

Board of Yakima County Commissioners

Notice of Public Hearing

Proposed Amendments to YCC Title 3.20 Open Space Ordinance, YCC 16B Project Permit Administration Ordinance and YCC Title 15 Zoning Ordinance

NOTICE IS HEREBY GIVEN that the Board of Yakima County Commissioners will hold an open record public hearing to receive comments on the proposed amendments to; Yakima County Code (YCC) Title 3.20 - Open Space Ordinance, YCC 16B - Project Permit Administration Ordinance and YCC Title 15 - Zoning Ordinance. Public comments on the proposed amendment will be considered at the hearing as indicated below:

Tuesday, December 1st, 2009, at 2:30 p.m., at the Yakima City Hall, 129 North 2nd Street, Yakima:

- File #: TXT08-06. Applicant: Ray Gregg - HAM Radio Towers. Yakima County Public Services Division received a request from Ray Gregg in May 2008 to amend the YCC Title 15 - Zoning Ordinance to regulate HAM radio towers separately from Communication Towers. On September 24, 2008 the Yakima County Planning Commission held a public hearing on the proposed changes and issued their findings and recommendations to the Board of Yakima County Commissioners on November 19, 2008.
- File #: ZON09-03. Applicant: Yakima County - Yakima County Code Title 16B. The proposed changes to YCC 16B are specifically intended to address the comprehensive plan amendment schedule. The current amendment schedule outlined in YCC 16B.10 allows for amendment applications to be submitted each year by June 1, thus leaving little time for Yakima County to process, review and approve the amendment requests by the end of the year. The Growth Management Act (GMA) allows local jurisdictions to amend their comprehensive plans no more frequently than once per year. This six month schedule leaves Yakima County with no time to address hearings board appeals, updates to the comprehensive plan and/or changes to development regulations. The proposed changes will require applications to be submitted at the beginning of the year (by the end of January), thus allowing for a longer review period with far fewer scheduling conflicts. Also being proposed is Yakima County only accepting proposals for Urban Growth Boundary amendments once every five years to coincide with the release of the Office of Financial Management's 20-year GMA population projections; as well as, a bi-annual amendment process for individual map and text changes starting in 2010. The bi-annual amendment process allows Yakima County a year between amendment cycles to deal with appeals and/or GMA compliance issues.
- File #: ZON09-04. Applicant: Yakima County - Yakima County Code 3.20 - Open Space Ordinance. On November 3rd, 2009 the Yakima County Planning Commission held a public hearing on the proposed changes to the YCC Title 3.20 - Open Space Ordinance. The proposed changes to the ordinance effectively make Yakima County's open space provisions more consistent with other jurisdictions in the state, as well as, reduce the available percentage of tax reduction for qualifying open space applicants.

Request for Comments

Your views on the proposals are encouraged. You may provide verbal and/or written comments at the public hearing. In addition, all written comments received prior to the hearing will be

considered. You may send written comments via email to: commissioners.web@co.yakima.wa.us; via fax to: 574-1501; or via mail to: Board of Yakima County Commissioners, Yakima County Courthouse, 128 North Second Street, Yakima, WA 98901. Be sure to reference the file number of the proposed amendment in your correspondence.

For Additional Information

The Yakima County Planning Division has prepared support materials on each proposal and these documents and other information are available at Yakima County Courthouse, Fourth Floor, 128 North Second Street, Yakima, WA 98901 or at the following webpage:

<http://www.yakimacounty.us/publicservices>

For more information about the proposed amendments, please call Tommy Carroll - Long Range Planner at 574-2300.

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Bill: Acct# 10826 Planning