	COMPREHENSIVE PLAN MAP AMENDMENT	
	CASE NUMBER(S): LRN2024-00001	
	STAFF REPORT DRAFTED BY: Olivia Story	
	June 3, 2024	

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Applicant:	Daniel Kandle		
Request:	Type of Amendment:	Comprehensive Plan Map Amendment	
	Land Use Designation	From:	Rural Remote/ELDP
		To:	Rural Self-Sufficient
	Zoning	From:	R/ELDP
		To:	R-10/5
Parcel No:	151503-41407		
Parcel Size:	38.32-acres		
Location:	1060 Nile Road, Naches, WA 98937. The subject property contains frontage along Nile Road and is located about a mile northwest of the State Route 410 and Nile Road intersection. The property is approximately 12 miles northwest of the Town of Naches.		

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A. SUMMARY OF REQUEST AND RECOMMENDATIONS

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Staff recommends Approval of the requested comprehensive plan amendment from Rural Remote/Extremely Limited Development Potential (RR/ELDP) to Rural Self-Sufficient (RSS) and Approval of the concurrent rezone from Remote/Extremely Limited Development Potential (R/ELDP) to Rural 10/5 (R-10/5), subject to consideration of testimony from neighbors and interested parties.

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B. SUBJECT PROPERTY HISTORY

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The entire subject property was zoned Forest-Watershed (FW) prior to the adoption of the Yakima County Comprehensive Plan in 1997, which designated the subject property Forest Resource. In February 2000, it was re-zoned from Forest-Watershed (FW) to R/ELDP to be consistent with and implement the Comprehensive Plan. A Certificate of Occupancy was issued for a single-family residence on August 8, 2018 (BLD2016-00534). On January 29, 2024, an application for a major rezone was received (LRN2024-00001).

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C. PUBLIC COMMENT

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A combined Notice of Application and Notice of Future Hearing was mailed to adjoining property owners with the comment period ending on May 1, 2024. A comment was received from a neighboring property owner. Generally, their comments relate to the lack of suitable public facilities and services, as well as the impact of residential development on the surrounding natural habitats and increased soil erosion potential. The comment letter can be found in Attachment A.

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1 **D. CURRENT COMPREHENSIVE PLAN DESIGNATIONS, ZONING, AND LAND USE**

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The current Yakima County Comprehensive Plan - **Horizon 2040** designations, zoning, and land uses for the subject property and adjoining parcels are indicated in the table below:

Location	Zoning	Comp Plan	Acres	# of Parcels	Land Use
Subject property	R/ELDP	RR/ELDP	38.32	1	Single-Family Residence
North of the subject property	R/ELDP	RR/ELDP	11.38	1	Single-Family Residence
South of the subject property	FW	FR	636	1	Forest Service
East of the subject property	R/ELDP	RR/ELDP	30.19	1	Single-Family Residence
West of the subject property	R/ELDP	RR/ELDP	119.62	1	Vacant
Southwest of the subject property	R-10/5	RSS	13.70	1	Vacant and River

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6 **E. INTENT OF PLAN DESIGNATIONS AND ZONES (CURRENT AND PROPOSED)**

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• **Current Land Use Designation – Rural Remote/Extremely Limited Development Potential - RR/ELDP:**

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Properties within the RR/ELDP designation are intended “to implement Growth Management Act Planning Goals directed toward reducing sprawl, protecting the environment, and retention of open spaces. **Horizon 2040** recognizes and maintains remote rural and extremely limited development potential area development at a level consistent with environmental constraints, carrying capacity of the land and service availability. This land use category is intended to be applied in areas which are suitable for low development densities (e.g., one residence per quarter quarter section), due to a combination of physical or locational factors: The cost of extending or maintaining roads and services to these areas is often prohibitive, given inaccessibility and challenging geographical features, such as: natural hazard potential (excessive or unstable slopes, soil constraints, topographic or flooding characteristics, wildfire potential); or remote location (outside of expected rural fire service area, lack of all-weather access, depth to groundwater). These areas may also include public values covered by Statute (e.g., protection of shorelines or critical areas features such as sensitive fish and wildlife habitats).”

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- 1 • **Current Zoning – Remote/Extremely Limited Development Potential - R/ELDP:**
 2 Properties in the R/ELDP Zoning District are intended “to recognize areas and allow development
 3 consistent with service availability and environmental constraints in remote areas and other
 4 places with extremely limited development potential.”
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- 6 • **Proposed Land Use Designation – Rural Self-Sufficient:**
 7 Properties within the RSS designation are intended “to implement Growth Management Act
 8 Planning Goals related to reducing sprawl, protecting the environment, and providing adequate
 9 facilities and services commensurate with the density of development. The Rural Self-Sufficient
 10 category provides a broad choice of areas within rural Yakima County where an independent and
 11 private lifestyle can be sustained on acreage homesites. This category is intended to maintain
 12 rural character by establishing lot sizes which will make feasible individual wells and septic
 13 systems on each parcel, and by minimizing conflicts with adjoining or nearby resource land uses
 14 through buffers and special setbacks that will permit farm, forestry, and mineral resource uses to
 15 continue. The category provides density incentives to encourage development where fire
 16 protection services and hard-surfaced County Roads or State Routes are available. The Rural Self-
 17 Sufficient category also provides for flexible parcel sizing or clustering to encourage development
 18 that more effectively uses the site to reduce infrastructure and service costs. These lands are
 19 generally found at the periphery of Urban Growth Areas and Rural Transitional areas separating
 20 designated farm or forest lands and the remote rural and developmentally constrained lands.”
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- 22 • **Proposed Zoning – Rural-10/5 – R-10/5:**
 23 Properties in the R-10/5 Zoning District are intended “to maintain rural character and provide
 24 density incentives to encourage development where fire protection services and access to roads
 25 with a paved or other hard surface are available” (YCC 19.11.030(1)(b)).
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27 **F. PLAN MAP AMENDMENT AND MAJOR REZONE APPROVAL CRITERIA**

28 The approval criteria set forth in YCC 16B.10.095 shall be considered in any review and approval of
 29 amendments to the Yakima County Comprehensive Plan Future Land Use Map. YCC 16B.10.090
 30 (Major Rezones) are legislative rezones necessary to maintain consistency between the
 31 comprehensive plan policy plan map and the official zoning map and shall be completed concurrently
 32 with the plan amendment process wherever appropriate. Rezones completed as part of the plan
 33 amendment process shall be reviewed against the criteria for plan amendments in YCC 16B.10.095 of
 34 this code, and YCC 19.36.040 and must be consistent with the requested plan designation as indicated
 35 in Table 19.36-1.
 36

- 37 • **Consistency with 16B.10.095 Approval Criteria:**
 38 (1) The following criteria shall be considered in any review and approval of amendments to the
 39 Yakima County Comprehensive Plan Future Land Use Map:
 40
 - 41 (a) The proposed amendment is consistent with the Growth Management Act and
 42 requirements, the Yakima County Comprehensive Plan and applicable sub-area plans,
 43 applicable city comprehensive plans, applicable capital facilities plans, and official
 44 population growth forecasts and allocations;
 45
 - 46 ○ GMA Consistency - This major rezone is consistent with six of the thirteen GMA
 47 Planning goals, RCW 36.70A.020, without any order of priority.
 48

1 RCW 36.70A.020(1) Urban growth. Encourage development in urban areas where
2 adequate public facilities and services exist or can be provided in an efficient manner.

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4 *Staff Finding: Inconsistent. The subject property is outside of all urban growth areas*
5 *within Yakima County. The property is currently zoned R/ELDP and adjacent to a*
6 *property within the R-10/5 Zoning District, which is intended for lower density and*
7 *development as opposed to other urban zoning districts.*

8
9 RCW 36.70A.020 (2) Reduce sprawl. Reduce the inappropriate conversion of
10 undeveloped land into sprawling, low-density development.

11
12 *Staff Finding: Consistent. The subject property is already developed with a single-*
13 *family residence. The rezoning of the property will not allow sprawling development*
14 *on the property due to the anticipated density allowed in the R-10/5 Zoning District.*
15 *Multi-family dwellings are not allowed within the R-10/5 Zoning District. Therefore, at*
16 *the most one additional home may be established on the property.*

17
18 RCW 36.70A.020 (3) Transportation. Encourage efficient multimodal transportation
19 systems that are based on regional priorities and coordinated with county and city
20 comprehensive plans.

21
22 *Staff Finding: Not applicable. The proposal does not encourage multimodal*
23 *transportation systems. The vicinity currently has no transit service, sidewalks, or bike*
24 *facilities, and the proposal does nothing to encourage such systems. The*
25 *transportation system of rural low-density development is based on private motor*
26 *vehicles.*

27
28 RCW 36.70A.020 (4) Housing. Encourage the availability of affordable housing to all
29 economic segments of the population of this state, promote a variety of residential
30 densities and housing types, and encourage the preservation of existing housing
31 stock.

32
33 *Staff Finding: Consistent. The proposal will maintain the potential of housing allowed*
34 *within the R-10/5 Zoning District. The applicants have indicated residential*
35 *development is desired for the lot or anticipated in the future. Yakima County Code*
36 *allows one home per property by right (YCC 19.18.390(2)).*

37
38 RCW 36.70A.020 (5) Economic development. Encourage economic development
39 throughout the state that is consistent with adopted comprehensive plans, promote
40 economic opportunity for all citizens of this state, especially for unemployed and for
41 disadvantaged persons, promote the retention and expansion of existing businesses
42 and recruitment of new businesses, recognize regional differences impacting
43 economic development opportunities, and encourage growth in areas experiencing
44 insufficient economic growth, all within the capacities of the state's natural resources,
45 public services, and public facilities.

1 *Staff Finding: Not applicable. Although jobs would be created for constructing new*
2 *homes on the site, the proposal is not a long-term economic development engine, per*
3 *se.*

4
5 RCW 36.70A.020 (6) Property rights. Private property shall not be taken for public
6 use without just compensation having been made. The property rights of landowners
7 shall be protected from arbitrary and discriminatory actions.

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9 *Staff Finding: Consistent. The proposal would not take private property for public use.*
10 *The transparent public review process, which allows the applicant as well as adjacent*
11 *landowners to have verbal and written input, will protect them from arbitrary and*
12 *discriminatory actions.*

13
14 RCW 36.70A.020 (7) Permits. Applications for both state and local government
15 permits should be processed in a timely and fair manner to ensure predictability.

16
17 *Staff Finding: Not applicable. No permits are requested as part of this application. The*
18 *review of this application is a legislative action that will occur in a predictable manner*
19 *established by YCC 16B.10.*

20
21 RCW 36.70A.020 (8) Natural resource industries. Maintain and enhance natural
22 resource-based industries, including productive timber, agricultural, and fisheries
23 industries. Encourage the conservation of productive forestlands and productive
24 agricultural lands, and discourage incompatible uses.

25
26 *Staff Finding: Not applicable. This proposal does not maintain or enhance natural*
27 *resource-based industries.*

28
29 RCW 36.70A.020 (9) Open space and recreation. Retain open space, enhance
30 recreational opportunities, conserve fish and wildlife habitat, increase access to
31 natural resource lands and water, and develop parks and recreation facilities.

32
33 *Staff Finding: Not applicable. The site is not currently open space and has not been*
34 *used for recreation, fish, or wildlife habitat.*

35
36 RCW 36.70A.020 (10) Environment. Protect the environment and enhance the state's
37 high quality of life, including air and water quality, and the availability of water.

38
39 *Staff Finding: Currently unknown. There is not a specific action within the proposed*
40 *rezoning that indicates this goal will be met.*

41
42 RCW 36.70A.020 (11) Citizen participation and coordination. Encourage the
43 involvement of citizens in the planning process and ensure coordination between
44 communities and jurisdictions to reconcile conflicts.

45
46 *Staff Finding: Consistent. YCC 16.10 encourages the involvement of citizens in this*
47 *planning process and ensures that the views of communities and jurisdictions are*
48 *heard and considered before making any decision concerning the proposal.*

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2 RCW 36.70A.020 (12) Public facilities and services. Ensure that those public facilities
3 and services necessary to support development shall be adequate to serve the
4 development at the time the development is available for occupancy and use without
5 decreasing current service levels below locally established minimum standards.
6

7 *Staff Finding: Consistent. The rezoning of the property does not change the water or*
8 *sewer order of priority established within Table 19.25-1 & Table 19.25-2 within the*
9 *Yakima County Code. Approval of the proposal could result in up to one additional*
10 *residential lot.*

11
12 RCW 36.70A.020 (13) Historic preservation. Identify and encourage the preservation
13 of lands, sites, and structures, that have historical or archaeological significance.
14

15 *Staff Finding: Consistent. The applicant's SEPA environmental checklist identified no*
16 *known historical or archaeological resources to preserve.*
17

- 18 ○ **Horizon 2040** Consistency - This major rezone is consistent with four of the Yakima
19 County Comprehensive Plan – **Horizon 2040** goals or policies, without any order of
20 priority.
21

22 Land Use Element Rural Lands Policy LU-R 1.1. Ensure that only rural densities and
23 uses are permitted.

24 *Staff Finding: If the proposal is approved, Title 19's R-10/5 zone will ensure that only*
25 *rural densities will be permitted. This proposal will maintain the rural character of the*
26 *County, as a subdivision of this property in the R-10/5 Zoning District only permits the*
27 *creation of one new lot.*

28 Land Use Element Rural Lands Policy LU-R 3.2. Rural area residents should expect the
29 level of public services, such as water systems, emergency services (fire, life, and
30 safety) and road improvements (paving, snow removal, dust abatement) will be
31 limited as distance increases from the urban areas.

32 *Staff Finding: The subject property lies approximately 12 miles north of the Town of*
33 *Naches and will have access to all necessary facilities, services, and infrastructure*
34 *necessary to support the R-10/5 Zoning District.*

35 Land Use Element Rural Lands Policy LU-R 3.5. To meet the requirements of state law,
36 Yakima County must ensure water availability for all new groundwater users prior to
37 land use or building permit approval.

38 *Staff Finding: YCC Chapter 12.08 (Water System) will ensure this policy is met for new*
39 *domestic wells. At the time of this application, the Yakima County Water Rights*
40 *System (YCWRS), has water rights available to serve the anticipated lot that could be*
41 *created if the subject property is subdivided.*

42 Land Use Element Rural Lands Policy LU-R 5.1. Designate a variety of rural residential
43 zones based on the carrying capacity of the land, protection of the area's rural
44 qualities, and availability of basic services.

1 *Staff Finding: The proposal promotes the opportunity to include the subject property*
2 *into the surrounding land use designation and zoning district because the property*
3 *has the carrying capacity for on-site water and septic systems with a density of one*
4 *residence to protect the area’s rural characteristics in an area where basic services are*
5 *available to the zoning district in which it is located.*

- 6 ○ Sub-Area Plan Consistency – There is no applicable sub-area plan that affects this
7 proposal.
- 8
- 9 ○ City Comprehensive Plan Consistency - The site is outside of UGAs and therefore no
10 applicable city Comprehensive Plan affects this proposal.
- 11
- 12 ○ Capital Facilities Plan Consistency - This major rezone is consistent with the County’s
13 Capital Facilities Plan, without any order of priority.
- 14

15 *Staff Finding: The county’s 2010-2015 Capital Improvement Plan (CIP) presents the*
16 *funding plan for investments in transportation, utilities, surface water, parks, facilities*
17 *(buildings) solid waste, equipment, and major technology systems. It includes*
18 *acquisition, new construction, modernization, and rehabilitation strategies of the*
19 *county. A review of the CIP, particularly the six-year Transportation Improvement*
20 *Program, finds no inconsistencies with the request.*

- 21
- 22 ○ Yakima County Population Projections and Allocation Consistency - This major rezone
23 is consistent with the Yakima County Population Projections for the unincorporated
24 area of Yakima County.
- 25

26 *Staff Finding: In 2016 Yakima County developed a 20-year (through 2046) population*
27 *forecast and allocation for each of the 14 cities and for the unincorporated areas of*
28 *the county. Between 2020 and 2040 the forecast is for the County’s unincorporated*
29 *population to rise from 88,147 to 97,463. However, this rise represents a slight*
30 *reduction in the percentage of the County’s total population living in the*
31 *unincorporated areas, from 34% to 33%. This reduction is in keeping with the GMA’s*
32 *goal to encourage growth in urban areas. Considering the demonstrated sufficiency*
33 *of vacant/developable parcels currently zoned R-10/5 in the county, the request is*
34 *inconsistent with the official population growth forecasts and allocations because it*
35 *would enable excessive non-urban growth.*

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- 37 (b) The site is more consistent with the mapping criteria for the proposed map designation
38 than it is with the criteria for the existing map designation;
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40 *Staff Finding: The site is more consistent with the criteria for the RSS map designation than*
41 *for the existing RR/ELDP designation, as discussed below:*

42

43 *The site is consistent with five of the six mapping criteria for the proposed RSS Land Use*
44 *Designation Map and is consistent with only three of the seven mapping criteria for the*
45 *existing RR/ELDP Land Use Designation Map, as seen in the table below:*

Proposed Land Use Designation Mapping Criteria Analysis	
<u>RSS Areas Mapping Criteria</u> (<i>italics below indicate the language from Horizon 2040, Land Use Element</i>):	<u>Staff analysis (Does the site meet each criterion?)</u> :
1. <i>Lands that do not qualify as resource land of long term commercial significance, although parcels may be assessed as farm, forest, or open space.</i>	Yes
2. <i>Lands located outside established Urban Growth Areas and Rural Settlements.</i>	Yes
3. <i>Lands which do not generally contain the steep slopes and other development constraints found in the Remote Rural/ Extremely Limited Development Potential land use category.</i>	No
4. <i>Lands with soils that are generally suitable for on-site potable water supply and septic systems.</i>	Yes
5. <i>Lands generally located within a fire district and within five road miles of a fire station.</i>	Yes
6. <i>Lands with reasonable all-weather access to established County roads or State Routes.</i>	Yes

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Existing Land Use Designation Mapping Criteria Analysis	
<u>Rural Remote/ELDP</u> (<i>italics below indicate the language from Horizon 2040</i>):	<u>Staff analysis (Does the site meet each criterion?)</u> :
1. <i>Lands outside Urban Growth Areas which do not otherwise qualify for Forest or Agricultural Resource category, although parcels may be in one of the farm, forest or open space tax assessment programs.</i>	Yes
2. <i>Lands generally located outside existing fire districts, or beyond a five road mile response from a fire station.</i>	Yes

3. Lands which have been mapped as floodway, or which have excessively steep slopes, unstable soils or other mapped critical area feature is predominant.	Yes
4. Lands which have public values that must be protected under state law, including shorelines, wetlands, sensitive fish and wildlife habitat.	No
5. Lands generally beyond the existing all-weather County road or State Route access network, or where remote location makes public service delivery costs prohibitive.	No
6. Lands where dryland farming, pasture, or grazing outside of irrigation districts is predominant.	No
7. Lands enrolled in one of the current use assessment programs.	No

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- (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;

Staff Finding: This parcel is suitable for RSS designation because it neighbors other RSS parcels to the east and scattered RSS designated parcels to the northwest and southeast. This parcel will seamlessly blend into a cluster of neighboring RSS parcels. The nearby properties designated RSS are already built with single-family residences or undeveloped as they are in shoreline jurisdiction. This area has little opportunity for the creation of new lots. Thus, there is a shortage of available RSS lots in the immediate area.

- (d) For a 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;

Staff Finding: No direct study has been provided as part of this application. There is substantial evidence that compels a finding that the proposed designation is more consistent with comprehensive plan policies than the current designation. For instance, there is more consistency with the proposed RSS plan designation than with the current RR/ELDP designation as indicated by meeting five of the six mapping criteria for the proposed RSS designation while meeting only three of the seven mapping criteria for the existing RR/ELDP designation.

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

3 (i) Respond to a substantial change in conditions beyond the property owner’s control
4 applicable to the area within which the subject property lies; or

5 (ii) Better implement applicable comprehensive plan policies than the current map
6 designation; or

7 (iii) Correct an obvious mapping error; or

8 (iv) Address an identified deficiency in the plan. In the case of Resource Lands, the
9 applicable de-designation criteria in the mapping criteria portion of the Land Use
10 Element of the Yakima County Comprehensive Plan – **Horizon 2040** shall be followed.

11 If the result of the analysis shows that the applicable de-designation criteria has been
12 met, then it will be considered conclusive evidence that one of the four criteria in
13 paragraph (e) has been met. The de-designation criteria are not intended for and shall
14 not be applicable when resource lands are proposed for re-designation to another
15 Economic Resource land use designation;

16
17 *Staff Finding: The above requirement is not applicable because this is not a request to
18 change a resource designation.*

19
20 (f) A full range of necessary public facilities and services can be adequately provided in an
21 efficient and timely manner to serve the proposed designation. Such services may include
22 water, sewage, storm drainage, transportation, fire protection, and schools;

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24 *Staff Finding: The subject property has direct frontage to Nile Road, a county maintained
25 hard-surfaced roadway. The property lies adjacent to other properties zoned R-10/5. The
26 property lies within .75 miles of Fire Station 10 in Fire District 14 and is located within the
27 Naches Valley School District. Police protection is supplied by the Yakima County Sheriff.
28 The property can easily be serviced with telephone service and electrical power from
29 Pacific Power. Due to the necessary level of services available to this area, this property
30 is better suited for RSS land use destination, which supports low-density residential
31 development than the current land use designation of RR/ELDP.*

32
33 (g) The proposed policy plan map amendment will not prematurely cause the need for nor
34 increase the pressure for additional policy plan map amendments in the surrounding
35 area.

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37 *Staff Finding: It is not expected that the rezoning of the property will cause the need or
38 pressure for additional rezoning within the surrounding area. The rezoning of neighboring
39 properties may not align with the required GMA requirements, **Horizon 2040**, and the
40 area. Based on the Yakima County Code, the next rezoning opportunity will be in 2026, for
41 which, there will be opportunities for neighboring property owners to meet with planning
42 staff to see if a comprehensive map amendment is beneficial for their goals and potentially
43 feasible.*

44
45 (2) Cumulative impacts of all plan amendments, including those approved since the original
46 adoption of the plan, shall be considered in the evaluation of proposed plan amendments.
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1 *Staff Finding: There is not an expected conflict with previous plan amendments based on a*
2 *review of the submitted application materials and the existing (and previously amended)*
3 **Horizon 2040** *plan.*

- 4
5 (3) Plan policy and other text amendments including capital facilities plans must be consistent
6 with the GMA, SMA, CWPP, other comprehensive plan goals and policies, and, where
7 applicable, city comprehensive plans and adopted inter-local agreements.

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9 *Staff Finding: The application is for a comprehensive plan map re-designate and re-zone,*
10 *thus, these criteria are not applicable.*

- 11
12 (4) Prior to forwarding a proposed development regulation text amendment to the Planning
13 Commission for its docketing consideration, the Administrative Official must make a
14 determination that the proposed amendment is consistent with the GMA, CWPP, other
15 comprehensive plan goals and policies, and, where applicable, city comprehensive plans and
16 adopted inter-local agreements

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18 *Staff Finding: The application is for a comprehensive plan map re-designate and re-zone,*
19 *thus, these criteria are not applicable.*

20 Staff Conclusion: The subject property meets the majority of the approval criteria outlined in YCC
21 16B.10.095. When reviewed against the mapping criteria of both the existing and proposed land use
22 designation the subject property appears more suited for the proposed land use designation. The
23 goals and policies outlined in both the Growth Management Act and **Horizon 2040** require rural
24 development in suitable areas with appropriate public facilities in place and the proposal satisfies
25 these requirements. This proposal meets the approval criteria and should be approved.

26
27 **G. ALLOWABLE USES**

28 The applicant requests a change in the Future Land Use Map on the subject property from RR/ELDP
29 to RSS. If the comprehensive plan amendment is approved, a concurrent rezone from R/ELDP to R-
30 10/5 is also requested. Examples of uses that would be allowed if the property were rezoned to R-
31 10/5 include:

- 32
33 ○ As Type 1 (permitted) uses: Agriculture, Agricultural stand, Irrigation distribution, Hunting or
34 fishing services, Family home services, On-site storage of chemicals, Single family residence,
35 Manufactured home, Home occupation, and Utility substation (no building).
36
37 ○ As Type 2 (usually permitted) uses: Agricultural market, Agricultural service establishment,
38 Agriculturally related industry, Exercise facilities, Historical landmark use, Parks, Playgrounds,
39 Cemetery, Churches, Crisis center, Day care, Museums, Library, Police station, Fire station, School
40 bus garage, Mining, Solid waste drop-off, Bed and breakfast, Boarding or lodging house, Building
41 and trade contractors, Home occupation, Kennel, Nursery, Pet grooming, Veterinary clinic, Airport
42 (personal or restricted use), Marinas, Livestock even facilities, Off-road vehicle recreation facility
43 Utility substation (with building).
44
45 ○ As Type 3 (usually not permitted) uses: Campgrounds, Forest industries, Public or private camp,
46 Community centers, Correction facilities, Fraternal organizations, Halfway house, Health care

1 facility, Mineral batching, Refuse landfills, Solid waste transfer stations, Petroleum and natural
2 exploration, AG implements sales, Automotive service station, Convenience store, Drive-thru food
3 and beverage vender, Farm and ranch supplies, Restaurant, Video sales, Airports (public use),
4 Sewage plants and wastewater treatment plant.

- 5
- 6 ○ As Type 4 (Quasi-judicial applications) uses: Resort Agriculture Tourist Operation
- 7

8 *Staff Finding: The site meets the criteria for rezoning to R-10/5 and therefore is suitable for the R-10/5*
9 *allowable land uses. However, each application is specific and though the use is permissible, it does*
10 *not mean the application will be reviewed. The Yakima County Planning Division does not guarantee*
11 *pre-approval on any of the applications submitted to the division as some potential roadblocks cannot*
12 *be seen until an application is under review.*

13 **H. DISCUSSION OF ENVIRONMENTAL ANALYSIS (SEPA)**

14 Staff is assessing the potential environmental impacts associated with the proposed plan and zoning
15 amendment and proposes mitigation, where appropriate. This assessment is being done concurrently
16 and will be made available when completed.

17

18 **I. CONCLUSIONS**

- 19
- 20 1. The comprehensive plan amendment request meets the approval criteria of YCC 16B.10.050(1)
- 21 for a plan map amendment. It is consistent with the Growth Management Act (RCW36.70A) and
- 22 with the goals and policies of the Yakima County Comprehensive Plan (**Horizon 2040**).
- 23
- 24 2. The rezone request meets the approval criteria in YCC 16B.10.095 for a rezone.
- 25
- 26 3. No probable significant environmental impacts have been identified to result from the approval
- 27 of the applicant’s request.
- 28

29 **J. RECOMMENDATIONS**

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31 The Yakima County Planning Division recommends **Approval** of the **Horizon 2040** map amendment
32 and rezone request, subject to consideration of testimony from neighbors and interested parties.

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37 **Attachments:**

- 38
- 39 Appendix A - **Horizon 2040 Comprehensive Plan Designation Map** (Current and Proposed); and
- 40 **Zoning Designation Map** (Current and Proposed)
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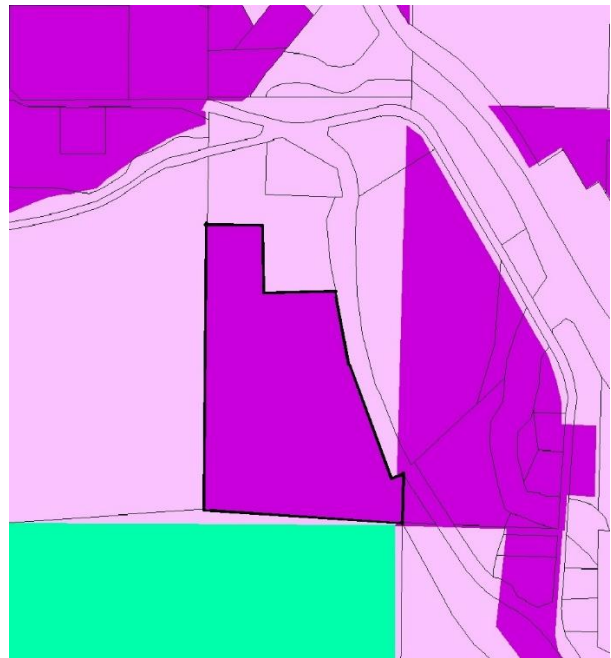
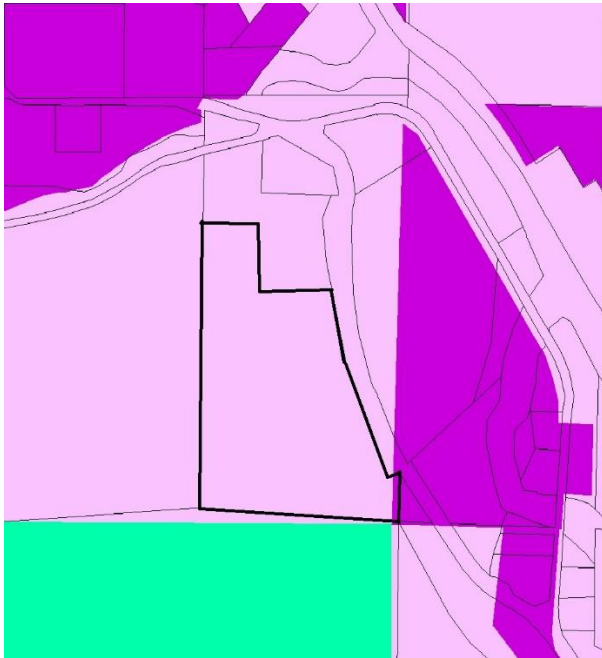
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Appendix A

Horizon 2040 Comprehensive Plan Designation Map. In the proposal, the RR/ELDP section would become dark purple to indicate the entire property is within the RSS Plan Designation.

Current Designation: RR/ELDP

Proposed Designation: RSS

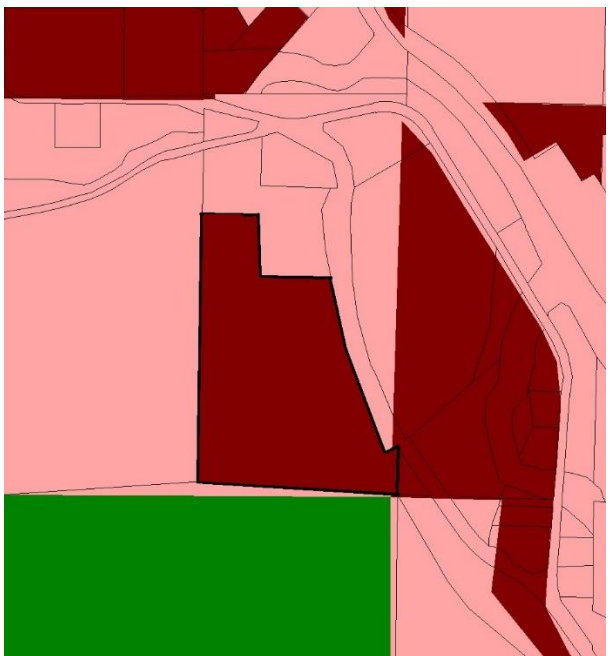
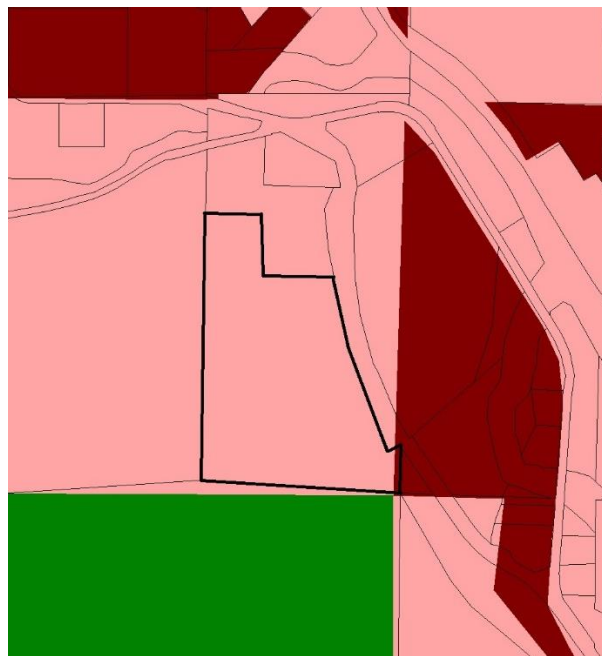


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Zoning Designation Map. In the proposal, the R/ELDP section would become dark red to indicate the entire property is within the R- 10/5 Zoning District.

Current Zoning: R/ELDP

Proposed Zoning: R-10/5



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