

**Yakima County Planning Commission
Findings of Fact and Recommendation
November 9, 2022**

IN THE MATTER OF CONSIDERING MAP) **FINDINGS OF FACT AND**
AMENDMENTS TO THE YAKIMA COUNTY) **RECOMMENDATION**
COMPREHENSIVE PLAN – **HORIZON 2040**)
FUTURE LAND USE MAP AND TO THE) File Nos: LRN2022-00002/SEP2022-00004
COUNTY'S OFFICIAL ZONING MAP)
ESTABLISHED BY YAKIMA COUNTY CODE)
(YCC) TITLE 19)
)

WHEREAS, in compliance with the Washington State Growth Management Act (GMA), Chapter 36.70A RCW, the Board of Yakima County Commissioners (Board) adopted the Yakima County Comprehensive Plan – **Horizon 2040** on June 27, 2017, and adopted implementing development regulations – YCC Title 19 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, YCC 16B.10.040(3) establishes that applications for plan amendments, with the exception of Urban Growth Area boundaries (UGA), will be considered on a biennial basis starting in 2013 and must be submitted in writing, to the Planning Division, no later than January 31 in order to be considered for that biennium's amendment process; **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 the minimum requirements for ensuring adequate public notification and opportunities for comment and participation in the amendment process; **and**,

WHEREAS, the public was informed of the opportunity to submit formal applications for site-specific map and text amendments to **Horizon 2040** and text amendments to YCC Title 19 up to January 31, 2022; **and**,

WHEREAS, the Yakima County Planning Division received a site-specific Comprehensive Plan map amendment with concurrent rezone: LRN2022-00002/SEP2022-00004 (Granite/Rowley Family Trust) to reconfigure the Mineral Resource Overlay (MRO) in portions of Area 1 and add the Mining (MIN) zoning district to these areas. Area 1 includes the staff recommend parcel. Area 2 will be removed from the

1 MRO and the existing MIN zoning district will be rezoned Rural-10/5. (See changes on
2 attached maps); **and**,

3
4 **WHEREAS**, on October 12, 2022, Yakima County provided a 60-Day notice to the
5 Department of Commerce, as required by RCW 36.70A.106, on the proposed map
6 amendments to the **Horizon 2040** and YCC Title 19 zoning map; **and**,

7
8 **WHEREAS**, LRN2022-00002/SEP2022-00004 was presented to the Planning
9 Commission for a study session and their review on October 26, 2022; **and**,

10
11 **WHEREAS**, in accordance with said public participation program, a combined
12 Notice of Environmental Review and Open Record Public Hearing was mailed on
13 October 26, 2022, to property owners within ½ miles of the proposed UGA amendment
14 properties and to agencies with environmental expertise; **and**,

15
16 **WHEREAS**, the agent for LRN2022-00002/SEP2022-00004 submitted a signed
17 certification and pictures verifying that the subject site was posted on October 26, 2022,
18 with the Planning Commission public hearing date and location; **and**,

19
20 **WHEREAS**, the Planning Commission conducted a properly advertised and
21 noticed public hearing on November 9, 2022, to hear testimony on the proposed map
22 amendments; **and**,

23
24 **WHEREAS**, the Planning Commission held their deliberations on November 9,
25 2022, immediately after the close of the open record public hearing; **and**,

26
27 **WHEREAS**, the Planning Commission, having carefully considered the staff
28 recommendations, written, and oral testimonies in its deliberations, moved to make the
29 recommendations described below (III. RECOMMENDATION) to the Board of Yakima
30 County Commissioners concerning the proposed map amendments to **Horizon 2040**
31 and YCC Title 19;

32
33 **NOW, THEREFORE**, the Yakima County Planning Commission hereby makes and
34 enters the following:

35 36 37 I. REASONS FOR ACTION

38
39 A 2022 map amendment before the Planning Commission is as follows:

- 40
- 41 1. A fee-paid site-specific Comprehensive Plan map amendment with concurrent
42 rezone that is considered part of the normal Yakima County biennial plan
43 amendment cycle was submitted for review in 2022.
 - 44
 - 45 2. Per RCW 36.70.580, YCC 16B.10.040, and YCC 19.36.040, the Planning Commission
46 must hold an open record public hearing on any legislative map amendments
47 before providing a recommendation to the Board.
 - 48

1 3. Following public testimony and deliberations, the Planning Commission made
2 recommendations on the proposed amendments.
3
4

5 II. FINDINGS OF FACT 6

7 -1-

8 Yakima County, in compliance with the Washington State Growth Management Act
9 (GMA), Chapter 36.70A RCW, the Board of Yakima County Commissioners adopted the
10 Yakima County Comprehensive Plan – **Horizon 2040**, on June 27, 2017, and adopted
11 development regulations – Title 19, on May 5, 2015; and
12

13 -2-

14 On or around December 3, 2021, a notice of availability of Comprehensive Plan map &
15 text and development regulation text amendment applications was published in the
16 Yakima Herald-Republic and on the Yakima County Public Services webpage, and
17 posted at the Planning Division and County building. Applications were due to the
18 Planning Division no later than 4:00 p.m. on January 31, 2022, for consideration in the
19 2022 biennial amendment cycle.
20

21 -3-

22 Yakima County staff provided a 60-Day notice to the Department of Commerce on
23 October 12, 2022, for Comprehensive Plan map amendments LRN2022-00002/SEP2022-
24 00004.
25

26 -4-

27 On October 26, 2022, the Yakima County Planning Commission held a Study Session on
28 the proposed map changes.
29

30 -5-

31 On October 26, 2022, a combined Notice of Environmental Review and Open Record
32 Public Hearing for the fee-paid site-specific map amendment scheduled for November
33 9, 2022, was mailed to the applicants, surrounding property owners within 1/2 mile and
34 to agencies, in addition to publishing the combined notice in the Yakima Herald-
35 Republic.
36

37 -6-

38 The applicant's agent submitted a signed certification and pictures verifying that the
39 subject site for LRN2022-00002/SEP2022-00004 was posted on October 26, 2022, with the
40 Planning Commission public hearing date and location.
41

42 -7-

43 The Planning Commission accepted oral and written comments at a properly
44 advertised public hearing held on November 9, 2022, on the proposed map
45 amendment to **Horizon 2040** and the YCC Title 19 zoning map.
46

47 -8-

1 The hearing was closed to all oral and written public testimony and the Planning
2 Commission held their deliberations immediately after the close of the open record
3 public hearing on November 9, 2022, regarding LRN2022-00002/SEP2022-00004.
4
5

6 **III. RECOMMENDATION**

7


8 The findings for the proposed amendments are as follows:
9

- 10
- 11 • LRN2022-00002/SEP2022-00004 (Granite/Rowley Family Trust): The request is to
12 reconfigure the Mineral Resource Overlay (MRO) in portions of Area 1 and add
13 the Mining (MIN) zoning district to these areas. Area 1 includes the staff
14 recommend parcel. Area 2 will be removed from the MRO and the existing MIN
15 zoning district will be rezoned rural-10/5. (See changes on attached maps).

16 **Therefore, the Planning Commission recommended in a 5 to 0 vote in favor of**
17 **APPROVING the proposed Comprehensive Plan map amendment and**
18 **concurrent rezone.**
19
20

1
2 Voting in favor of the findings and recommendations:
3

4 Doug Mayo, Chair



5
6 Kyle Curtis, Vice Chair

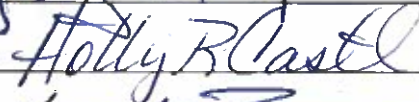


7
8 Michael Shuttleworth

9
10 Jerry Craig



11
12 Holly Castle



13
14 Robert Tree



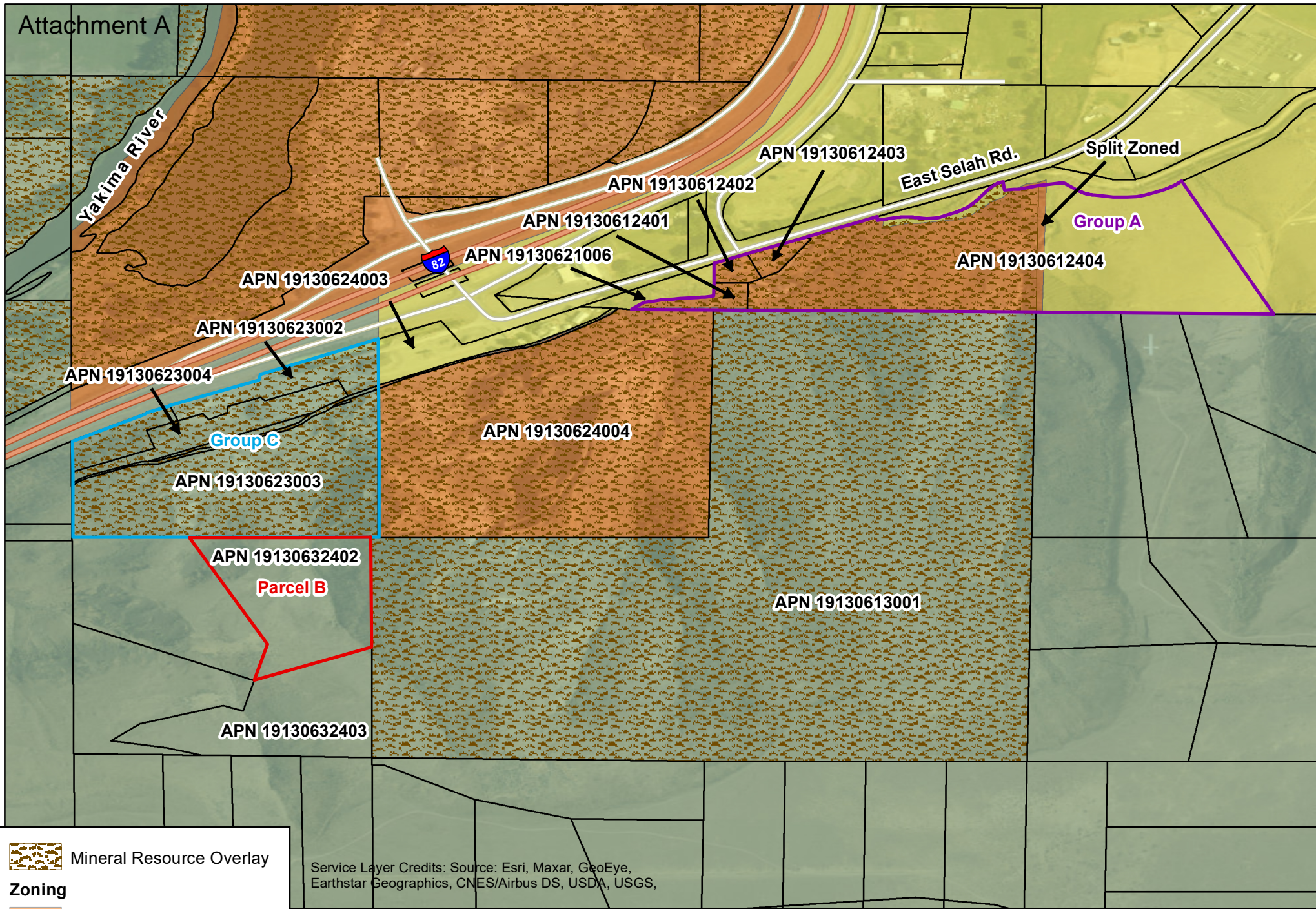
15
16 Vacant
17
18
19

20 Attest:



21
22 Noelle R. Madera, Secretary
23

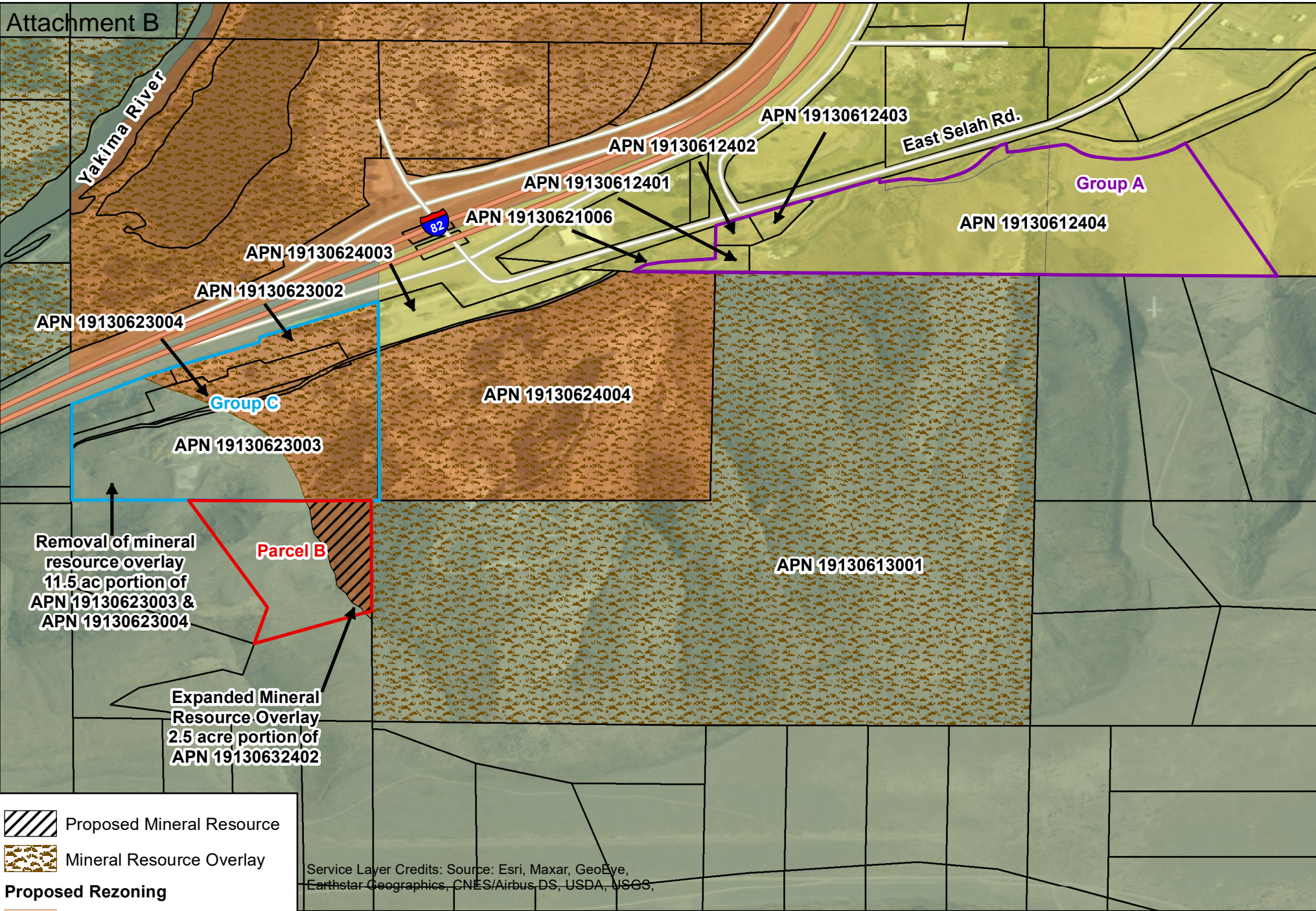
24 Dated: November 9, 2022
25



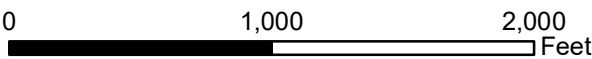
Existing East Selah Mineral Lands Amendment & Rezone

0 1,000 2,000
Feet

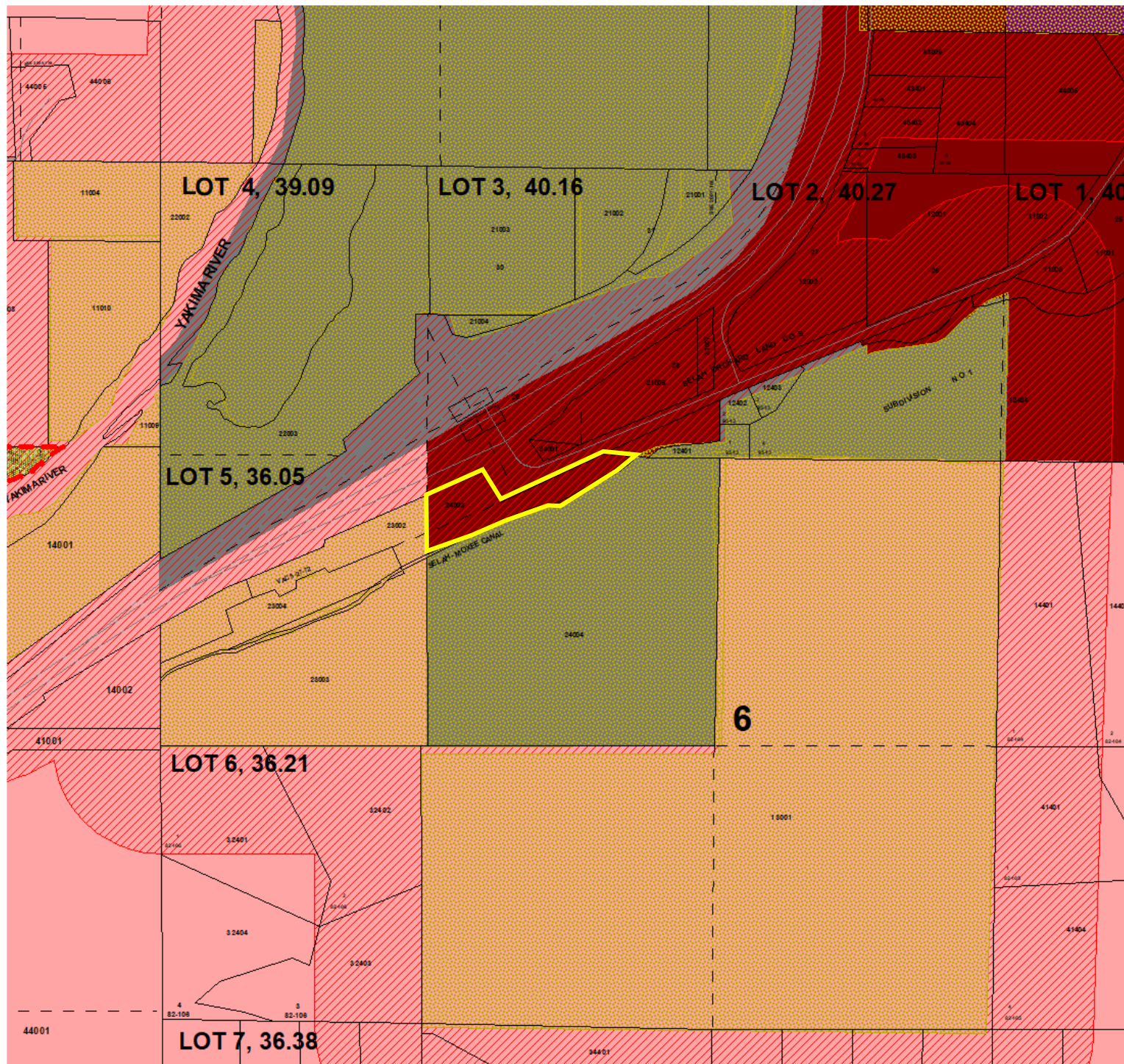




Proposed **East Selah Mineral Lands Amendment & Rezone**



Attachment C



YAKIMA COUNTY
GEOGRAPHIC INFORMATION SERVICES

LRN22-002/SEP22-004
Granite Map Amendment

Current Zoning

Subject Parcel
191306-24003

Mineral Resource Sites - 500 Ft Buffer

Mineral Resource Overlay
Note: Dots Indicate Remote Sites

County Zoning

- Forest Watershed
- Agriculture
- Remote/Extremely Limited
- Rural-10/5
- Rural Transitional
- Rural Settlement
- Highway/Tourist Commercial
- Mining
- Master Planned Development Overlay
- Planned Development (Ord. 8-1974)
- Suburban Residential
- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Professional Business
- Local Business
- Small Convenience Center
- Large Convenience Center
- General Commercial
- Light Industrial
- Federal Land/Tribal Trust
- Yakima Nation Closed Area

2021 Ortho-photo mosaic
taken April 2021

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

0 400 800 Feet
1"= 638 feet

Yakima County GIS

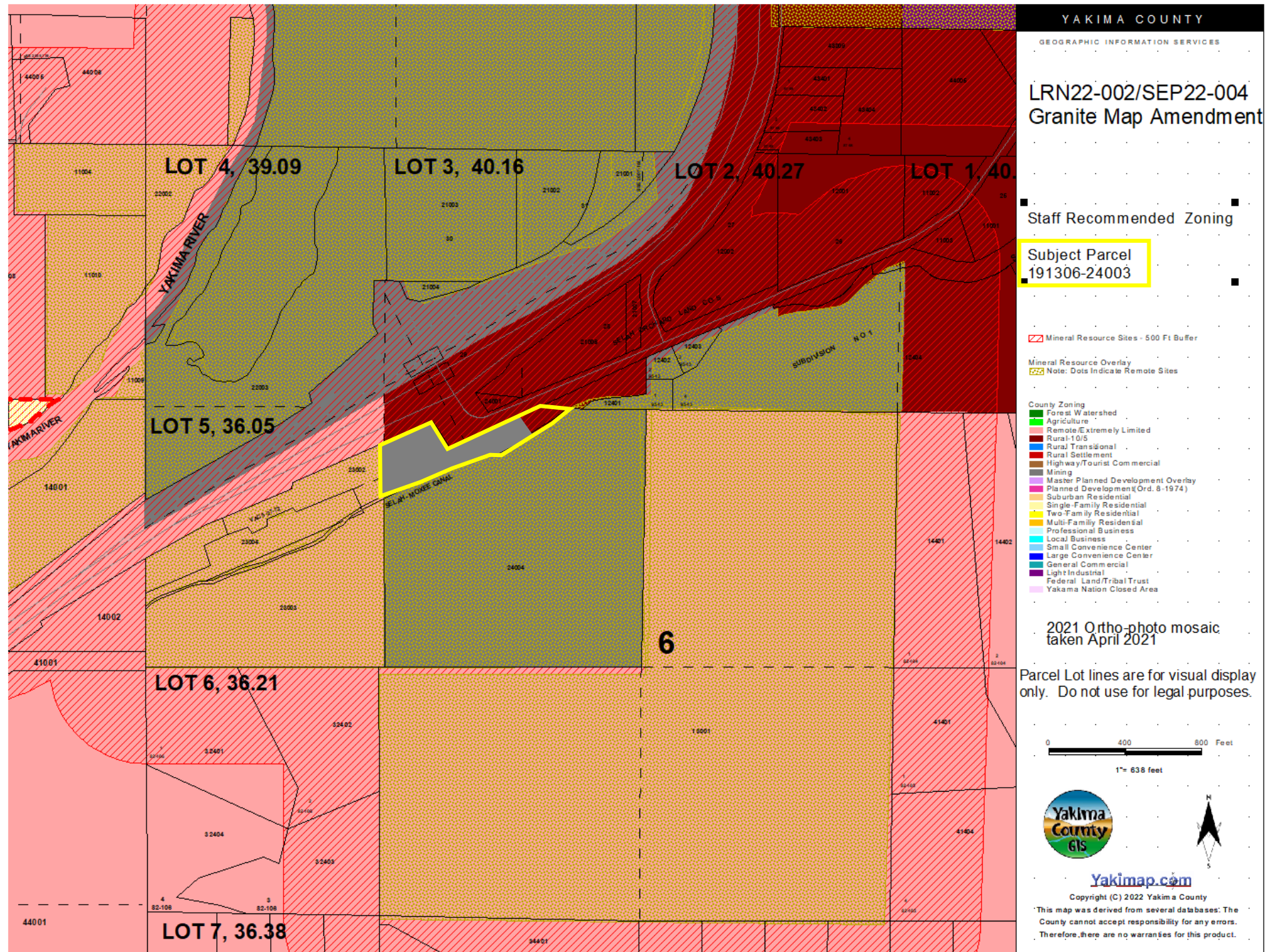
Yakimap.com

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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.

Plot date: Nov 8, 2022; Staff Recommended Parcel

Attachment C



Attachment C

