

# BOARD OF YAKIMA COUNTY COMMISSIONERS

## ORDINANCE NO. 2-2011

IN THE MATTER OF AMENDING THE YAKIMA COUNTY COMPREHENSIVE PLAN – *PLAN 2015* AND YCC TITLE 15, THE ZONING ORDINANCE OF YAKIMA COUNTY RELATED TO RURAL SETTLEMENT LAMIRDS

WHEREAS, RCW 36.70A, the Growth Management Act (GMA) requires Yakima County to review and evaluate its comprehensive plan and development regulations and to take legislative action, if needed, to revise its plan and development regulations to ensure they comply with the requirements of, and time periods in, RCW 36.70A; and,

WHEREAS, subsequent to adoption of the Yakima County Comprehensive Plan – *Plan 2015* in the Spring of 1997, the Washington State Legislature amended the GMA by adding RCW 36.70A.070(5) pertaining to Local Areas of More Intense Rural Development (LAMIRDS; and,

WHEREAS, Yakima County adopted amendments to the Comprehensive Plan - *Plan 2015* (Ordinance No. 15-2007) in December 2007 as part of the required seven year plan update requirement of the Growth Management Act; and,

WHEREAS, part of the amendments enacted by Ordinance 15-2007 addressed the requirements of RCW 36.70A.070(5) pertaining to Local Areas of More Intense Rural Development (LAMIRDS); and,

WHEREAS, in February 2008, Futurewise appealed the adoption of the Ordinance 15-2007 to the Eastern Washington Growth Management Hearings Board (EWGMHB) in consolidated Case No. 08-1-0008c, alleging that Yakima County violated the GMA when it adopted changes to the Rural Settlement designations related to LAMIRDS; and,

WHEREAS, the EWGMHB issued its Final Decision and Order (FDO) in case No. 08-1-0008c on April 5, 2010 concluding with respect to Issue 10 of the consolidated appeal that certain of the provisions of Ordinance 15-2007 failed to comply with RCW 36.70A.070(5)(d) pertaining to LAMIRDS specifically related to mapping criteria 5 for Rural Settlements (RS); and,

WHEREAS, the EWGMHB in its FDO related to Issue 10 of the consolidated appeal found ...“as to the County’s Rural Settlements which it incorporated under the GMA’s LAMIRD provisions. The Board found these provisions seek to minimize and contain areas of more intensive rural development and require a logical outer boundary for this purpose. Since the County conceded that it had not completed the task, rather it was anticipated to be done in two years, the County had failed to comply with RCW 36.70A.070(5).”; and,

WHEREAS, Yakima County has now proposed amendments to the Future Land Use maps and the text of *Plan 2015* (plan designation mapping criteria and plan policies in the Land Use Element of the Policy Plan) to comply with the specific requirement of the EWGMHB Final Decision and Order; and,

WHEREAS, Yakima County has also proposed amendments to the official zoning maps and to the text of Chapter 15.37 of YCC Title 15, the Yakima County Zoning Ordinance pertaining to Rural Settlements in order to comply with the EWGMHB Final Decision and Order related to Rural Settlement LAMIRDS in Case No. No. 8-1-0008c; and,

WHEREAS, the Department of Commerce was supplied with notice of the proposal more than sixty days prior to the public hearing as required by law; and,

WHEREAS, notice of the proposed changes in Future Land Use map designation and zoning districts were provided to individual property owners as well as to agencies and interested parties to comply with the EWGMHB order pertaining to Rural Settlement LAMIRDS; and,

WHEREAS, following the close of the comment period, the Yakima County SEPA Responsible Official issued a Determination of Non-significance (DNS) for the proposed amendments to *Plan 2015* and YCC Title 15 related to the EWGMHB order pertaining to Rural Settlement LAMIRDS on March 8, 2011; and,

WHEREAS, the Board of Yakima County Commissioners held a properly advertised open record public hearing on March 8, 2011 at 2:00 p.m. in the Yakima City Hall Hearing Room, 129 N. 2<sup>nd</sup> Street Yakima, WA, for the purpose of taking testimony on the proposed amendments to the Yakima County Comprehensive Plan – *Plan 2015* and YCC Title 15; and,

WHEREAS the Board received and has carefully considered written and oral public testimony and recommendations from staff on the proposed amendments; and,

WHEREAS, the Board is now satisfied that this legislative matter has been sufficiently considered, and that the process leading to the amendments to the Future Land Use Designation and text of the Comprehensive Plan – *Plan 2015* and to the official zoning maps and Chapter 15.37 of YCC Title 15 pertaining to Rural Settlement LAMIRDs has been open, and afforded opportunity to all who wanted to participate or offer testimony; and,

WHEREAS, the Board has, at a properly advertised agenda, deliberated on the proposed amendments, weighed the evidence presented, balanced the goals of the GMA and the desires of the citizens of Yakima County in a final set of map and text amendments to YCC Title 15 and the Comprehensive Plan; and,

WHEREAS, the Board further finds and concludes that adoption and implementation of the amendments to the YCC Title 15 and the Comprehensive Plan – *Plan 2015* to be in the public interest and necessary to maintain compliance with State law: now, therefore,

**BE IT HEREBY ORDAINED:**

**Section 1. Findings.** The Board of Yakima County Commissioners finds that all statutory and County prerequisites for the review and evaluation of YCC Title 15 and the Comprehensive Plan – *Plan 2015*, as well as the requirements for ensuring adequate public notification and opportunities for comment and participation in the amendment process, have been met. The Board makes the following findings:

- A. The Board hereby adopts the proposed changes, outlined in Section 2 of this ordinance below.
- B. State Environmental Policy Act (SEPA). The SEPA Responsible Official has reviewed the potential adverse environmental impacts of the proposed amendments in accordance with the provisions of YCC Title 16, culminating in the decision to retain the *Determination of Non-significance* issued on March 8, 2011. The Board finds that environmental review is complete and adequate.

C. **Legislative Intent.** The Board of Yakima County Commissioners finds that it has fully considered the evidence presented in the public process of amending YCC Title 15 and the Comprehensive Plan – *Plan 2015* to fulfill the requirements of State law. The Board reaffirms that it finds the record to be compelling in its designation and zoning of Rural Settlement LAMIRDS and the balancing of the public and private interests in response to the specific allegation of error and the terms of the Eastern Washington Growth Management Hearing Board's Final Decision and Order.

D. The following findings respond to the written and oral testimony provided for the public hearing:

1. Buena Rural Settlement LAMIRD – The Buena LAMIRD boundary is coterminous with the sewer and water service area boundary for the County operated Buena Sewer and water system. The public utility services were developed by Yakima County and largely funded by the State of Washington Community Development Block Grant and other funds to address petroleum and coliform-contaminated individual wells in this low income neighborhood. The Buena Rural Settlement plan designation/zoning district and utility service area follows a logical outer boundary for existing development. The two parcels suggested for removal by Futurewise are within the service area and are slated for service at the time of development. The Buena Rural Settlement boundary was only modified to include a planned residential development now owned and operated by the Diocese of Yakima.
2. Yakima County has only designated Type I Rural Settlement LAMIRDS by this ordinance. Three distinct sets of LAMIRD land use designation mapping criteria for each of the three types of LAMIRDS is appropriate. A specific proposal for a new Type II or Type III LAMIRD can be effectively considered through the comprehensive plan and zoning map amendment process, along with any necessary changes to the RS zoning district text.
3. The Cliffdell and Rimrock Rural Settlement LAMIRDS better fit the Type I mapping criteria, therefore the two areas have been proposed as Type I LAMIRDS.
4. Volume 1 of *Plan 2015* is the Policy Plan for the Yakima County Comprehensive Plan; the land use designation mapping criteria within the Land Use Element carry the weight of policy in the designation and redesignation of Future Land Uses in comprehensive plan map amendments pursuant to Yakima County Code Chapters 15.76 and 16B.10.
5. The purpose of establishing a Type I Local Area of More Intense Rural Development is to differentiate such Rural Settlement land use patterns from other rural development. Since many of the Rural Settlements were unincorporated townsites that pre-date county-wide zoning and the GMA, the underlying pattern of existing lots of record is at higher densities than would otherwise be allowed without public utility services. Policy LU-R 7.2 has been modified to reflect that infill development inside the logical outer boundary established for the LAMIRD can occur at the four units per acre, when public utilities exist.
6. Property owned by Howard Tucker at Rimrock (parcel 151429-31015) did not qualify for inclusion within the Rural Settlement LAMIRD. However, land outside the LAMIRD that does not qualify for resource land designation may be zoned for rural use. Mr. Tucker testified that his property is largely rock outcrop with some developable land adjacent to the State Route 12. Based on his testimony the Board finds that the areas excluded by this action from the existing Rural Settlement designation/zone and the Type I LAMIRD appropriately fit the Rural Self-sufficient (RSS) plan and Mountain Rural (MR) zoning criteria which would allow five acre density when developed.
7. Exclusion of Mr. Melotte's property near Tampico (parcels 161218-14401 and 14402) from the Type I Rural Settlement LAMIRD plan designation and zoning of is a result of his property not meeting the LAMIRD mapping criteria established by RCW 36.70A.070(5). The two parcels were zoned Rural Settlement in 1981 as part of the County Rural Lands Comprehensive Plan and zoning update. Mr. Melotte has had roughly thirty years to develop at RS authorized levels. The changes to his property are state mandated and will not deprive him of development potential at rural densities for lands located outside of a Type I

LAMIRD. Rural Self-sufficient (RSS) plan and Valley Rural (MR) zoning criteria which would allow five acre density when developed.

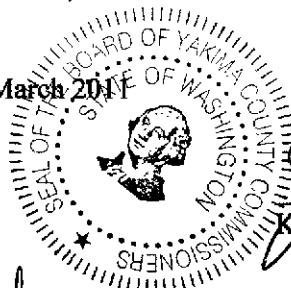
8. The Diocese of Yakima comments with regard to possible future housing projects within three of the Type I LAMIRD boundaries would require access to both public water and sewer to be approved. These utility services are not available in Donald, Gleed or Outlook Rural Settlements. The Diocese's planned development housing project at Buena has been included in that Type I LAMIRD precisely because it is on the Buena public water and sewer systems to support the density of development.

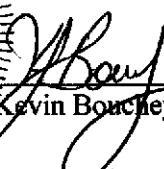
**Section 2. Adoption.** The document attached hereto as **Exhibit A** entitled *Proposed Amendments to the County Comprehensive Plan* and to *YCC Title 15, the Zoning Ordinance for Yakima County, Washington*, is hereby adopted. The Maps attached hereto as **Exhibit B** depicting Comprehensive Plan Future Land Use designations and YCC Title 15 Zoning Maps for the Rural Settlement LAMIRDs are hereby adopted. The map and text amendments made to **Plan 2015's** Land Use Element and to YCC Title 15 shall hereafter apply to all unincorporated lands under Yakima County's land use jurisdiction.

**Section 3. Severability.** If any section, sentence, clause, phrase or map of the amended Comprehensive Plan and YCC Title 15 as contained in Exhibits A or B to this ordinance should be held to be invalid or unconstitutional by any body or court with authority and jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, clause, phrase or map of the adopted YCC Title 15 or the Comprehensive Plan.

**Section 4. Effective Date.** This ordinance as amended by Section 2 herein and Exhibits A and B shall be effective at 12:01 a.m. on **March 16, 2011**.

Dated this 15 day of March 2011



  
Kevin Bouchey, Chairman

ATTEST:

By:   
Tiera Girard  
Clerk of the Board

  
J. Rand Elliot, Commissioner

Approved as to form only:  
James P. Hagarty  
Yakima County Prosecuting Attorney

  
Michael D. Leita, Commissioner  
Constituting the Board of County Commissioners for  
Yakima County, Washington

By:   
Terry D. Austin  
Chief Civil Deputy Prosecuting Attorney

**EXHIBIT A**  
**Amendments to the Yakima County Comprehensive Plan**  
**and**  
**Chapter 15.37 of YCC Title 15, the Zoning Ordinance for Yakima County, Washington**

**Section 1. Rural Lands – Rural Settlement Mapping Criteria Changes**

**Plan 2015's** Rural Settlement land use designation mapping criteria found in Volume I on page I-59 and I-60 are hereby amended as follows. (Added text is underlined and deleted text is ~~strike through~~.)

**Rural Lands**

**Rural Settlement LAMIRDs**

**Purpose**

The Growth Management Act (GMA) was amended in 1997 (Engrossed Senate Bill [ESB] 6094) to expand and clarify what is permitted in rural areas, and among other things, authorized "Limited Areas of More Intensive Rural Development" (LAMIRDs). This amendment recognized that rural areas already contained and, in some cases are appropriate to provide for new, limited areas of more intensive rural development, for purposes of providing additional opportunities for rural residents to live and work.

The intent of the Rural Settlement LAMIRD land use category is to implement several Growth Management Act Planning Goals (Urban Growth, Reduce Sprawl, Protect and Promote Natural Resource-Based Industries, Affordable Housing, Adequate Public Facilities and Services) by recognizing and maintaining the role of unincorporated communities throughout rural Yakima County. These rural centers have historically provided for small lot residential development, mixed-use commercial and resource-related industrial uses in a variety of locations. Continued infill development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas within Rural Settlement LAMIRDs is encouraged by the Growth Management Act and Plan 2015, to the extent that appropriate services and facilities are available. Some Rural Settlement LAMIRDs provide limited employment opportunities and an array of convenience goods and services reflecting farm, tourists and rural consumer needs. An secondary function of Rural Settlements LAMIRDs are to provide informal community centers for area residents. The Growth Management Act authorized three (3) types of LAMIRDs: 1) Areas characterized by existing commercial, industrial, residential or mixed-use development and allowing for infill, development or redevelopment of same (Type I); 2) Intensification or new development of small-scale recreation/tourism uses (Type II); and, 3) Intensification or new development of isolated cottage industry/small scale-businesses (Type III). All existing Rural Settlement designated/zoned LAMIRDs are Type I LAMIRDs. There are no Type II or Type III LAMIRDs designated by Yakima County as of the date of adoption of the LAMIRD mapping criteria. However, mapping criteria for all three types are provided to facilitate the future consideration of Type II and III LAMIRDs.

### **General Description – Type I LAMIRDs**

Many of Yakima County's Rural Settlement Type I LAMIRDs were originally platted as townsites that did not grow substantially over the years for a variety of reasons. Some were stops along the Yakima Valley Electric Railway, like Gromore and Harwood. Others (e.g., Tampico) are located on major County Roads or the old Yakima Valley Highway, like Parker. Most Rural Settlement LAMIRDs were originally located some distance away from incorporated cities and towns (e.g. White Swan), although the growth of urban areas now puts some of the settlements in proximity to them (e.g. Buena, Harwood), or swallowed up by them (i.e., Ahtanum and Wiley City). Some ~~Rural Settlement LAMIRDs~~ like Cowiche and Buena have either or both community water or sewer systems, while others, like Tampico and Outlook, rely on individual wells and septic systems. These settlements typically have a range of small and large lots, but the overall average is less than one acre. Development potential may be hampered by economic conditions within the community, or by lack of sewer or water service/capacity. At the time of adoption of **Plan 2015**, Rural Settlement LAMIRDs had over four hundred vacant buildable parcels containing just over three hundred acres.

### **Mapping Criteria – Type I LAMIRDs**

- ~~1. Lands located outside established Urban Growth Areas.~~
- ~~2. Lands previously designated or zoned for Rural Settlement uses and which have an identity as a community, but are not incorporated as a town or city.~~
- ~~3. Lands within a fire district and within five road miles of a fire station.~~
- ~~4. Lands located along State Routes, County arterials or collectors.~~
- ~~5. Lands within a logical outer boundary of a Local Area of More Intense Rural Development (LAMIRD) as provided in RCW 36.70A.070(5)(d).~~

#### **1. Designation Criteria**

Type I Rural Settlement LAMIRDs shall be located in areas that:

- a. Were characterized by existing more intensive development (residential and non-residential) as of July 1, 1990, and
- b. Are not currently designated as Urban Growth Areas (UGAs) or Resource Lands, and
- c. Are not adjacent to an urban growth area (UGA) or another LAMIRD area, regardless of type.

#### **2. Additional Designation Criteria**

The following may serve as additional criteria for LAMIRD designation (relative to the specific circumstances of the area, and in combination with each other):

- a. The area has historically served as a hub of public and commercial services for the surrounding rural areas;
- b. The area is not subject to critical areas constraints that result in substantial development restrictions;
- c. The existing (1990) residential built environment was more intensively developed than surrounding areas;

- d. The area has few environmental constraints on water and sewer/septic (based on availability of utilities, and/or water supply of sufficient quality/quantity and soils appropriate for septic/drainfield systems);
- e. Urban governmental Public services are available to serve potential infill, such as adequate potable water and fire protection, transportation facilities, sewage disposal and stormwater control; or
- f. The area is planned for more intensive development in the local subarea plan.

### 3. Outer Boundary Criteria

For land meeting the criteria described in 1) and 2) above, Type I Rural Settlement LAMIRD boundaries must minimize and contain areas of intensive development and be delineated predominately by the built environment, and shall include:

- a. Parcels that were intensively developed on July 1, 1990.
- b. Parcels that on July 1, 1990 were not intensively developed may be included within LAMIRD boundaries if they meet any of the following conditions:
  - Including the parcel helps preserve the character of an existing (built) natural neighborhood;
  - Including the parcel allows the logical outer boundary to follow a physical boundary such as bodies of water, streets and highways, and land forms and contours;
  - Including the parcel (or in limited cases, a portion of the parcel) prevents the logical outer boundary from being abnormally irregular;
  - Including the parcel is consistent with efficient provision of public facilities and services; and
  - Including the parcel does not create a new pattern of low-density sprawl.

### General Description – Type II LAMIRDs

Rural Settlement Type II LAMIRDs would provide opportunities for small scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses. Type II LAMIRDs may be designated in those areas that reflect an intensification of development consisting of commercial facilities and limited residential uses that typically support recreational or tourist uses. Rural Settlement Type II LAMIRDs could also be located in remote areas along state routes in the forested areas.

### Mapping Criteria – Type II LAMIRDs

#### 1. Designation Criteria

In addition to the Designation Criteria (1. a) above, consider the following:

- a. The small scale recreational or tourist uses area must rely on the rural location and setting.
- b. The area may include existing residential development (1990) but not new.
- c. The area may serve more than the local existing & projected rural population.

d. Public services and public facilities shall be limited to those necessary to serve the recreation or tourist use and shall be provided in a manner that does not permit low-density sprawl.

2. Additional Designation Criteria

- a. Note that Yakima County may designate new recreation & tourist LAMIRD areas (they do not have to have been existing as of 1990), following the guidelines above; with the additional criteria that they must not be located in close proximity to another LAMIRD (as specified through zoning regulations), regardless of type.
- b. Also note that Type II LAMIRDs are not subject to the logical outer boundary criteria used for Type I LAMIRDs (RCW 36.70A.070(5)(d)(iv)), however, a designated Type II LAMIRD may include two or more adjacent parcels.

**General Description – Type III LAMIRDs**

Rural Settlement Type III LAMIRDs may be designated in areas where lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents.

**Mapping Criteria – Type III LAMIRDs**

1. Designation Criteria

- a. The cottage industry or small-scale business does not need to principally serve the existing and projected rural population, but must provide job opportunities for rural residents.
- b. The cottage industry or small-scale business was located on a parcel within a commercial zoning district at the time of original designation.
- c. The area is not located within one-half mile, by public road, another LAMIRD, regardless of type, or another cottage industry or commercial or industrial business.

2. Additional Designation Criteria

- a. Note that the County may designate a Type III LAMIRD for new isolated cottage industry and small-scale businesses (they do not have to have been existing as of 1990) provided they conform to the rural character of the area, as defined by the County and RCW 36.70A.030(15), the measures governing rural development in RCW 36.70A.070(5)(c) and conform to the other guidelines above. New designations will be subject to an application process to be determined, and implemented by comprehensive plan policies and development regulations.
- b. Also note that these Type III LAMIRDs are not subject to the logical outer boundary criteria used for Type I LAMIRDs (RCW 36.70A.070(5)(d)(iv)).

## Section 2. Rural Lands – Rural Settlements Policy Changes

**Plan 2015's** Rural Settlements policy language found in Volume I **Plan 2015** on page I-80 and I-81 is hereby amended as follows. (Added text is underlined and deleted text is ~~strike-through~~.)

### RURAL SETTLEMENT TYPE I LAMIRDs

#### PURPOSE STATEMENT LU-R 6

This goal defines what type of growth and uses should be allowed in Rural Settlement Type I LAMIRDs. It recognizes that these communities are a viable rural development option. These rural centers have historically provided for small lot residential development, mixed-use commercial and resource-related industrial uses in a variety of locations. Some Rural Settlement LAMIRDs provide limited employment opportunities typically related to natural resources and an array of convenience goods and services reflecting farm and rural consumer needs. A secondary function of Rural Settlements is to provide informal community centers for area residents. Continued infill development and growth within ~~the logical outer boundary of a Type I~~ the Rural Settlements LAMIRDs should be encouraged ~~may occur~~ to the extent that appropriate services and facilities are available.

GOAL LU-R 6: Recognize and maintain the role of existing ~~Rural Settlement Type I LAMIRDs~~ as part of the fabric of rural community life.

#### POLICIES:

LU-R 6.1 Allow a mix of commercial, industrial, residential, public and economic resource-related uses that serve the needs of local residents.

LU-R 6.2 Encourage growth within Type I Rural Settlement Type I LAMIRD boundaries through infill and the use of clustering, when appropriate infrastructure is in place. Rural Settlement LAMIRD's should ~~are not be encouraged~~ allowed to expand geographically.

LU-R 6.3 Promote/encourage safe and sanitary housing (new housing, housing rehabilitation) in Type I Rural Settlement LAMIRDs. {Adopted 12/98}

#### PURPOSE STATEMENT LU-R 7

In the past, the County has had to correct public service problems in Rural Settlement LAMIRDs at general taxpayer expense. In order to anticipate and avoid similar problems in the future, this goal and its policies allow ~~urban~~ level growth infill in Rural Settlement LAMIRDs only if existing public services will support that growth.

GOAL LU-R 7: Minimize the need for public investment in ~~Rural Settlement LAMIRD~~ areas.

**POLICIES:**

LU-R 7.1 The Rural Settlement Zoning classification should allow for continued infill development based on service availability (i.e., hard surfaced roads, public water, public sewer equals urban type lots). If urban type services are not available then development should be limited to self-sufficient or transitional type development standards which may include community water and/or sewer systems with operation, management and ownership as provided for in policies LU-R 3.3 and 3.4.

LU-R 7.2 Allow for new infill residential development in Rural Settlement LAMIRDs areas at up to four units per acre where public utility services are available and principally designed to serve existing and projected rural population.

LU-R 7.3 To reduce road dust track-out and encourage paving of gravel rural access roads, additional points should be awarded in Yakima County's rural access road priority rating criteria for road projects within Rural Settlement LAMIRD areas.

**Section 3. Rural Lands – Rural Settlement Zoning Text Changes**

Chapter 15.37 of the Yakima County Code Title 15 Rural Settlement Zoning District is hereby amended as follows. (Added text is underlined and deleted text is ~~strike-through~~.)

**Chapter 15.37**

**RURAL SETTLEMENT (RS) ZONING DISTRICT**

**Sections:**

- 15.37.010      Purpose.
- 15.37.020      Type I permitted, Type II administrative & Type III conditional uses.
- 15.37.030      Lot size and density.
- 15.37.050      Conversion plan.

15.37.010 Purpose. The Rural Settlement (RS) Zoning District is intended to recognize and maintain the role of unincorporated communities throughout rural Yakima County. This zoning district shall be applicable in small, compact, isolated, rural community centers that primarily exist to provide convenience goods and services reflecting farm and rural consumer needs in the surrounding rural area. The Rural Settlement zoning district is a "general use" zone and is utilized in those rural centers where a mixture of land uses (i.e. commercial, industrial and low to moderate density residential) is the established development pattern. Rural

Settlements also provide informal community centers for area residents. Continued infill development within Rural Settlements is encouraged allowed by the comprehensive plan, to the extent that appropriate services and facilities are available.

- (1) Resource-related industrial uses allowed shall be of a type and scale that are compatible with the overall character of the community, and shall not result in excessive noise, smoke, odor or other nuisances.
- (2) Commercial uses allowed shall be of a type and scale to be primarily patronized by local rural residents.
- (3) Residential development shall be allowed at low to moderate densities depending on utilities and soil characteristics, road conditions and other essential public services.
- (4) Small-scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses that rely on a rural location and setting.
- (5) Isolated cottage industries and isolated small businesses that do not need to be principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents.

15.37.020 Type I permitted, Type II administrative & Type III conditional uses. Type I permitted, Type II administrative and Type III conditional uses, as listed in Chapter 15.18; provided; Type I multi-family, commercial and industrial uses shall be subject to the Type II review process and criteria when located within a structure that contains more than 4,000 square feet of floor area.

15.37.030 Lot size and density.

- (1) Division of land within the RS zoning district must comply with both lot size and density requirements. The density is calculated using the acreage of the parent lot—prior to any proposed division of the property.

Lot size and density requirements shall be as follows:

<u>Water &amp; Sewer Combinations</u>	<u>Maximum Density</u>	<u>Minimum Lot Size</u>
Public water & Public sewer	4 units/acre	7,200 sq. ft.
Public water & Community sewage system	3 units/acre	7,200 sq. ft.

Public water & Individual sewage system	2 units/acre	21,780 sq. ft.
Individual well & sewage system	1 unit/acre	43,560 sq. ft.

- (2) Residential two-family, multi-family, or mixed-use developments shall not exceed the maximum density limitations of the above table.
- (3) Proposed RS development shall ensure adequate setbacks, buffering of adjoining uses and sensitivity to physical features. Lot sizes shall be increased to accommodate specific uses, lot coverage, setbacks, access, landscaping, onsite utilities and other requirements as provided in this Title.
- (4) The minimum lot size herein specified may be increased as needed to comply with Yakima Health District (YHD), Department of Health (DOH), Department of Ecology (DOE) and/or other adopted regulations.

15.37.050 Conversion Plan. With any application for a land division that does not accomplish full development of the property, a conversion plan that shows how the property can be further developed consistent with the Rural Settlement provisions in the future shall be submitted for review and approval.

## **EXHIBIT B**

**Amendments to the Yakima County Comprehensive Plan – PLAN 2015**

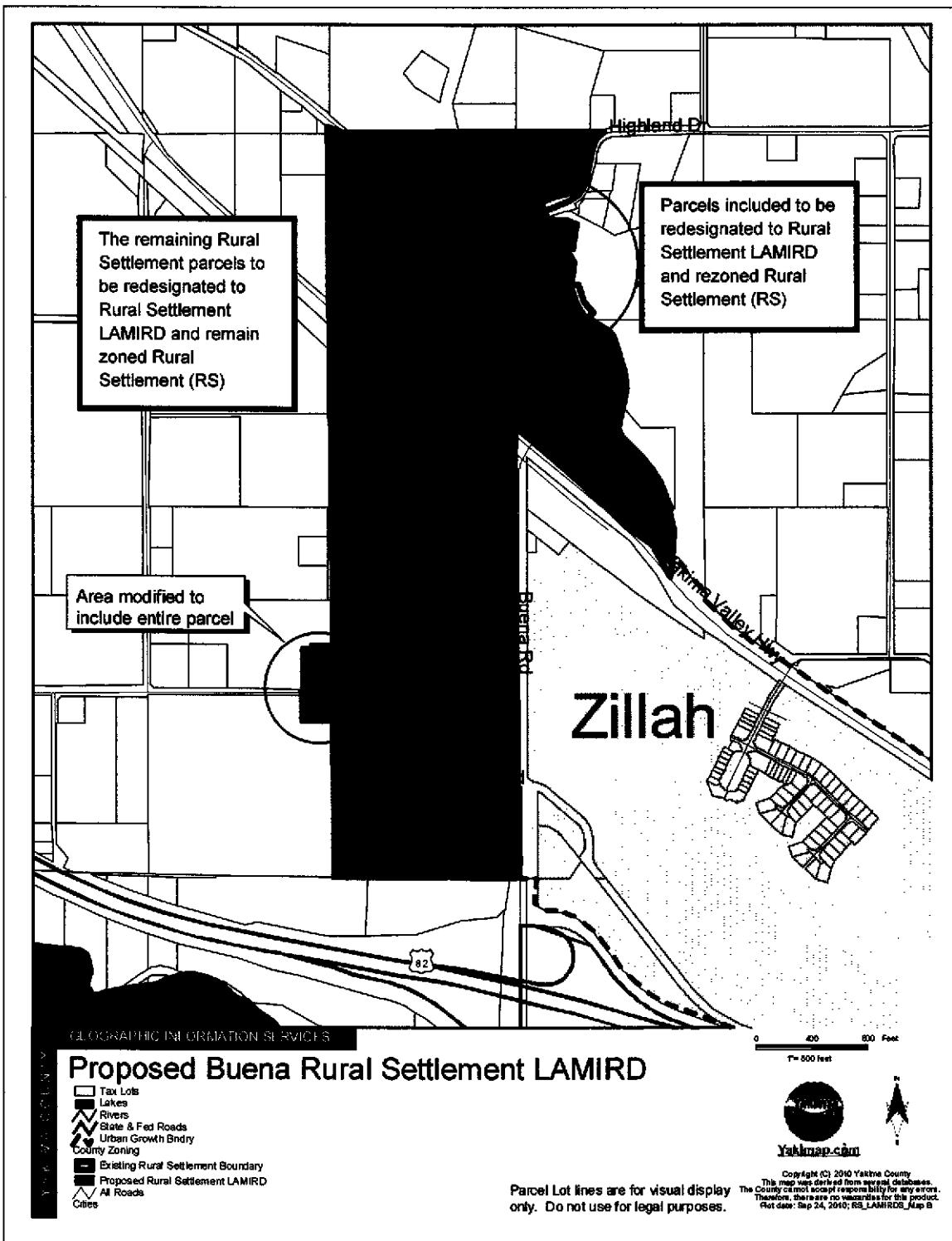
### **FUTURE LAND USE MAP**

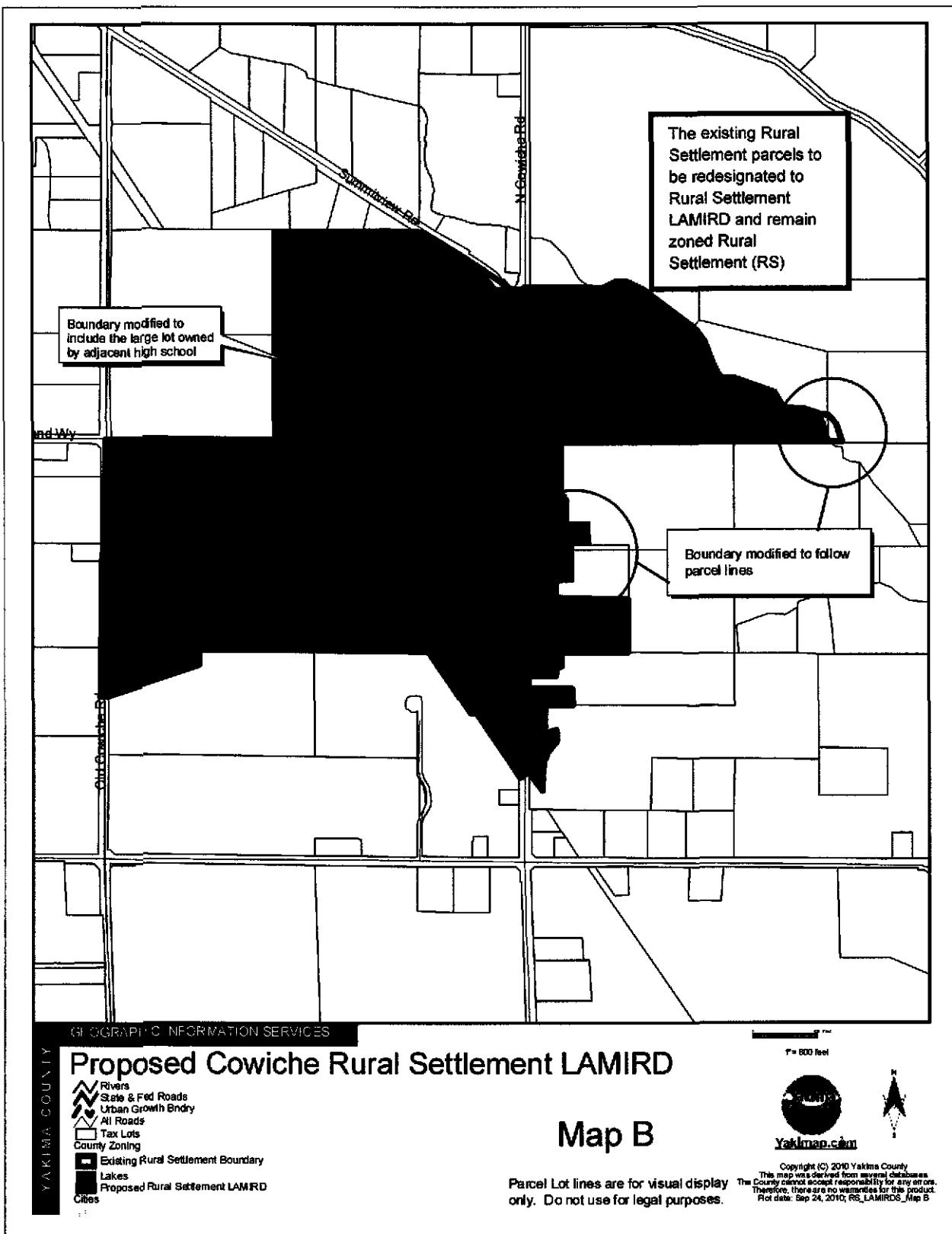
**And to YCC Title 15, the Zoning Ordinance for Yakima County, Washington**

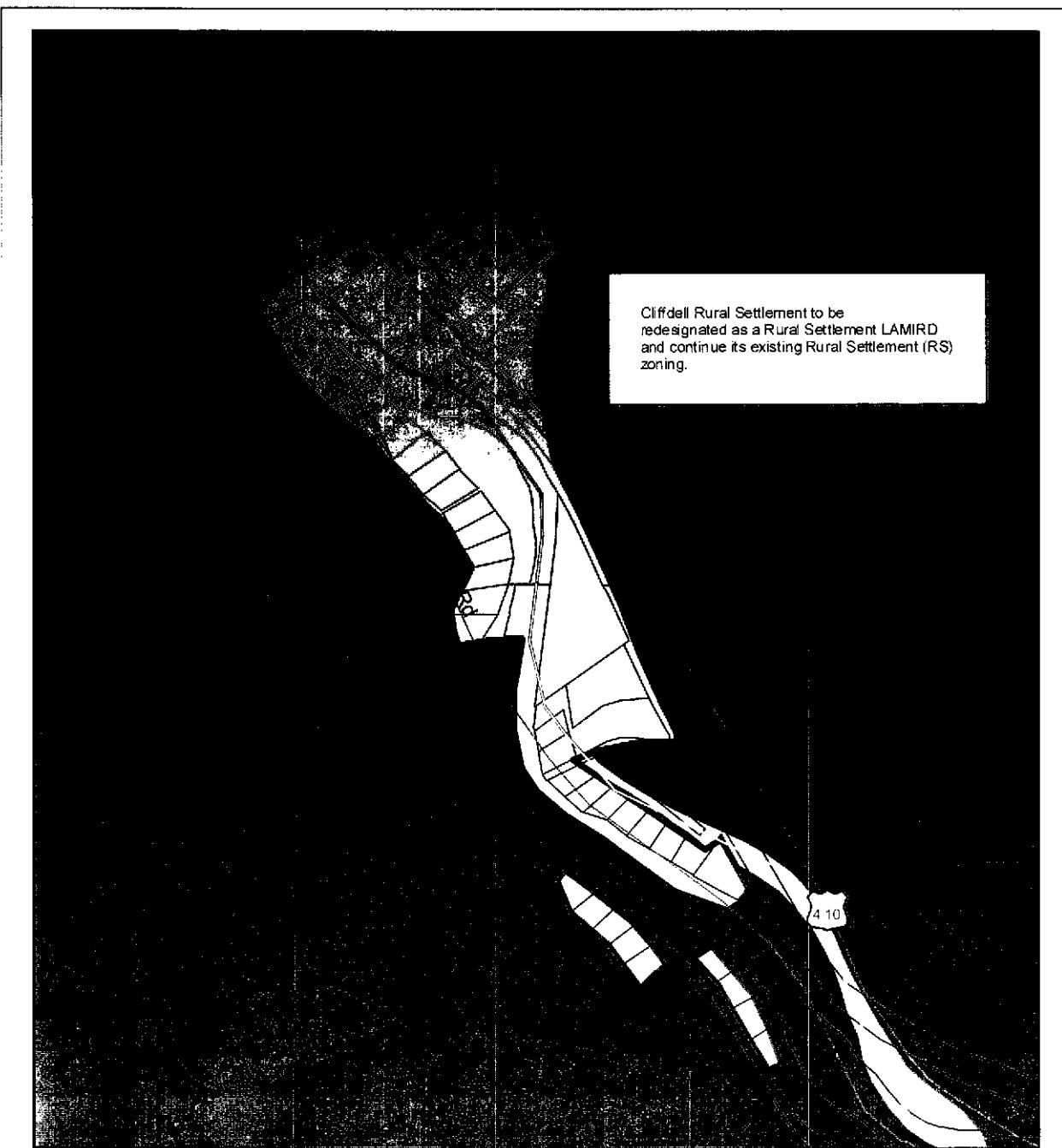
### **OFFICIAL ZONING MAPS**

#### **Plan designation and Zoning of Type I Rural Settlement LAMIRDs**

The attached maps show the Comprehensive Plan designation and Zoning of land resulting from the adoption of Ordinance 2-2011

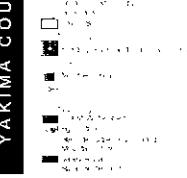






GEOGRAPHIC INFORMATION SERVICES

Proposed Cliffdell Rural Settlement LAMIRD



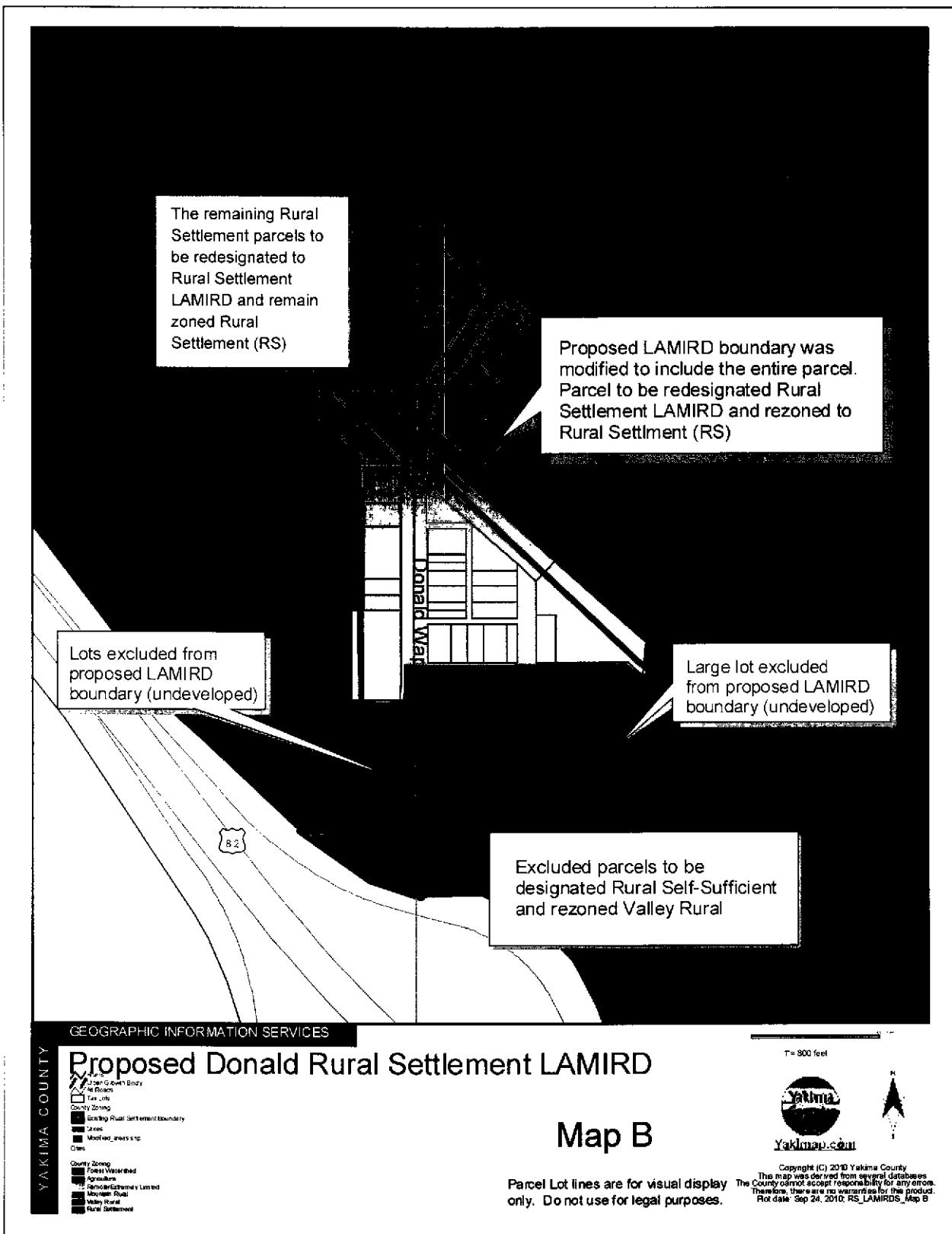
## Map B

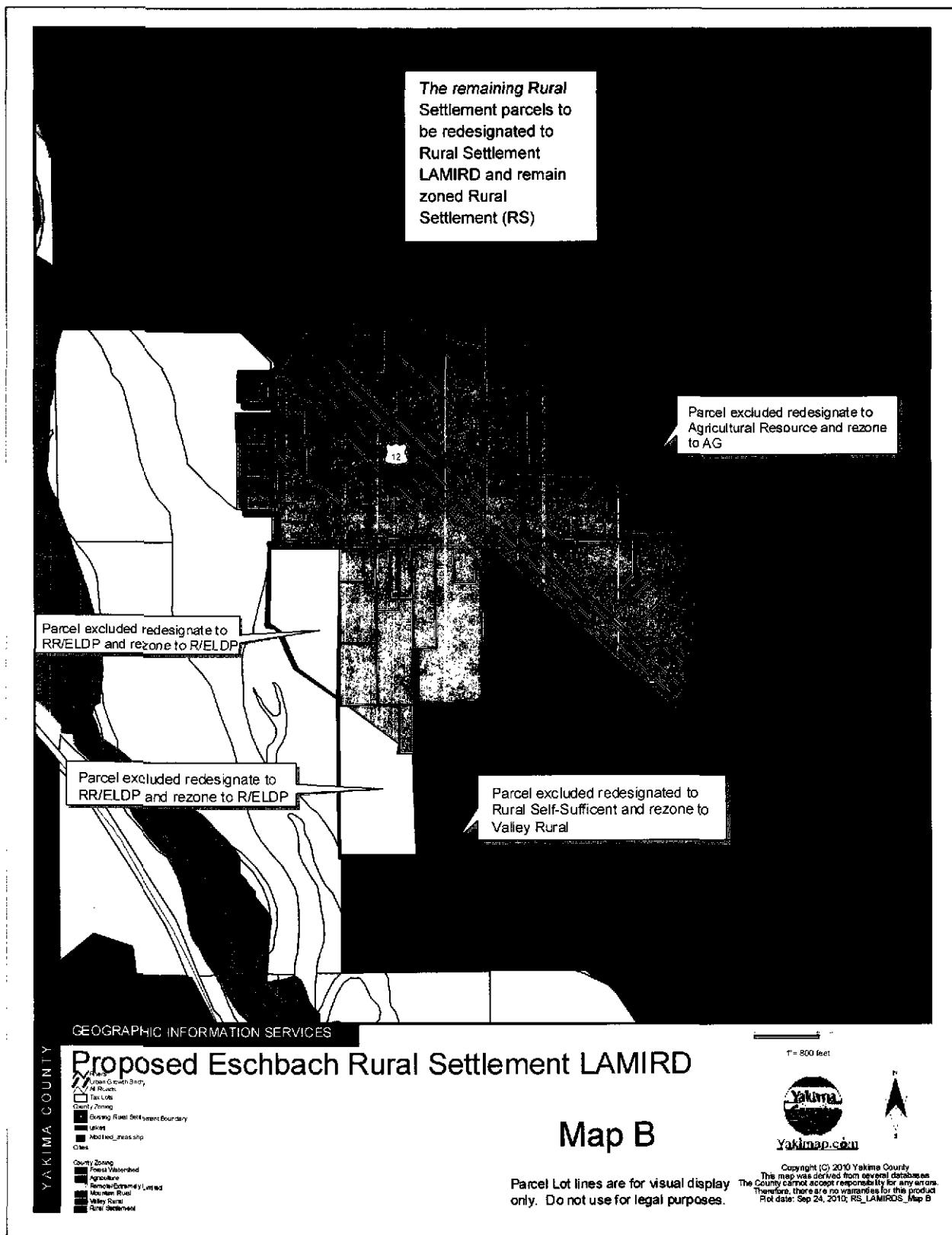
Parcel Lot lines are for visual display only. Do not use for legal purposes

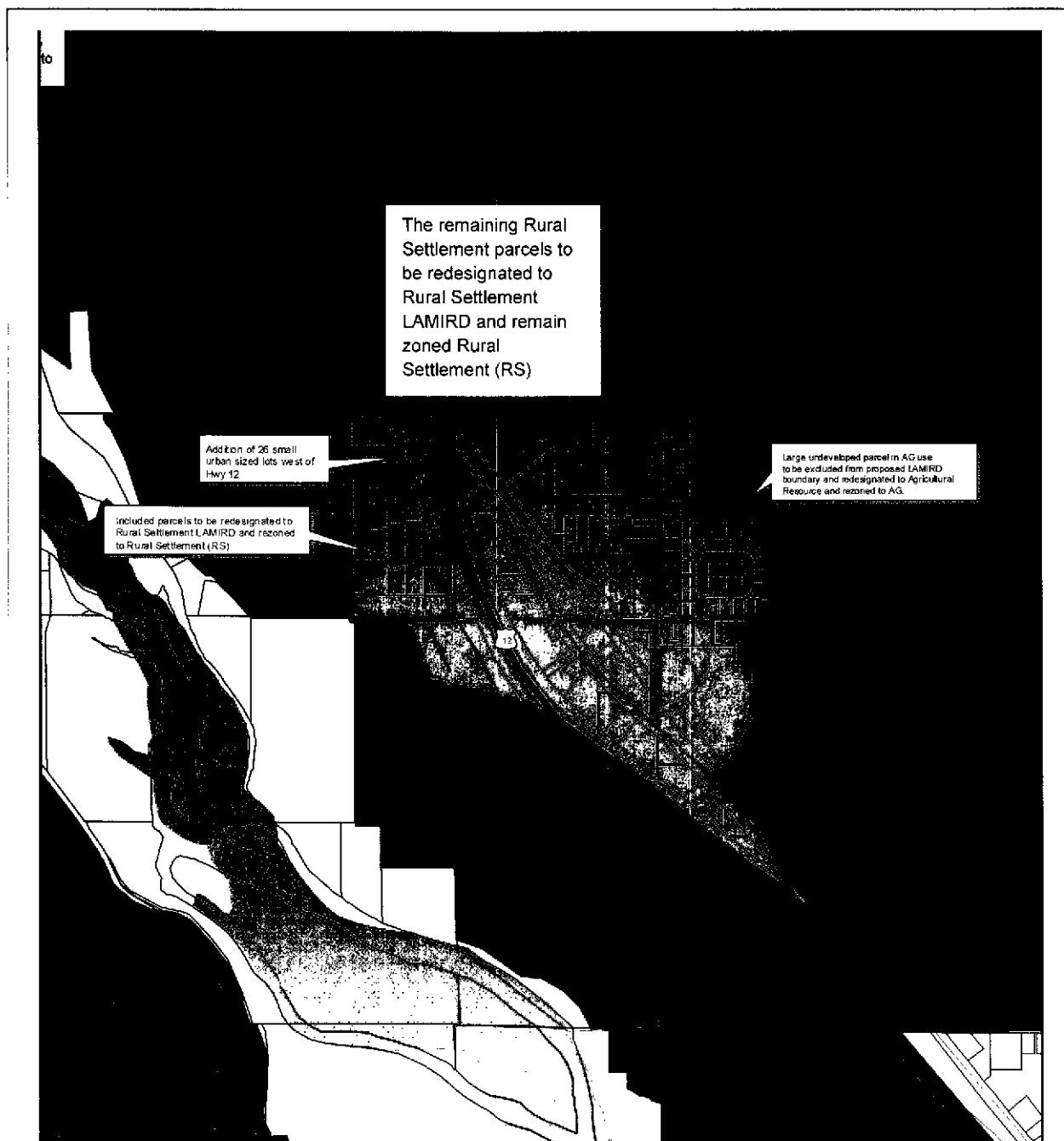


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This map was derived from several databases.  
The County cannot accept responsibility for any errors.  
Therefore, there are no warranties for this product.  
Last update: Sep 24, 2010 RS\_LAMRIDS\_Map\_B







GEOGRAPHIC INFORMATION SERVICES

Proposed Gleed Rural Settlement LAMIRD

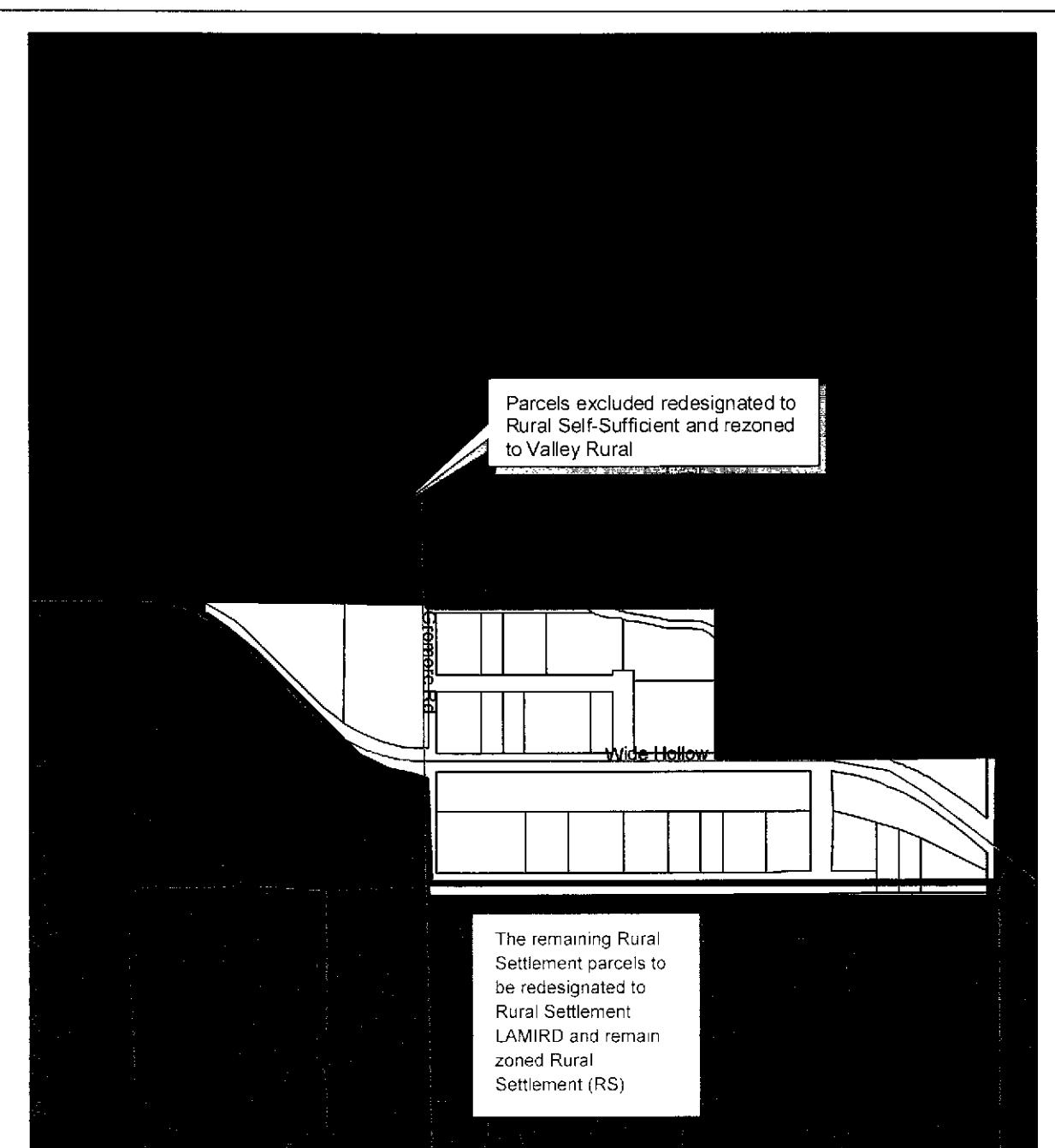
## Map B

Parcel Lot lines are for visual display only. Do not use for legal purposes.

$$T = 500 \text{ feet}$$



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Revised: Sep 24, 2010; RS\_LAMIRODS\_Map\_B



YAKIMA COUNTY

GEOGRAPHIC INFORMATION SERVICES

## Proposed Gromore Rural Settlement LAMIRD

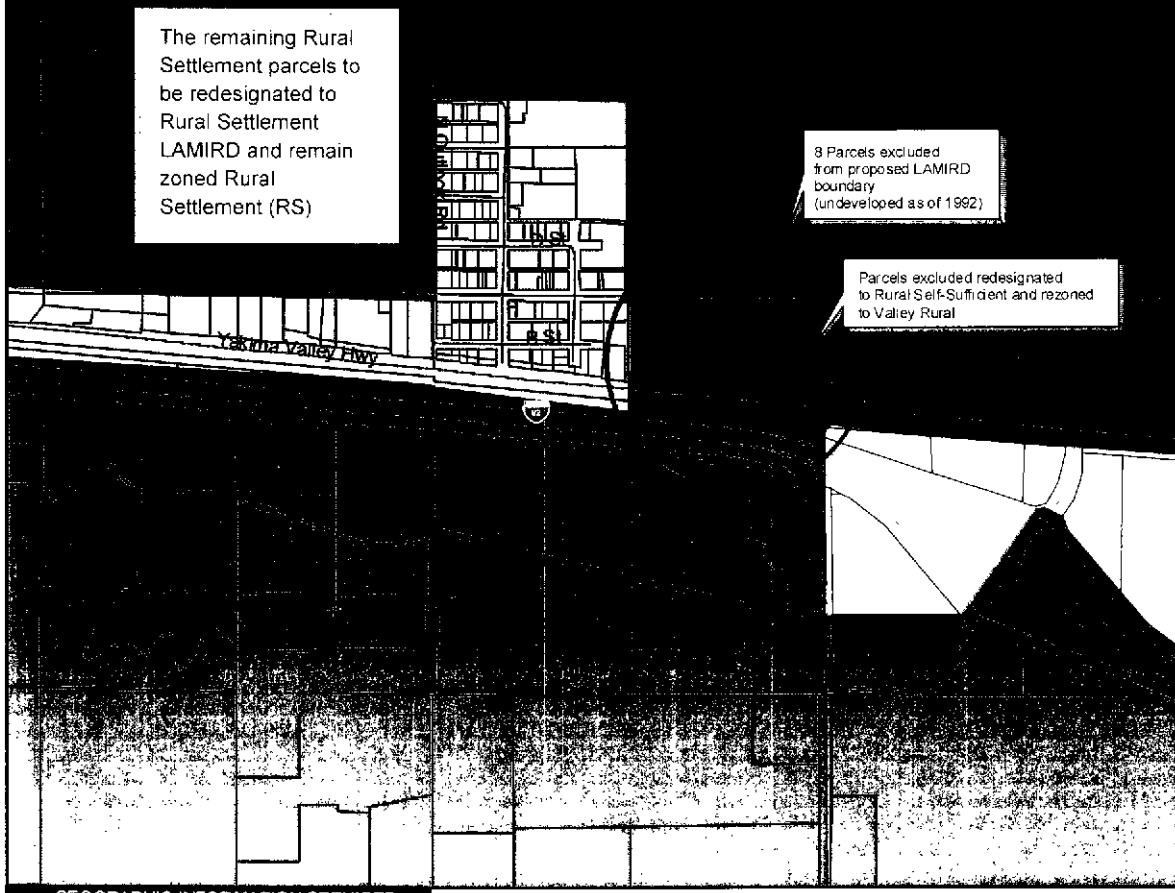
- Town
- Rural
- County Road with no residential lots
- Roads
- Water & Sewer
- Roads
- Water & Sewer
- Irrigation
- Irrigation Canal and Ditch
- Water Well
- Water Well
- Rural Settlement

## Map B

Parcel Lot lines are for visual display only. Do not use for legal purposes.

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YAKIMA COUNTY



## Proposed Outlook Rural Settlement LAMIRD

### Map B

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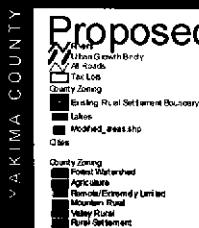


The remaining Rural Settlement parcels to be redesignated to Rural Settlement LAMIRD and remain zoned Rural Settlement (RS)

Large undeveloped AG lot excluded from proposed LAMIRD boundary. Redesignate to Agricultural Resource and rezone to AG

GEOGRAPHIC INFORMATION SERVICES

## Proposed Parker Rural Settlement LAMIRD

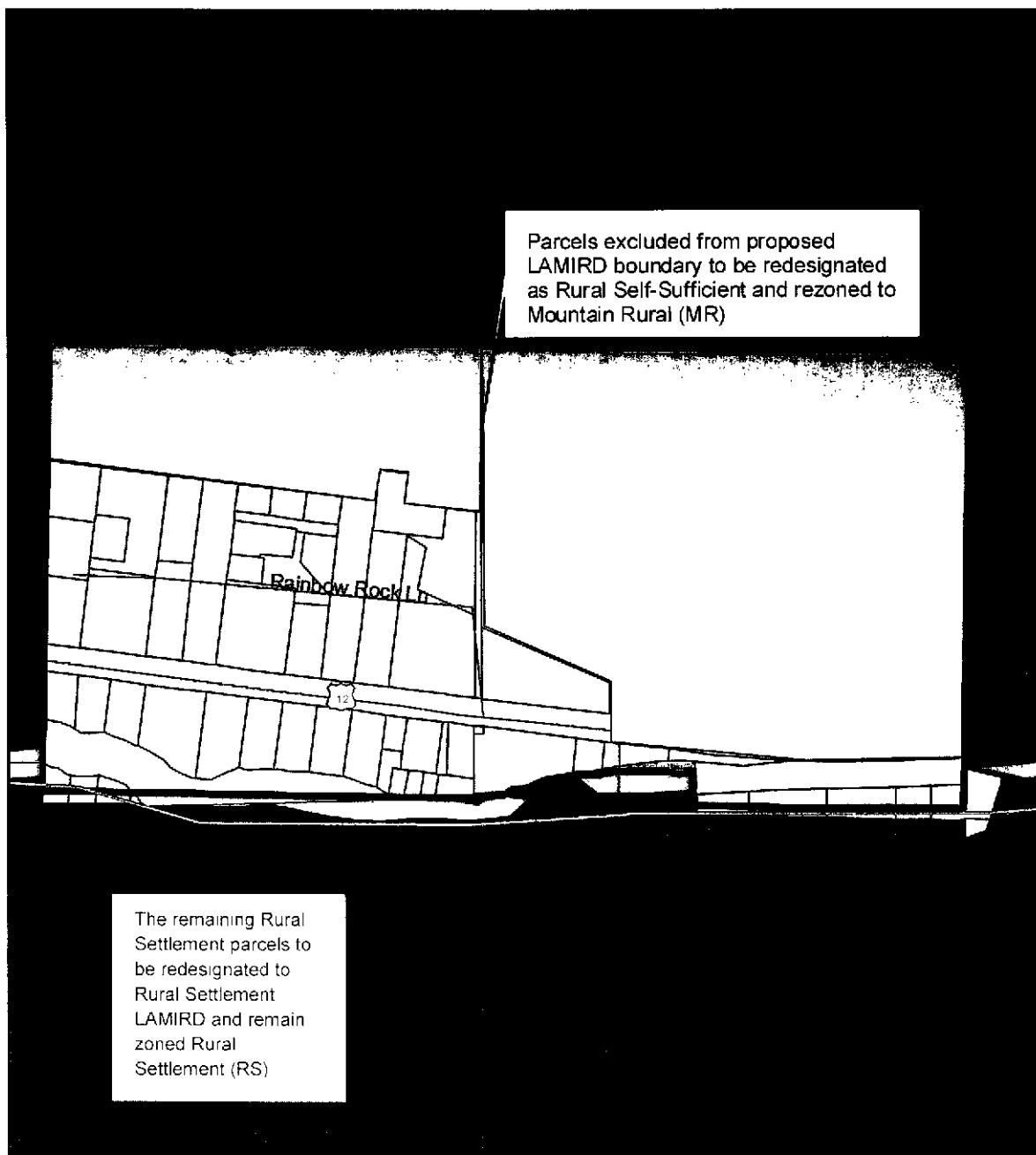


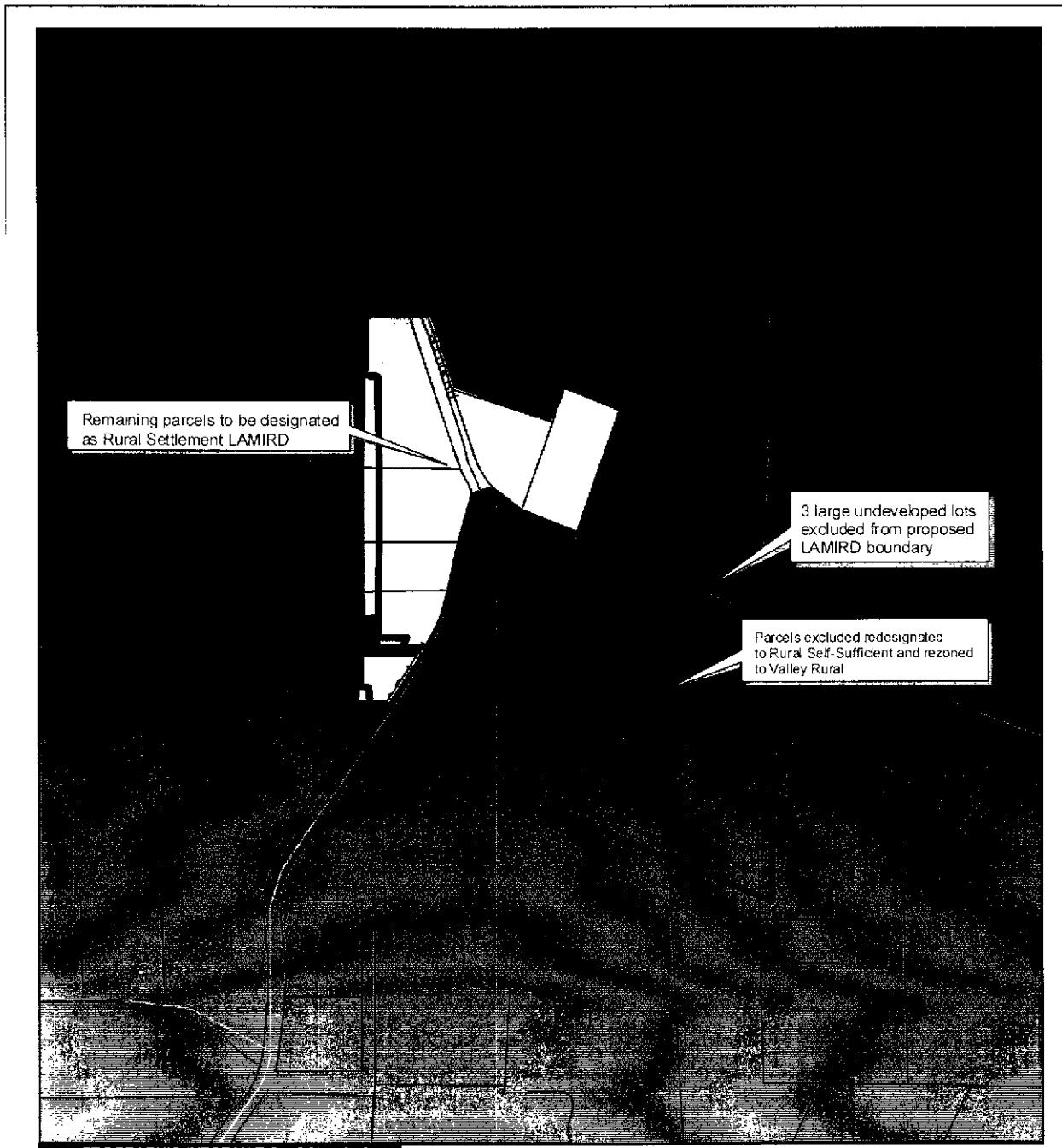
## Map B

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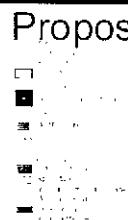
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Therefore, there are no warranties for this product.  
Plot date: Sep 24, 2010; RS\_LAMIRD\_Map B





YAKIMA COUNTY

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## Proposed Tampico Rural Settlement LAMIRD

### Map B

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Map B, the GIS version of the proposed Tampico Rural Settlement LAMIRD. It is not intended for legal purposes. It is the responsibility of the user to verify the accuracy of the information. Therefore, there are no warranties for the proposed Tampico Rural Settlement LAMIRD Map B.



