

Yakima County Planning Commission
Findings of Fact and Recommendation
August 14, 2024

IN THE MATTER OF CONSIDERING) **FINDINGS OF FACT AND**
AMENDMENTS TO THE YAKIMA COUNTY) **RECOMMENDATION**
COMPREHENSIVE PLAN – **HORIZON 2040**) File Nos:
FUTURE LAND USE MAP AND MINERAL) LRN2024-00001/SEP2024-00003;
RESOURCE OVERLAY MAP AND YCC) LRN2024-00002/SEP2024-00004;
TITLE 19 ZONING MAP) LRN2024-00004/SEP2018-00006;

WHEREAS, 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 – Yakima County Code 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, 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 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 amendments to **Horizon 2040** and text amendments to **Horizon 2040** and YCC Title 19 up to January 31, 2024; and

WHEREAS, Yakima County Planning Division received three site-specific Comprehensive Plan map amendments, two of which included concurrent rezones: LRN2024-00001/SEP2024-00003 - Re-designate Rural Remote/Extremely Limited Development Potential (RR/ELDP) to Rural Self-Sufficient (RSS) and Rezone Remote/Extremely Limited Development Potential (R/ELDP-40) to Rural 10/5 (R-10/5); LRN2024-00002/SEP2024-00004 - Re-designate Rural Settlement-LAMRID Type 1 (RS) to Rural Self-Sufficient (RSS) and Rezone Rural Settlement (RS) to Rural 10/5 (R-10/5); and LRN2024-00004/SEP2018-00006 - Add Mineral Resource Overlay (MRO) over Rural Remote/Extremely Limited Development Potential (RR/ELDP) and no rezone; and

WHEREAS, LRN2024-00002 was presented to the Planning Commission for their review on May 8, 2024; and

WHEREAS, LRN2024-00001 and LRN2024-00004 were presented to the Planning Commission for their review on June 12, 2024; and

1 WHEREAS, the Planning Commission conducted a properly advertised and
2 noticed public hearing on July 10, 2024, to hear testimony on the proposed
3 Comprehensive Plan map amendments; and

5 WHEREAS, the Planning Commission held their deliberations for LRN2024-00001,
6 LRN2024-00002, and LRN2024-00004 on July 10, 2024; and

8 WHEREAS, on July 12, 2024, Yakima County provided a 60-Day notice to the
9 Department of Commerce, as required by RCW 36.70A.106 on the proposed
10 Comprehensive Plan map amendments; and

12 WHEREAS, the Planning Commission, having carefully considered the staff
13 recommendation and the written and oral testimony in its deliberations, moved to
14 make the recommendations described below (II. FINDING OF FACT Section 8) to the
15 Board of Yakima County Commissioners concerning the proposed Comprehensive Plan
16 map amendments;

18 NOW, THEREFORE, the Yakima County Planning Commission hereby makes and
19 enters the following:

21 I. REASONS FOR ACTION

23 The 2024 amendments before the Planning Commission are as follows:

25 Three fee-paid site-specific comprehensive plan map amendments with applicable
26 concurrent rezones that are considered part of the normal Yakima County biennial
27 plan amendment cycle were submitted for review in 2024.

29 II. FINDINGS OF FACT

31 -1-

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

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38 On or around December 29, 2023, a notice of availability of comprehensive plan map
39 amendment applications was published in the Yakima Herald-Republic and Yakima
40 County Public Services webpage and was posted at several locations within the
41 County Courthouse, including in the Planning Division. Applications were due to the
42 Planning Division by 4:00 p.m. on January 31, 2024, for consideration in the 2024
43 amendment cycle.

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46 Notice of completeness, application, environmental review, and future hearing for
47 comment on the three fee-paid site-specific map amendments was published in the
48 Yakima Herald-Republic and mailed to surrounding property owners and agencies on
49 or around April 17, 2024.

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2 On or around June 28, 2024 notice of the public hearing scheduled for July 10, 2024,
3 was posted and mailed to the applicants, surrounding property owners, agencies, and
4 those commenting on the applications for LRN2024-00001, LRN2024-00002, and
5 LRN2024-00004. A combined notice of all 2024 amendments was published in the
6 Yakima Herald-Republic on June 29, 2024.

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9 The Planning Commission accepted oral and written comments at a properly
10 advertised public hearing held on July 10, 2024, on the proposed **Horizon 2040** map
11 amendments.

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14 The hearing was closed to all oral and written public testimony on July 10, 2024.

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17 Yakima County staff provided a 60-Day notice to the Department of Commerce on
18 July 12, 2024 for three Comprehensive Map amendments, LRN2024-00001, LRN2024-
19 00002, and LRN2024-00004.

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22 The findings for the proposed amendments are as follows:

- LRN2024-00001 (Kandle) – Rural Remote/Extremely Limited Development Potential to Rural Self-Sufficient Comprehensive Plan Map Amendment and R/ELDP-40 to R-10/5 Rezone. (see Exhibit 1 for map changes).

Six Planning Commissioners voted to recommend APPROVAL of the application.

Therefore, the Commission recommends in a 6 to 0 vote that the proposed Comprehensive Plan map amendment and concurrent rezone should be APPROVED.

- LRN2024-00002 (Price Cold Storage & Packing Company LLC) - Rural Settlement to Rural Self-Sufficient Comprehensive Plan Map Amendment and RS to R-10/5 Rezone, (See Exhibit 2 for map changes).

Six Planning Commissioners voted to recommend APPROVAL of the application.

Therefore, the Commission recommends in a 6 to 0 vote that the proposed Comprehensive Plan map amendment and concurrent rezone should be APPROVED.

- LRN2024-00004 (Williamson/Miocene Resource LLC) – Add 186-acres adjacent to the Horseshoe Bend Quarry to the Comprehensive Plan's Mineral Resource Overlay (MRO) Designation. (See Exhibit 3 for map changes)

Five Planning Commissioners voted to recommend APPROVAL of the application and one Planning Commissioner voted to not recommend APPROVAL.

Therefore, the Commission recommends in a 5 to 1 vote that the proposed Comprehensive Plan map amendment should be APPROVED, subject to a development agreement.

III. RECOMMENDATION

- 1) By motion and vote described in II. Findings of Fact, the Planning Commission recommends that the Board of Yakima County Commissioners approve this years proposed amendments.

Voting in favor of the findings and recommendation:

Doug Mayo, Chair

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Sergio Garcia, Vice Chair

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Paul Martinez

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Michael Shuttleworth

For more information, contact the Office of the Vice President for Research and the Office of the Vice President for Student Affairs.

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Lipid Content

Excused Absence

Holly Castle

✓

Attest:

Secretary was authorized
to sign on PC Behalf.
See meetings

Thomas D. Carroll,
Secretary

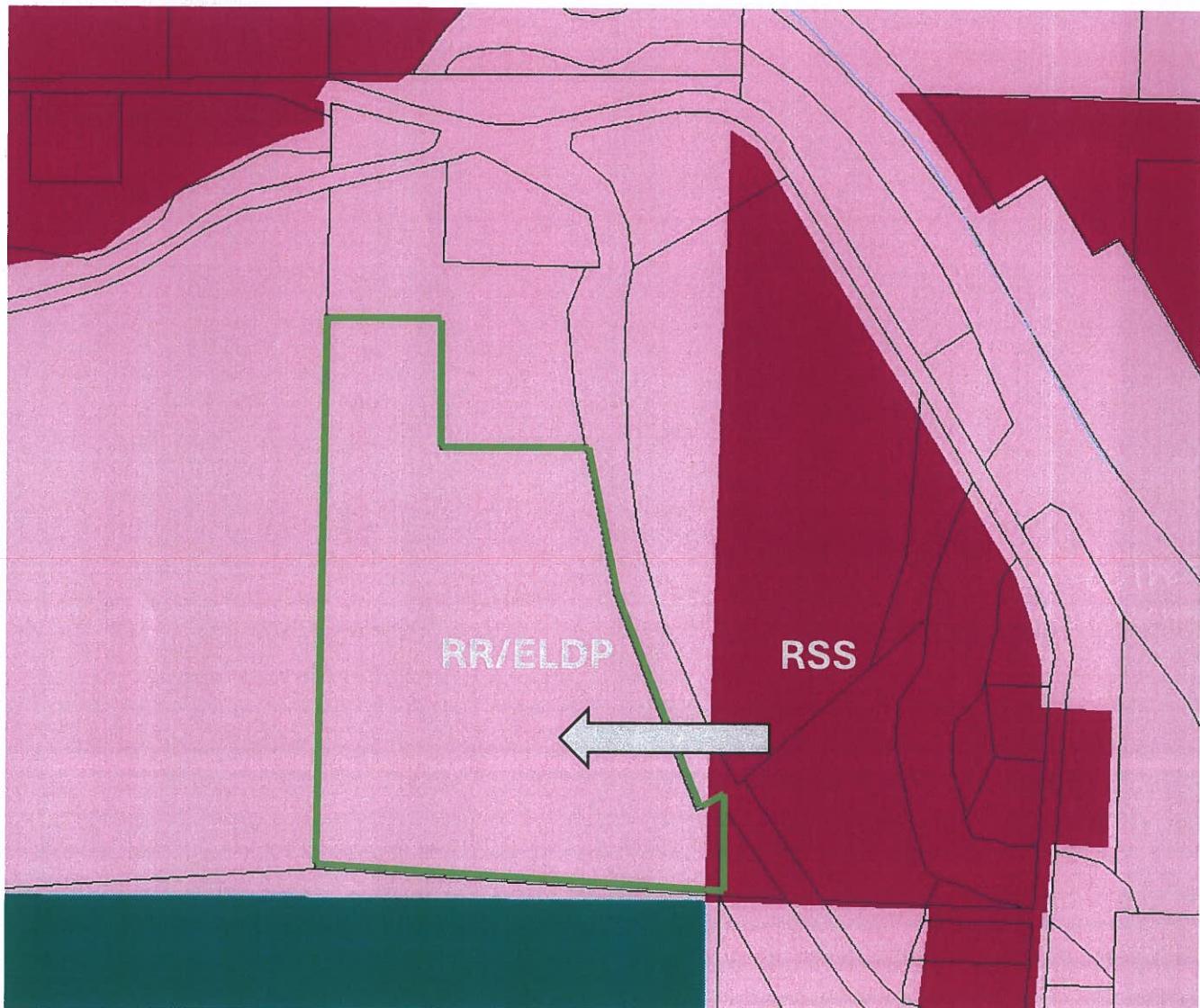
see meetings
minutes

Dated: August 14, 2024

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Exhibit 1
LRN2024-00001/SEP2024-00003
(Kandle)

Comprehensive Plan Amendment



Concurrent Rezone

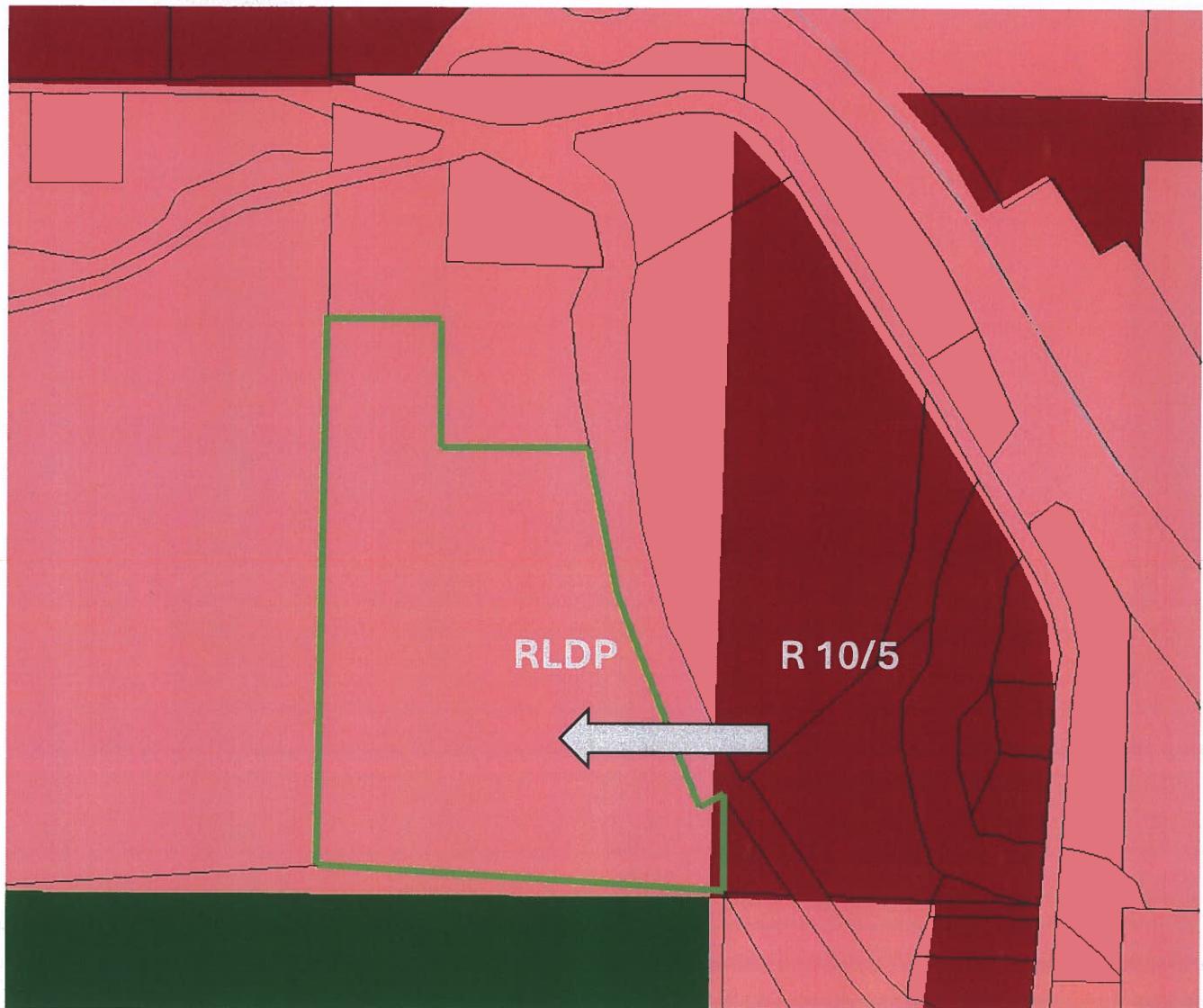
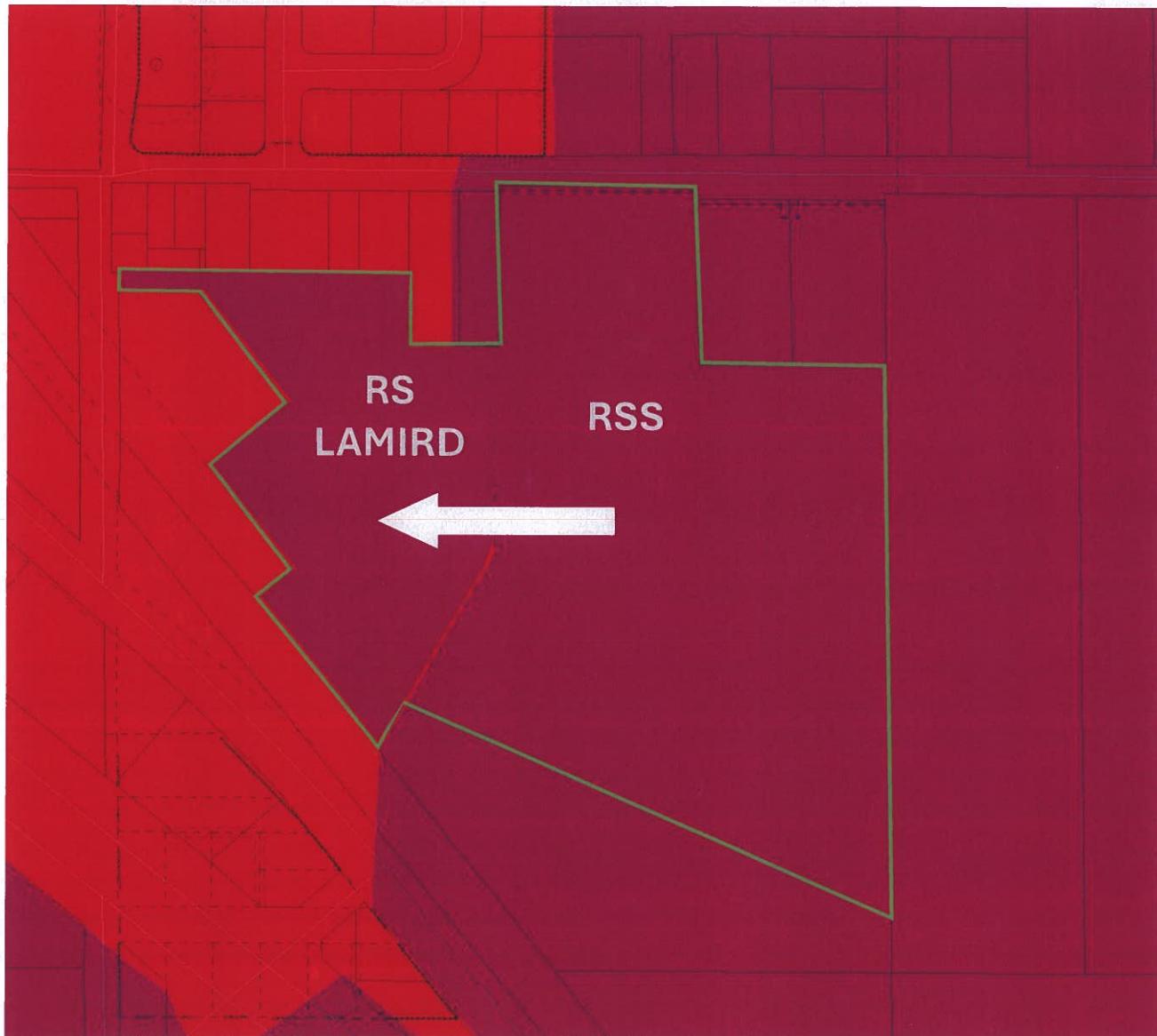
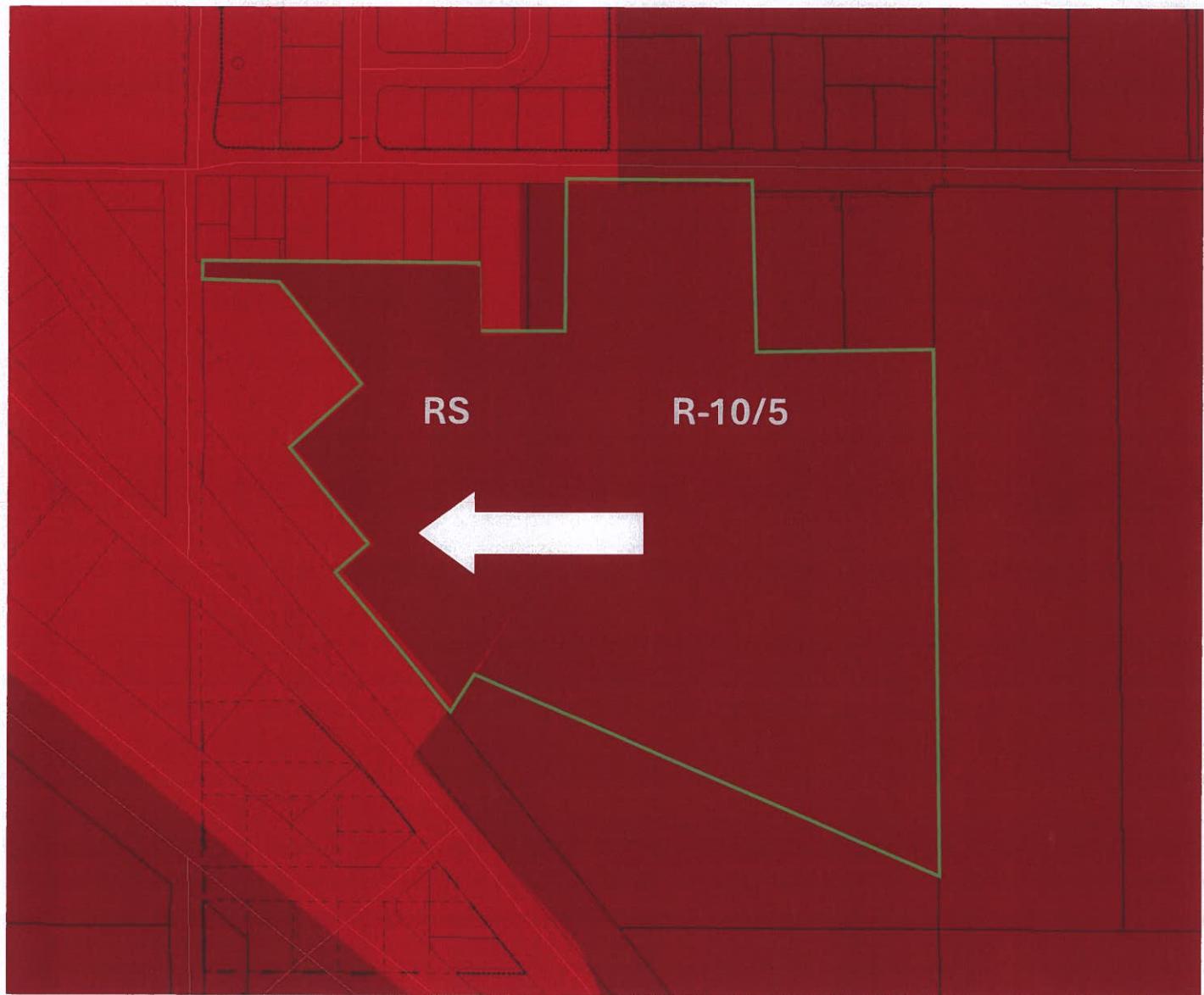


Exhibit 2
LRN2024-00002/SEP2024-00004
(Price Cold Storage & Packing Company LLC)

Comprehensive Plan Amendment



Concurrent Rezone



1 2 3 4 5 6 7

Exhibit 3
LRN2024-00004/SEP2018-00006
(Williamson/Miocene Resource LLC)

Comprehensive Plan Amendment

