



COMPREHENSIVE PLAN AMENDMENT CYCLE

Bulletin & FAQ's

Yakima County Public Services

128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

Final
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General Information about Comprehensive Plan Amendments

Applications for comprehensive plan map amendments and requests forms for plan text amendments must be submitted by the last business day of the published deadline in order to be considered for that year's amendment process. Applications must be submitted in person at the Yakima County Public Services Department. Listed below are the required application forms, checklists and informational material for Site-Specific Plan Map Amendments and request forms for Plan Text amendments.

- Site-Specific Plan Amendment Application Packet
 1. Comprehensive Plan Amendment (Text or Map) Bulletin
 2. General Application Form and Required Fee
 3. Site Specific Comprehensive Plan Map Amendment Submittal Form and Checklist
 4. SEPA Environmental Checklist

Plan Text Amendment Request Packet

- 1. Comprehensive Plan Amendment (Text or Map) Bulletin
 2. General Application Form
 3. Comprehensive Plan Text Amendment Instructions/Checklist
 4. Comprehensive Plan Text Amendment Form
 5. SEPA Environmental Checklist

General Information about Development Regulation Amendments

Official requests submitted to Yakima County Planning Division for amendments to Yakima County Development Regulations must be made in person using the appropriate forms listed below and submitted prior to last business day of the published deadline.

Development Regulation Amendment Request Packet

- 1. Comprehensive Plan Amendment (Text or Map) Bulletin
 2. General Application Form
 3. Development Regulations Text Amendment Request Instructions and Submittal Checklist
 4. Development Regulations Text Amendment Request Form
 5. SEPA Environmental Checklist

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 is available online at <http://www.yakimacounty.us/2073/2018-Biennial-Comp-Plan-Amendments> or Yakima County Public Services – Planning Division, Fourth Floor Yakima County Courthouse at 128 N 2nd Street, Yakima, WA. 98901 during business hours, Monday through Friday, 8:00 am to 4:00, 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. Applications not containing the required information will not be accepted, without written waivers from staff. Please consult with staff during the pre-application meeting if you would like any requested information waived. Additional information may be required after review of your application.



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Q: Why do we plan?

A: The purpose of planning is to ensure that Yakima County's excellent quality of life will continue. 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 the Yakima County continues to be attractive, safe, and prosperous.

Q: What is the Comprehensive Plan?

A: The 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 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, but not when development will occur. 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 and the Zoning or Subdivision Ordinances that implement these policies, by outlining specific regulations guiding land use development.

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

A: **Horizon 2040** generally guides land use and is a policy document. The Zoning Ordinance is part of the County Code and 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 Plan amendment, changing the zoning for that parcel requires a rezoning application. Both done together is called a Major Rezone.

Q: Can the Comprehensive Plan be changed?

A: The Growth Management Act (RCW 36.70A) mandates that the Comprehensive Plan be reviewed at least once every eight years. 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, which will include 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 amendment in order 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 is for your property and also tell you if there have been any recent Plan amendments that may affect the property or surrounding area. Please call at 509-574-2300 or stop by the Yakima County Public Services.