



COMPREHENSIVE PLAN MAP AMENDMENT SUBMITTAL FORM AND CHECKLIST

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Final
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This packet is designed to assist you in preparing a map amendment request to the Yakima County Comprehensive Plan – **Horizon 2040**. Requests must be submitted to Yakima County Public Services - Planning Division, First Floor Yakima County Courthouse at 128 N. 2nd Street, Yakima, WA 98901, prior to the published deadline date which is the last business day in January, Monday through Friday, during business hours between 8:00 am to 4:00 pm, except holidays. Items received after the January deadline may be processed in the next biennial amendment cycle.

Required Attachments Checklist: Include the following information with your application. Application's without the required information will not be accepted.

1. Fee per adopted schedule Yakima County Code (YCC) Table 20.01.070-5.

2. Map(s) of the subject parcel(s) including the following information clearly indicated:

(Maps are to be 8.5x11 or 11x17 landscape, color, legend with applicant name and parcel number(s), features properly labeled, to scale, with a north arrow. Yakima County GIS can provide you with all the required maps.)

- a. Features include roads, existing structures, and infrastructure (i.e. utility and access easements, driveway(s), wells, septic drain fields, etc.)
- b. Vegetation (include general types and areas)
- c. Known shorelines and critical areas (wetlands, streams, rivers, lakes, drainages, geologic hazards, wildlife habitat areas, floodways, and floodplains)
- d. Current plan designations and zoning of the subject and adjacent properties

3. WRITTEN NARRATIVE (Site Specific) to include the following:

- a. Existing and historic land use
- b. Soil types (general description)
- c. Current sewage disposal and water supply
- d. Suitability of the site as resource lands (if currently designated as agriculture, mining, and forestry)
- e. Any known cultural, archaeological or historic resources
- f. Any previous land use permit activity (under current ownership)
- g. The availability of public facilities and utilities (such as roads, sewer, water, and other public services)

4. WRITTEN NARRATIVE detailing the reason(s) for the proposed plan amendment by addressing the plan amendment YCC 16B.10.095 Approval Criteria below. Amendments to Comprehensive Future Land Use Map may only be considered after all of the following criteria are considered.

(1) The following criteria shall be considered in any review and approval of amendments to Yakima County Comprehensive Plan Policy Plan Maps:

- (a) The proposed amendment is consistent with the Growth Management Act and requirements, the Yakima County Comprehensive Plan - **Horizon 2040**, applicable city comprehensive plans, applicable capital facilities plans, and official population growth forecasts and allocations;
- (b) The site is more consistent with the criteria for the proposed map designation than it is with the criteria for the existing map designation;
- (c) The map amendment or site is suitable for the proposed designation and there is a lack

of appropriately designated alternative sites within the vicinity;

(d) For map amendment, substantial evidence or a special study has been furnished that compels a finding that the proposed designation is more consistent with comprehensive plan policies than the current designation;

(e) To change a resource designation, the plan map amendment must be found to do one of the following:

- (i) Respond to a substantial change in conditions beyond the property owner's control applicable to the area within which the subject property lies; or
- (ii) Better implement applicable comprehensive plan policies than the current map designation; or
- (iii) Correct an obvious mapping error; or
- (iv) Address an identified deficiency in the plan. In the case of resource lands, the applicable de-designation criteria in the mapping criteria portion of Chapter 5 - Land Use Element of **Horizon 2040**, shall be followed. If the result of the analysis shows that the applicable de-designation criteria have been met, then it will be considered conclusive evidence that one of the four criteria in paragraph (e) has been met. The de-designation criteria are not intended for, and shall not be applicable when resource lands are proposed for re-designation to another Economic Resource land use designation;

(f) A full range of necessary public facilities and services can be adequately provided in an efficient and timely manner to serve the proposed designation. Such services may include water, sewage, storm drainage, transportation, fire protection, and schools;

(g) The proposed future land use map amendment will not prematurely cause the need for, nor increase the pressure for additional plan map amendments in the surrounding area.

(2) The following criteria shall be considered in any review and approval of changes to Urban Growth Area (UGA) boundaries:

(a) Land Supply:

- (i) The amount of buildable land suitable for residential and local commercial development within the incorporated and the unincorporated portions of the Urban Growth Areas will accommodate the adopted population allocation and density targets;
- (ii) The amount of buildable land suitable for purposes other than residential and local commercial development within the incorporated and the unincorporated portions of the Urban Growth Areas will accommodate the adopted forecasted urban development density targets within the succeeding twenty-year period;
- (iii) The Planning Division will use the definition of buildable land in YCC 16B.02.045, the criteria established in RCW 36.70A.110 and .130 and applicable criteria in the Comprehensive Plan and development regulations;
- (iv) The Urban Growth Area boundary incorporates the amount of land determined to be appropriate by the County to support the population density targets;

(b) Utilities and services:

- (i) The provision of urban services for the Urban Growth Area is prescribed, and funding responsibilities delineated, in conformity with the comprehensive plan, including applicable capital facilities, utilities, and transportation elements, of the municipality;
- (ii) Designated Ag. resource lands, except for mineral resource lands that will be reclaimed for urban uses, may not be included within the UGA unless it is shown that there are no practicable alternatives and the lands meet the de-designation criteria set forth in the comprehensive plan.

(3) Land added to or removed from Urban Growth Areas shall be given appropriate policy plan map designation and zoning by Yakima County, consistent with adopted comprehensive plan(s).

5. Completed and signed SEPA ENVIRONMENTAL CHECKLIST, including Supplemental Sheet for Non-Project Actions (including required fee).