

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**,

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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**,

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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**,

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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:

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36
37 **I. REASONS FOR ACTION**

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

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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.

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

II. FINDINGS OF FACT

- 1 -

Yakima County, 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 – **Horizon 2040**, on June 27, 2017, and adopted development regulations – Title 19, on May 5, 2015; and

-2-

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

-3-

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

-4-

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

-5-

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

-6-

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

-7-

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

-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.

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5

6 **III. RECOMMENDATION**

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8 The findings for the proposed amendments are as follows:

9

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

15

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 Voting in favor of the findings and recommendations:

2 Doug Mayo, Chair Doug Mayo

3 Kyle Curtis, Vice Chair Kyle Curtis

4 Michael Shuttleworth

5 Jerry Craig Jerry Craig

6 Holly Castle Holly R Castle

7 Robert Tree R. Tree

8 Vacant

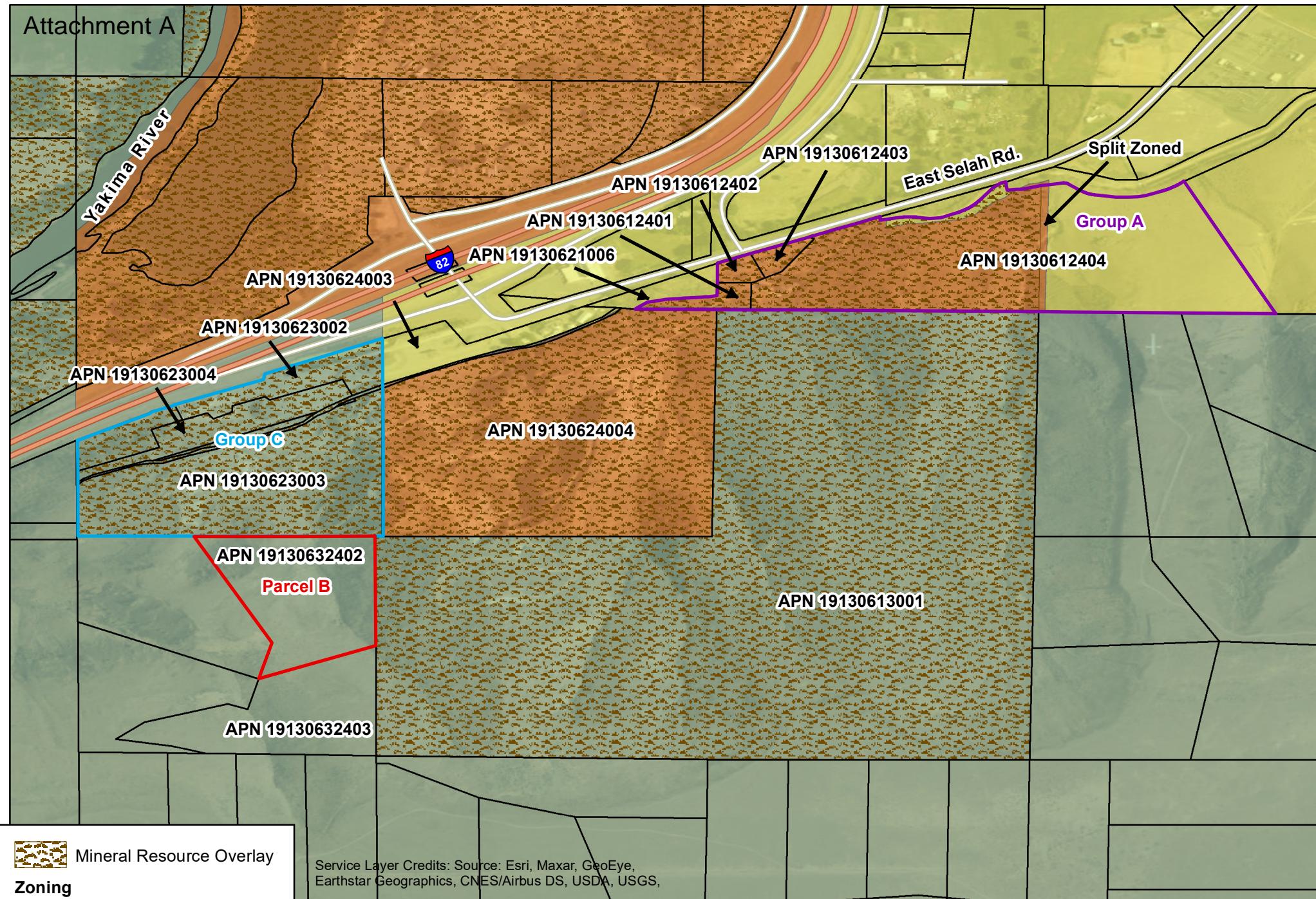
9 Attest:

N. Mader

10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25
Noelle R. Madera, Secretary

Dated: November 9, 2022

Attachment A



Existing East Selah Mineral Lands Amendment & Rezone

Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS,

Zoning

Mining

Remote/Extremely Limited

Rural-10/5

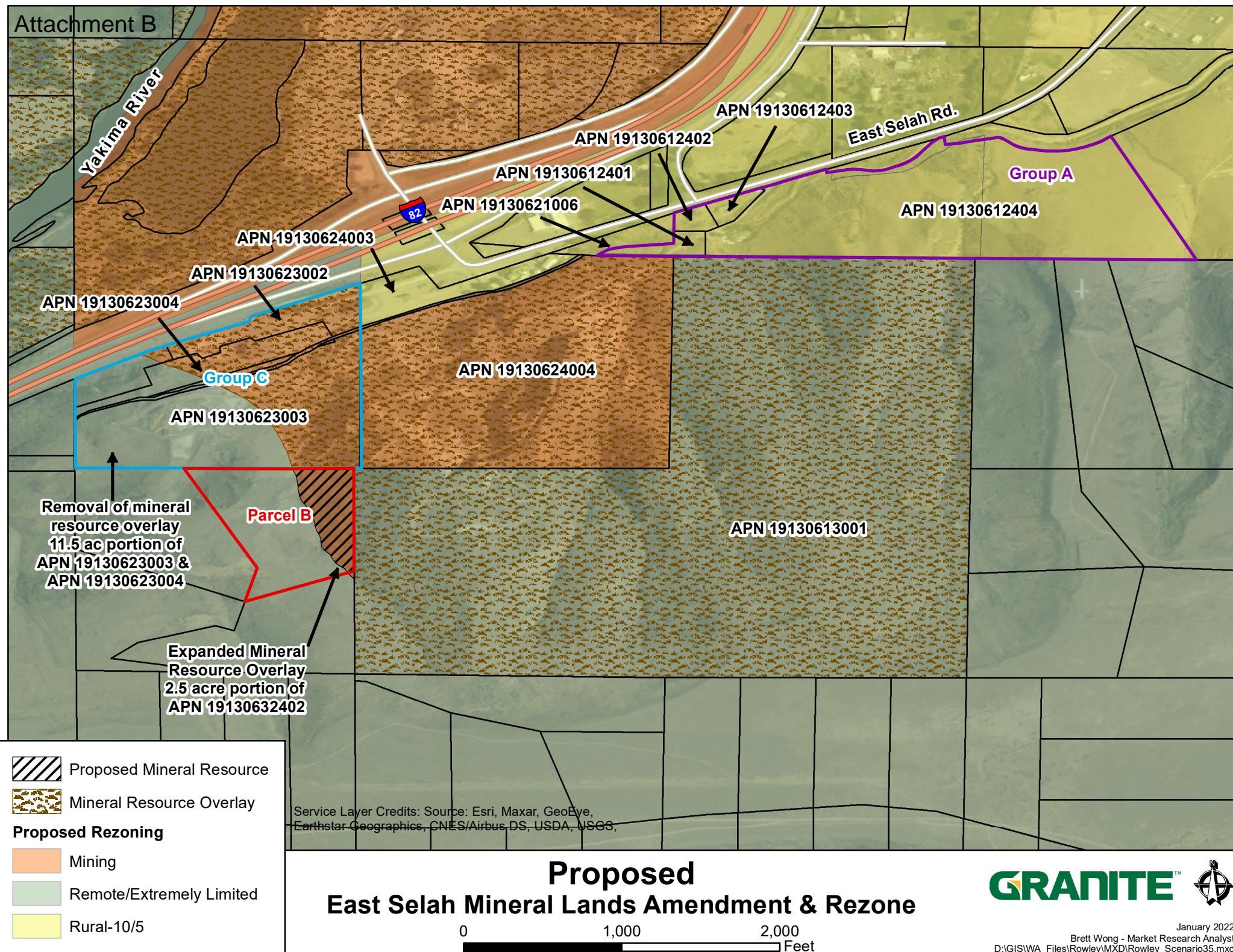
GRANITE



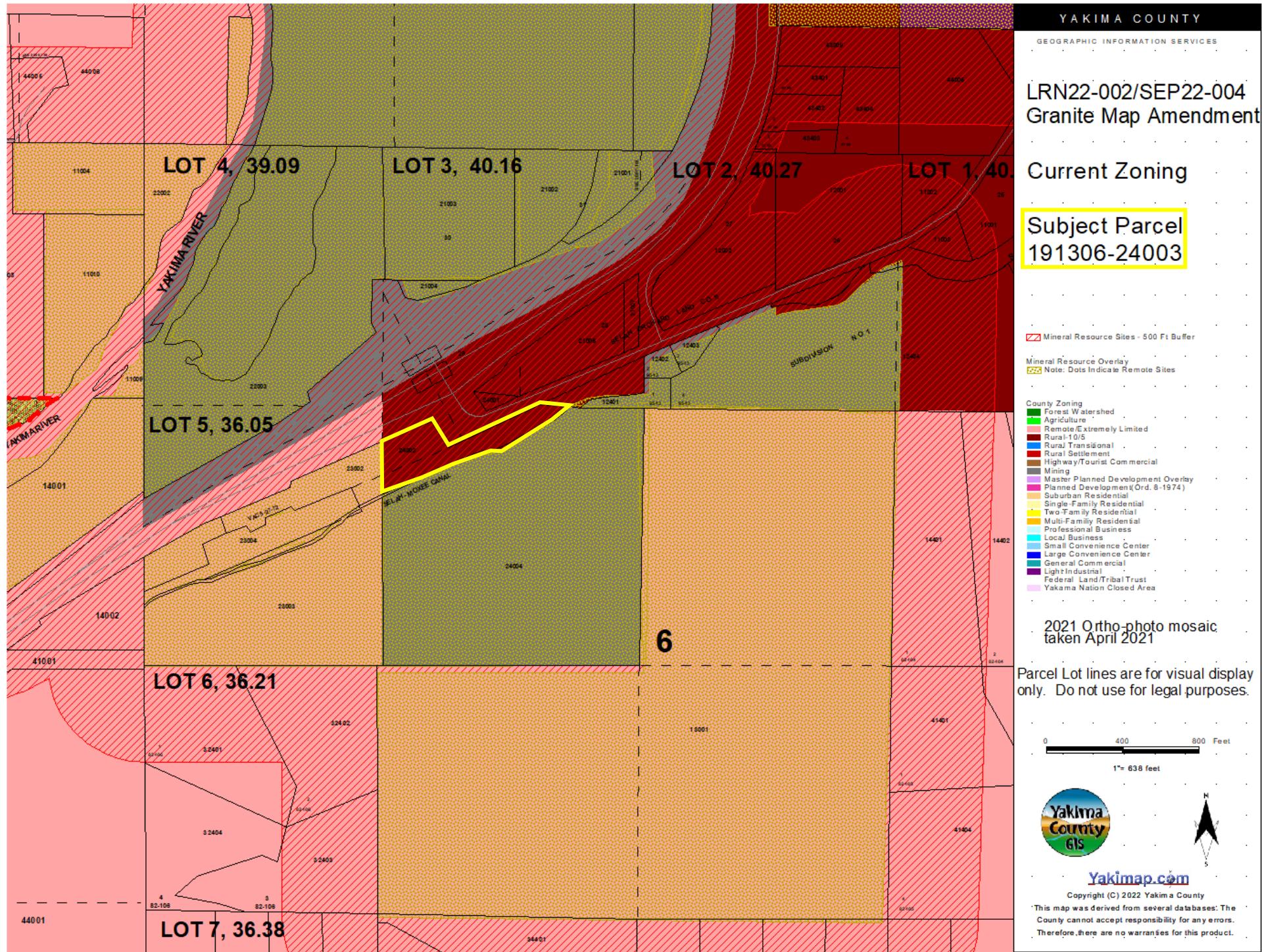
January 2022

Brett Wong - Market Research Analyst

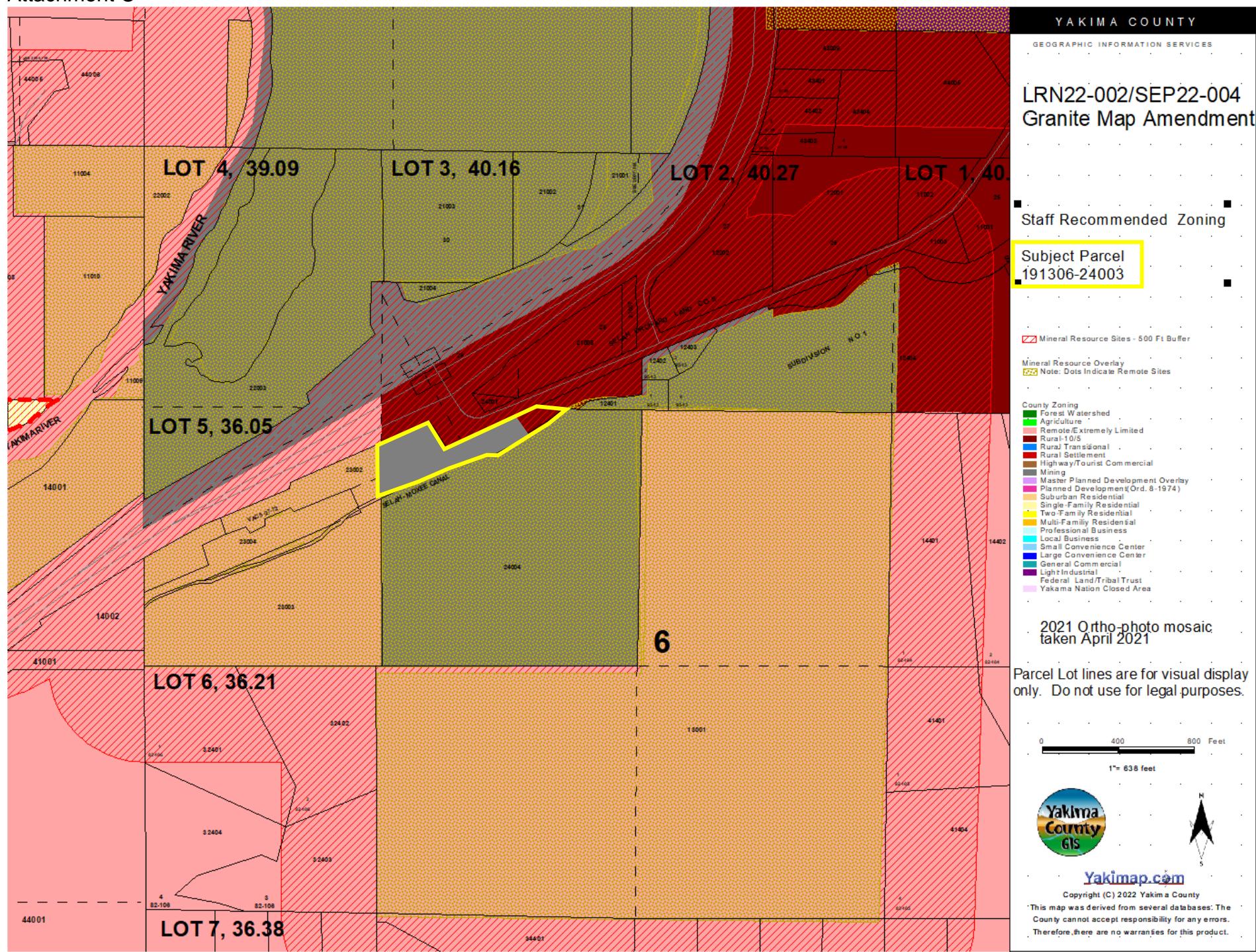
Attachment B



Attachment C



Attachment C



Plot date: Nov 8, 2022; Staff Recommended Parcel

Attachment C

