their goals for development are not similar as the Rural Remote/Extremely Limited Development Potential Plan Designation limits development to 40 acres, is remote and by the very nature of the definition has extremely low density, while the HTC zoning district intends to serve a neighborhood for their convenient shopping needs. Staff recommends changing the consistent determination to inconsistent in Table 19.36-1.

Issue 12.

The **Greenway Overlay District (GO)** was established to preserve the Yakima River as a natural resource for all citizens to enjoy.

19.17.050 Greenway Overlay District (GO) In addition to the principal use district, the purpose of the Greenway Overlay is to: (a) Make the Greenway accessible to the public.

Currently, the Rural Remote/Extremely Limited Development Potential Plan Designation and the GO District are marked with an I to indicate they are inconsistent. According to definitions of the

Comprehensive Plan and the Yakima County Code, it appears that the Plan Designation of Rural Remote/Extremely Limited Development Potential and the Overlay District of GO should in fact be consistent. Their goals are similar as the Plan Designation intends to keep the land it covers accessible to the public. Staff recommends changing the inconsistent determination to consistent in Table 19.36-1

Issue 13

Administrative corrections – Table 19.36-1 has the Plan Designation Mineral Resource. The correct terminology should say Mineral Resource Overlay. Staff recommends adding the word Overlay to the Planning Designation Mineral Resource.

Administrative corrections – Table 19.36-1 has the Zoning Master Planned Development Overlay column, indicated by the acronym MPD. The correct Acronym should be MPDO. Staff recommends adding the letter O to indicate it is an overlay.

Administrative change – The notes at the bottom of the table say,

- (2) The zones within Urban Growth Areas must also be consistent with the applicable city's comprehensive plan neighborhood plan future land use maps.

The wording, “must also be” suggests that this will always be required, when in fact there are circumstances where it may not be required. Staff recommends changing the language from “must”, to “should”. This and all the above changes are represented in the attached **OPTION 1**.

Administrative change – Add the word Potentially to the Consistent indicator and change all the Cs to Ps, to emphasize that the two uses are *potentially* consistent. Simply saying they are consistent suggests the two uses are automatically approved which is not the case. This changed is demonstrated in the attached **OPTION 2**.

Administrative change – Remove all the letter Cs and Is and replace with an easy to read chart of grayed out boxes, indicating potential consistency. This change is demonstrated in the attached **OPTION 3**.

OPTION 1

Table 19.36-1 Zoning District consistency with Comprehensive Plan Future Land Use Designations

ZONING → Plan Designation ↓	AG	FW	R-10/5	RT	RS	R/ELDP-40	SR	R-1	R-2	R-3	B-1	B-2	HTC	SCC	LCC	GC	M-1 ⁽¹⁾	M-2 ⁽¹⁾	MIN	MPDO	ASO	GO	MPR
Unincorporated Rural and Resource Areas																							
Agricultural Resource	C	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	C	C	I	I	C	C	C
Forest Resource	I	C	I	I	I	I	I	I	I	I	I	I	I	I	I	I	C	C	I	I	C	C	C
Mineral Resource <u>Overlay</u>	C	C	C	C	I	C	I	I	I	I	I	I	C	I	I	I	C	C	C	I	C	C	C
Rural Settlement	I	I	I	I	C	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	C	C	C
Rural Transitional	I	I	I	C	I	I	I	I	I	I	I	I	C	I	I	I	C	C	I	I	C	C	C
Rural Self-Sufficient	I	I	C	I	I	I	I	I	I	I	I	I	C	I	I	I	C	C	I	I	C	C	C
Rural Remote/Extremely Limited Development Potential	C	C	I	I	I	C	I	I	I	I	I	I	I	I	I	I	C	C	I	I	C	C	C
(Urban Growth Areas) ⁽²⁾																							
Urban Residential	I	I	I	I	I	C	C	C	C	C	I	I	I	I	I	I	I	I	I	C	C	C	I
Urban Commercial	I	I	I	I	I	C	I	I	I	I	C	C	C	C	C	C	I	I	I	C	C	C	I
Urban Industrial	I	I	I	I	I	C	I	I	I	I	I	I	I	I	I	C	C	C	C	C	C	C	I
Urban Public	I	I	I	I	I	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	I
Urban Parks and Open Space	I	I	I	I	I	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	I
Urban Tribal	I	I	I	I	I	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	I

KEY: C = Consistent I = Inconsistent

Notes:

(1) The Industrial zoning district may only be applied outside of urban growth areas when it meets state siting criteria (see plan policy ED 3.14).

(2) The zones within Urban Growth Areas ~~must~~ should also be consistent with the applicable city’s comprehensive plan or neighborhood plan future land use maps.

OPTION 2

Table 19.36-1 Zoning District potential consistency with Comprehensive Plan Future Land Use Designations

ZONING → Plan Designation ↓	AG	FW	R-10/5	RT	RS	R/ELDP-40	SR	R-1	R-2	R-3	B-1	B-2	HTC	SCC	LCC	GC	M-1 ⁽¹⁾	M-2 ⁽¹⁾	MIN	MPDO	ASO	GO	MPR
Unincorporated Rural and Resource Areas																							
Agricultural Resource	<u>EP</u>	<u>EI</u>	I	I	I	<u>EI</u>	I	I	I	I	I	I	I	I	I	I	<u>EP</u>	<u>EP</u>	I	I	<u>EP</u>	<u>EP</u>	<u>EP</u>
Forest Resource	I	<u>EP</u>	I	I	I	I	I	I	I	I	I	I	I	I	I	I	<u>EP</u>	<u>EP</u>	I	I	<u>EP</u>	<u>EP</u>	<u>EP</u>
Mineral Resource <u>Overlay</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	I	<u>EP</u>	<u>EI</u>	I	I	I	I	I	<u>EP</u>	I	I	I	<u>EP</u>	<u>EP</u>	<u>EP</u>	I	<u>EP</u>	<u>EP</u>	<u>EP</u>
Rural Settlement	I	I	I	I	<u>EP</u>	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	<u>EP</u>	<u>EP</u>	<u>EP</u>
Rural Transitional	I	I	<u>EI</u>	<u>EP</u>	I	<u>EI</u>	I	I	I	I	I	I	<u>EP</u>	I	I	I	<u>EP</u>	<u>EP</u>	I	I	<u>EP</u>	<u>EP</u>	<u>EP</u>
Rural Self-Sufficient	<u>EI</u>	<u>EI</u>	<u>EP</u>	I	I	<u>EI</u>	I	I	I	I	I	I	<u>EP</u>	I	I	I	<u>EP</u>	<u>EP</u>	I	I	<u>EP</u>	<u>EP</u>	<u>EP</u>
Rural Remote/Extremely Limited Development Potential	<u>EP</u>	<u>EP</u>	I	I	I	<u>EP</u>	<u>EI</u>	I	I	I	I	I	<u>EI</u>	I	I	I	<u>EP</u>	<u>EP</u>	I	I	<u>EP</u>	<u>CI</u>	<u>EP</u>
(Urban Growth Areas) ⁽²⁾																							
Urban Residential	I	I	I	I	I	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	I	I	I	I	I	I	I	I	I	<u>EP</u>	<u>EP</u>	<u>EP</u>	I
Urban Commercial	I	I	I	I	I	<u>EP</u>	I	I	I	I	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	I	I	I	<u>EP</u>	<u>EP</u>	<u>EP</u>	I
Urban Industrial	I	I	I	I	I	<u>EP</u>	I	I	I	I	I	I	I	I	I	I	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	I
Urban Public	I	I	I	I	I	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	I
Urban Parks and Open Space	I	I	I	I	I	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	I
Urban Tribal	I	I	I	I	I	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	<u>EP</u>	I

KEY: EP = Potentially Consistent I = Inconsistent
Notes:

(1) The Industrial zoning district may only be applied outside of urban growth areas when it meets state siting criteria (see plan policy ED 3.14).

(2) The zones within Urban Growth Areas ~~must~~ should also be consistent with the applicable city’s comprehensive plan or neighborhood plan future land use maps.

OPTION 3

Table 19.36-1 Zoning District potential consistency with Comprehensive Plan Future Land Use Designations

ZONING → Plan Designation ↓	AG	FW	R-10/5	RT	RS	R/ELDP-40	SR	R-1	R-2	R-3	B-1	B-2	HTC	SCC	LCC	GC	M-1 ⁽¹⁾	M-2 ⁽¹⁾	MIN	MPD	ASO	GO	MPR
Unincorporated Rural and Resource Areas																							
Agricultural Resource	P																P	P			P	P	P
Forest Resource		P															P	P			P	P	P
Mineral Resource Overlay	P	P	P	P		P							P				P	P	P		P	P	P
Rural Settlement					P																P	P	P
Rural Transitional				P									P				P	P			P	P	P
Rural Self-Sufficient			P										P				P	P			P	P	P
Rural Remote/Extremely Limited Development Potential	P	P				P											P	P			P	P	P
(Urban Growth Areas) ⁽²⁾																							
Urban Residential						P	P	P	P	P											P	P	P
Urban Commercial						P					P	P	P	P	P	P					P	P	P
Urban Industrial						P											P	P	P	P	P	P	
Urban Public						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Urban Parks and Open Space						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Urban Tribal						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

KEY: p = Potentially Consistent = Inconsistent

Notes:

(1) The Industrial zoning district may only be applied outside of urban growth areas when it meets state siting criteria (see plan policy ED 3.14).

(2) The zones within Urban Growth Areas ~~must~~ should also be consistent with the applicable city's comprehensive plan or neighborhood plan future land use maps.