



COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS AMENDMENT CYCLE BULLETIN AND FAQ'S

Final
Revised 12/21/23

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General Information about Pre-Application Meetings

A pre-application meeting is required prior to submittal of a plan amendment application or development regulation amendment request. The forms to schedule a meeting are available online at <https://www.yakimacounty.us/2881/Biennial-Amendment-Forms> or the Yakima County Public Services - Planning Division, First Floor Yakima County Courthouse at 128 N. 2nd Street, Yakima, WA. 98901, Monday through Friday, during business hours between 8:00 am to 4:00 pm, except holidays. This meeting gives the applicant and staff the opportunity to ask specific questions related to the proposal to help ensure that the application or request will be complete when submitted. Additional information may be required after review of your application.

General Information about Comprehensive Plan Amendments

Applications for comprehensive plan map and text amendments to the Yakima County Comprehensive Plan – **Horizon 2040** must be submitted to the Yakima County Public Services – Planning Division by the last business day in January, the published deadline, in order to be considered for that year's amendment process. Listed below are the required documentation.

Comprehensive Plan Map Amendment Application Packet

1. Comprehensive Plan Map Amendment Submittal Form and Checklist
2. Comprehensive Plan Amendment (Text or Map) Purpose and Procedures
3. General Application Form
4. Fee Schedule
5. SEPA Environmental Checklist

Comprehensive Plan Text Amendment Request Forms

1. Comprehensive Plan Text Amendment Instructions and Checklist
2. Comprehensive Plan Amendment (Text or Map) Purpose and Procedures
3. Comprehensive Plan Text Amendment Request Form
4. General Application Form
5. Fee Schedule
6. SEPA Environmental Checklist (fee is only collected if docketed)

General Information about Development Regulation Amendments

Official requests submitted to Yakima County Planning Division for amendments to Yakima County Development Regulations using the appropriate forms listed below and submitted prior to the last business day of January, the published deadline.

Development Regulation Text Amendment Request Forms

1. Development Regulation Text Amendment Instructions and Checklist
2. Development Regulation Text Amendment Request Form
3. General Application Form
4. Fee Schedule
5. SEPA Environmental Checklist (fee is only collected if docketed)

Q: Why do we plan?

A: The purpose of planning is to ensure that Yakima County's excellent quality of life will continue in a cost-efficient manner. Through the planning process, county residents, business owners and community organizations help shape Yakima County's land use and open space pattern. A well-planned community provides compatible land uses, as well as transportation networks, public facilities, and natural resource lands. In addition, a well-planned community protects its environmental and heritage resources. Planning helps to ensure that Yakima County continues to be attractive, safe, and prosperous.

Q: What is the Comprehensive Plan?

A: The Yakima County Comprehensive Plan – **Horizon 2040** is required by state law to be used as a guide to decision-making about the natural and built environment by the Board of Yakima County Commissioners, and others such as the Planning Commission. It is also a guide for the Planning Division staff and the public to use in the planning process. **Horizon 2040** consists of general county-wide goals and policies on land use, transportation, housing, natural settings, natural hazards, economic development, utilities, capital facilities plan, intergovernmental coordination, parks, and open space. **Horizon 2040** recommends how land should be used and developed in the future. The Future Land Use Map illustrates the recommended land uses but must be used with the goals and policies to fully understand what is planned. The Unified Land Development Code, Critical Areas Ordinance, and Shoreline Master Program implement the plan's goals and policies through specific regulations that guide land use and development.

Q: What's the difference between a Comprehensive Plan and Zoning?

A: **Horizon 2040** establishes the County's land use policy that informs how the Development Regulations are written. Zoning is part of the County's Development Codes that regulates the type, scale, and intensity of development which may occur in the specific zoning districts. To fully understand how a parcel of land can be used, you first need to know how the land is planned in the Comprehensive Plan, and then determine how the land is zoned. Just as changing **Horizon 2040** for a parcel of land requires a Plan amendment, changing the zoning for that parcel requires a rezone. When both are changed simultaneously it is called a Major Rezone.

Q: Can the Comprehensive Plan be changed?

A: Yakima County will accept applications for amendments to the plan text or Future Land Use Map every even year for the biennial amendment cycle. Planning Division staff will review the proposed amendments and manage a public review process that includes public hearings before the Planning Commission and the Board of Yakima County Commissioners. The Board will deliberate and vote to either adopt, deny, or modify the amendments to change the **Horizon 2040**.

Q: Who can help me understand what is planned for my property?

A: You may call or visit the Planning Division. No appointment is needed. A Planner can explain what the Land Use Designation and Zoning are for your property and tell you if there have been any recent Plan amendments that may affect the property or surrounding area. Please call at (509) 574-2300, email longrangeplanning@co.yakima.wa.us or stop by the Yakima County Public Services Department at 128 N. 2nd Street, Yakima, WA 98901.