

**YAKIMA COUNTY
PUBLIC SERVICES - PLANNING DIVISION**

**YAKIMA COUNTY COMPREHENSIVE PLAN - PLAN 2015
2017 AMENDMENTS**

**PRELIMINARY STAFF REPORT
MARCH 22, 2017**

Amendment Request Submitted by:)
Anita Palacios, City Clerk, City of Grandview) **ZON2017-01 | SEP2017-11|**
on behalf of Daniel Hall, Cindy Rasmusson,) **HORIZON 2040**
and Mario Saldivar for an amendment to the)
Future Land Use Plan Map of the Yakima) **Staff Contact: Tua Vang**
County Comprehensive Plan (Plan 2015) with a)
concurrent rezone.)

A. SUMMARY OF RECOMMENDATIONS

Staff recommends **APPROVAL** of the requested Comprehensive Plan Amendment from Urban Industrial (UI) to Urban Residential (UR) and **APPROVAL** of the concurrent rezone from Light Industrial (M-1) to Residential (R-1) to the contiguous areas identified as tax parcels 230913-33418, 230913-33417, 230913-33029, 230913-33018, and 230913-33016 (hereafter referred to as *Subject Properties*). Approval of this Comprehensive Plan Amendment is subject to consideration by the Planning Commission, the Board of Yakima County Commissioners, and testimony from neighbors and interested parties. Changes to the comprehensive plan policy map (major rezones) are subject to procedures and rules set forth in Yakima County Code (YCC) 16B. Specifically, approval criteria which must be met for a proposed major rezone are outlined in YCC16B.10.095. This Comprehensive Plan Amendment – major rezone will be included as part of the 2017 Growth Management Act (GMA) Update cycle.

B. SUMMARY OF REQUEST

The applicant request: (1) a change in Yakima County Comprehensive Plan - *Plan 2015* Future Land Use Plan Map from Urban Industrial (UI) to Urban Residential (UR); and (2) a concurrent rezone from Light Industrial (M-1) to Residential (R-1). See Appendix A for map of *Subject Properties*.

APPLICANT:	City of Grandview, contact person Anita Palacios, City Clerk,
PROPERTY OWNER 1:	Daniel and Shelby Hall
SUBJECT PROPERTY 1 AND 2:	751 E. Bonnieview Road, east of the City of Grandview, WA
PARCEL NO:	230913-33418, approximately .74 acres.
PARCEL NO:	230913-33417, approximately 6.43 acres.

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SUBJECT PROPERTY 3: PARCEL NO:	150 N. Willoughby Road, east of the City of Grandview, WA 230913-33029, approximately 2.88 acres.
PROPERTY OWNER 2: SUBJECT PROPERTY 4: PARCEL NO:	Cindy Rasmusson 160 N. Willoughby Road, east of the City of Grandview, WA 230913-33018, approximately 1.67 acres.
PROPERTY OWNER 3: SUBJECT PROPERTY 5: PARCEL NO:	Mario Saldivar 711 E. Bonnieview Road, east of the City of Grandview, WA 230913-33016, approximately 1.62 acres.

C. SUBJECT PROPERTY HISTORY

Prior to the adoption of *Plan 2015*, the *Subject Properties* were zoned General Rural (GR) and were designated them Urban (U) in May 1997. In February 2000, they were zoned Industrial (I) to be consistent with the City of Grandview’s *1995 Comprehensive Plan Update* and implementation of *Plan 2015*. The adoption of Yakima County Code Title 19 in October 1, 2015 rezoned them to Light Industrial (M-1). Ordinance No. 8-2015, effective on January 1, 2016 assigned new Urban Designations to Yakima County Unincorporated Urban Growth Areas (UGAs) and re-designated the *Subject Properties* to Urban Industrial (UI).

D. CURRENT COMP PLAN DESIGNATIONS, ZONING, AND CURRENT LAND USE

The current *Plan 2015* and YCC Title 19 designations, zoning, acres, number of parcels, and current land use for the *Subject Properties* and adjacent parcels are indicated in table below:

Location from Subject Property	Comp Plan	Zone	Acres	# of Parcels	Current Land Use
Subject Property 1 (Parcel 230913-33418)	UI	M-1	0.74	1	Single-family residence built in 1996 and workshop.
Subject Property 2 (Parcel 230913-33417)	UI	M-1	6.43	1	Five-unit residential built in 1964.
Subject Property 3 (Parcel 230913-33029)	UI	M-1	2.88	1	Single-family residence built in 1979, detached 2 car garage, carport, barn, and workshop.

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Subject Property 4 (Parcel 230913-33018)	UI	M-1	1.67	1	Single-family residence built in 1950, detached garage, storage sheds and agricultural land used for grazing.
Subject Property 5 (Parcel 230913-33016)	UI	M-1	1.62	1	Manufactured home placed in 1978 and detached garage.
North					Interstate 82.
East	UI	M-1	7.96	1	Agriculture.
East	UI	M-1	0.75	1	Single-family residence, accessory dwelling unit, storage shed, and detached garage.
South	UC	HTC	0.81	1	Single-family residence.
South	UC	HTC	3.71	1	Single-family residence.
West					Approximate 95' irrigation canal with easements.
West of Irrigation Canal	UR	R-1	1.86 2.85	2	Single-family residence, shed, and orchard. Mobile home.
Totals			31.28	11	

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

Ordinance No. 8-2015 – Amendment to the Yakima County Comprehensive Plan – *Plan 2015*, Exhibit 3(a), “Proposed Text Changes to Plan 2015 Land Use Element pages I-LU-5 thru I-LU-8,” provides the descriptions of Urban Lands and Land Use Designations to include the intent of current and proposed land use designation. YCC Title 19 provides the descriptions of the current and proposed zoning districts text.

Ordinance No. 8-2015

Urban Lands

Urban Growth Areas

General Description Urban Growth Areas (UGAs) are the areas located within Urban Growth Area boundaries, which are established by the County in consultation with the cities and towns. In general, each of Yakima County’s UGAs includes one of Yakima County’s 14 cities and towns plus additional area extending beyond the city or town. Since the cities have historically developed in the valley floors, they tend to be surrounded by irrigated agriculture, and are likely to include geologically hazardous areas, wetlands and other wildlife habitat, or river gravels suitable for mining. "Urban growth" means that land is used so intensively for buildings, structures, and impermeable surfaces that viable agriculture, forestry or mining is not feasible. Urban governmental services are either available, or could be provided without excessive public cost. Urban governmental services typically include water and sewer systems, street cleaning services, fire and police protection services, and public transit services. Based on their respective comprehensive, subarea or neighborhood plans, cities and other service providers must be able to demonstrate both ability and willingness to supply designated urban areas with these services within the 20-year planning period.

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Urban Land Use Designations

In unincorporated areas within UGA boundaries, *Plan 2015* establishes several urban land use designations to implement the Growth Management Act's Planning Goal 1: "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner." In determining areas to be set aside for future urbanization, the County and cities mutually endorsed a County-Wide Planning Policy. It states that areas designated for urban growth should be determined by preferred development patterns, residential densities, and the capacity and willingness of the community to provide urban governmental services.

UGAs are intended to include land that is characterized by urban growth or will be needed for urbanization, consistent with forecasted population growth and the ability to extend urban services. UGA boundaries are intended to establish the areas within which incorporated cities and towns may grow and annex over the next twenty years. Yakima County's UGAs are also intended to implement Washington Administrative Code, which states that "the physical area within which that jurisdiction's vision of urban development can be realized over the next twenty years."

The Urban land use designations for the unincorporated urban growth areas are determined in a coordinated process between the County and each of the fourteen cities and towns during the Growth Management Act (GMA) mandated Urban Growth Area and/or Comprehensive Plan update. The County's Urban designations are categorized into six general land use categories that are intended to be consistent with the plan designations found in the respective city's comprehensive, subarea or neighborhood plan.

Current Land Use Designation – Urban Industrial (UI):

Purpose The intent of the Urban Industrial land use category, adopted as part of the future land use map, is to provide for adequate and appropriate lands for the location of industrial land uses taking into consideration compatibility with adjacent land uses, availability of required infrastructure, accessibility of adequate transportation corridors and minimization of impacts to natural resources and critical areas. The Urban Industrial land use designation is a general designation intended to accommodate all the urban industrial land use designations listed in each of the fourteen cities' and towns' future land use maps.

Current Zoning – Light Industrial (M-1):

YCC 19.13.030 Light Industrial (M-1).

(1) Legislative Intent.

(a) Light Industrial District. The purpose of the Light Industrial (M-1) district is to:

- (i) Establish and preserve areas near designated truck routes, freeways and the railroad for light industrial uses, which should not generate noise levels, light, odor or fumes that would constitute a hazard. Such uses are light manufacturing, processing, research and wholesale trade, storage and distribution facilities;
- (ii) Direct truck traffic onto designated truck routes and away from residential streets;
and

- (iii) Minimize conflicts between uses in the light industrial district and surrounding land uses.

Proposed Land Use Designation – Urban Residential (UR):

Purpose The intent of the Urban Residential land use category, adopted as part of the future land use map, is to provide for a full range of urban housing types, from single and multi-family development to high density family housing. The Urban Residential land use designation is a general designation intended to accommodate all the urban residential land use designations listed in each of the fourteen cities' and towns' future land use maps.

Proposed Zoning – Residential (R-1):

YCC 19.12.010 Single-Family Residential Districts (R-1).

(1) Legislative Intent. The Single-Family Residential (R-1) district is intended to facilitate development at targeted urban densities under the Comprehensive Plans, and provide for low-density, single-family residential development in areas designated by the Comprehensive Plan, depending on availability of infrastructure. Lower densities facilitate future subdivision at urban densities as infrastructure availability increases.

(a) Single-Family Residential District. This district is further intended to:

- (i) Facilitate coordinated and collaborative public infrastructure investment;
- (ii) Prevent conversion of land to uses and densities that cannot be urbanized;
- (iii) Require connection to public water and sewer systems;
- (iv) Require full urban standards for developments within Urban Growth Areas;
- (v) Locate low-density residential development, up to seven dwelling units per acre, in areas served by public water and sewer systems. In areas not served by public water or sewer, development on satellite utility systems will provide for an orderly, phased transition from rural to urban uses;
- (vi) Maintain residential density permitted by zoning and limit density increases in the following areas:
 - (A) Areas where environmental constraints such as flooding exist, or where surface and groundwater quality make the land unsuitable for development to avoid potential health hazards, and
 - (B) Areas where public sewer and water will not be provided at the time of development, and the dwelling units have individual septic tanks.
- (vii) Encourage residential cluster development prior to achieving maximum density, with a density of between four and seven dwelling units per acre on the developed

portion sufficient to facilitate future urban development on adjacent sites, in areas with a public water supply and a community or regional public sewer system;

F. APPROVAL CRITERIA

YCC 16B.10.090 (Major Rezones) is described below and provides the two YCC sections and Table 19.36-1 as review criteria to be used for this proposal. Each of these are applicable subsections including GMA, *Plan 2015*, city's comp plan, CWPP goals and policies were reviewed for consistency.

YCC 16B.10.090 (Major Rezones) - Legislative rezones necessary to maintain consistency between the comprehensive plan policy plan map and the official zoning map shall be completed concurrently with the plan amendment process wherever appropriate. Major rezones shall not require additional fees or review processes. Rezones completed as part of the plan amendment process shall be reviewed against the criteria as for plan amendments in Section 16B.10.095 of this code, and YCC Section 19.36.040 and must be consistent with the requested plan designation as indicated in Table 19.36-1.

Consistency with 16B:

YCC 16B.10.095 (Approval Criteria) provides six review considerations (1-6) with sub-sections. Applicable GMA, *Plan 2015*, County Wide Planning Policies (CWPP), City of Grandview 2016 goals and policies criteria were analyzed under *Staff Findings* for consistency.

(1) The following criteria shall be considered in any review and approval of amendments to Yakima County Comprehensive Plan Policy Plan Maps:

(a) The proposed amendment is consistent with the Growth Management Act and requirements, the Yakima County Comprehensive Plan, the Yakima Urban Area Comprehensive Plan and applicable sub-area plans, applicable city comprehensive plans, applicable capital facilities plans and official population growth forecasts and allocations;

Consistency with GMA: This major rezone is consistent with four of the thirteen GMA Planning goals, RCW 36.70A.020, without any order of priority.

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

Staff Finding: The Subject Properties are located within the City of Grandview's UGA and currently self-sufficient in terms of well and septic. The City's 2016 Comprehensive Plan Update, Capital Facilities Element, "Water System Plan Update/EXISTING AND FUTURE SERVICE AREAS" map, Figure 3-1, identified the Subject Properties within an existing service area. The City's current "Existing Water System" map shows a looped water main available at the southeast corner of Subject Properties where Bonnieview and Willoughby roads intersect.

RCW 36.70A.020(2) Reduce Sprawl – Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

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Staff Finding: The Subject Properties are already developed with low density single-family residences except for Subject Property 2 (Parcel 230913-33417) which has a five-unit residence. The homes were built between 1950 through 1996 that could provide residential development opportunities to meet R-1 higher density development standards. There are nine other single-family residences in adjacent industrial and commercial zones also built before the February 2000 countywide rezone. This is an ideal transition area from existing city residential to the surrounding residential unincorporated area. YCC 19.12.010(1)(v) allows up to seven dwelling units per acre only if served by public water and sewer system. YCC 19.34.035(2)(d) requires that all cluster developments require a minimum of five or more total acres in the R-1 zone where a community on-site sewage disposal system or regional sewer system is also provided for the new lots, (f) within UGAs where both a public water system and a community on-site sewage disposal or regional sewer system are provided. Refer to YCC Table 19.25-1 Water and 19.25-2 Sewer for more information.

RCW 36.70A.020(11) Citizen Participation and Coordination – Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

Staff Finding: The Hall's want to subdivide Parcel No. 230913-33417 and build a new residence. The current M-1 zone does not allow for new residential development, only minimal expansions to existing residences. YCC 19.33.060(4)(c) Legal Nonconforming Dwellings states that "any alteration or expansion of a nonconforming dwelling shall not exceed an increase of 50% of the gross floor area (including attached structures) when the dwelling became nonconforming." This conflicts with the current use of the area. All subject property owners have signed a petition in favor of the rezone and working with the County and City of Grandview.

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

Staff Finding: Subject Properties are self-sufficient in terms of well and septic systems which will not decrease current service levels.

Consistency with Plan 2015: The following County's comp plan – Land Use Urban Goals and Policies were used to review for consistency.

GOAL LU-U 1: Encourage urban growth within designated urban growth areas.

POLICIES:

LU-U 1.1 Areas designated for urban growth (including commercial, industrial, residential, public facilities, etc.) should be determined by preferred development patterns, residential densities, and the financial and technical capacity of the community to provide urban governmental services.

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LU-U 1.2 Urban growth should occur within urban growth areas only and not be permitted outside of an adopted urban growth area except for new fully contained communities, master planned resorts, and major industrial sites. (RCW 36.70A.350)

LU-U 1.5 Development should be located within designated urban growth areas in the following priority:

1. First in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development;
2. Second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources;
3. Third in the remaining portions of the urban growth areas.

*Staff Finding: The proposal is consistent with all of the above **Plan 2015** Goals and Policies.*

LU-U 1.8 The County, cities, or interested citizens may initiate an amendment to property within an existing urban growth area through the comprehensive plan amendment process; however, in no case will amendments be processed more than once a year. Only the County, cities, and towns may initiate amendments to UGA boundaries.

Staff Finding: On November 9, 2016, a meeting was held between County planning staff and City officials to consider the major rezone of the Subject Properties as part of the County's 2017 GMA Comprehensive Plan update. The applicant has gone through their amendment changes and made a formal request to the County on December 29, 2016 and provided documentation which included the following: Department of Commerce – Notice of Adopted Amendment; Ordinance No. 2016-32; a Future Land Use Map (FLUM); Hall's rezone request letter and signatures from owners in favor of the rezone (see Appendix B). The process to initiate this proposal is consistent with this urban land use policy.

Consistency with the City of Grandview 2016 Comprehensive Plan Update: The City's comp plan provides 11 review criteria (22-32) for proposed changes to their Future Land Use Designation Map. This section will analyze and address the criteria for consistency.

City of Grandview Comprehensive Plan Update, November 2016. Adopted on December 13, 2016.

IV. CRITERIA APPROVING A CHANGE IN THE FUTURE LAND USE DESIGNATION MAP (Page 7-6).

Standards

A change in the Future Land Use Map of the Comprehensive Plan shall only be granted after the advisory body and City Council have reviewed the proposed change to determine if it complies

with the standards and criteria listed below. A change in the Future Land Use Map shall only be granted if such written findings are made:

22. The proposal is consistent with the provisions of the Growth Management Act (GMA) and other applicable state planning requirements;

Staff Finding: See YCC 16B.10.095 (Approval Criteria) (1)(a) Consistency with GMA section above (page 6 and 7).

23. The proposal is consistent with and will help implement the goals, objectives and policies of this plan;

Grandview Comprehensive Plan (pages 2-33 thru 2-35).

Land Use Element

VI. GOALS AND POLICIES

GOAL 1: Create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values.

Policy 1.1 In its land use management decisions, the City should strive to influence both rates and patterns of growth in order to achieve goals of the Comprehensive Plan.

Policy 1.2 The City should resist growth pressures that could adversely affect community values, amenities, and infrastructure. The City should support development that furthers community goals.

Policy 1.3 Encourage urban infill where possible to avoid sprawl and the inefficient leapfrog pattern of development.

Policy 1.4 Accommodate future population growth primarily through infilling and utilization of undeveloped subdivision lots. Conversion of agricultural land to residential, commercial, or industrial use will be encouraged to occur only after existing undeveloped parcels have been built out.

GOAL 3: To actively manage land use change and protect the City's character by developing City facilities and services in a way that directs and controls land use patterns and intensities.

Policy 3.1 Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided.

Policy 3.2 New urban development shall be encouraged to locate first within the City limits, and second within the urban growth area where municipal services and public facilities are already present.

Policy 3.3 Development within the unincorporated portion of the urban growth area shall be encouraged to occur only on a limited scale to prevent inefficient use and distribution of public

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facilities and services. Urban development outside of the urban growth boundary shall be discouraged.

Policy 3.5 Future land uses will be coordinated with the Transportation and Capital Facilities Elements of the Comprehensive Plan.

GOAL 4: To pursue well-managed, orderly expansion of the urban area in a manner that is within the sustainable limits of the land.

Policy 4.1 The future distribution, extent, and location of generalized land uses will be established by the Future Land Use Map contained within this plan.

Policy 4.6 Attempt to assure that basic community values and aspirations are reflected in the City's planning program, while recognizing the rights of individuals to use and develop private property in a manner consistent with City regulations.

Policy 4.7 Provide an efficient and predictable development process that provides for ample public discussion of proposals for development.

Staff Finding: The proposal is consistent with and will help implement the above goals and policies of the City's comp plan.

24. Required changes to implementing regulations are identified prior to adoption of the proposed change and are scheduled for revision so that these implementing regulations remain consistent with the comprehensive plan;

Staff Finding: N/A. This is a major rezone comp plan amendment.

25. The proposal will increase the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses or on other uses legally existing or permitted in the area;

*Staff Finding: The current M-1 zone is an adverse impact on future residential development opportunities based the current use and proposed use of the area. The proposed R-1 rezone is more consistent with the existing use and surrounding area (see **YCC 16B.10.095 (Approval Criteria) (1)(a) Consistency with GMA** section under RCW 36.70A.020(2) Reduce Sprawl, page 6). If the R-1 zone is approved, the benefit of having different zoning classifications with industrial and commercial will require development standards to protect and minimize impacts to Subject Properties from future incompatible uses (see **YCC 16B.10.095 (Approval Criteria) (1)(g)**, page 13, for County and applicant recommendations). YCC Table 19.13.030-1 provides the benefits of limiting impacts to the R-1 zone through setbacks as stated from the side and rear of adjoining parcels (one-half building height or fifty feet, whichever is greater), and not adjoining (zero feet). The distance of Bonnieview and Willoughby roads will also lessen the impacts to Subject Properties.*

26. The proposal is an extension of similar adjacent use or is of sufficient size to make the proposal logical;

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Staff Finding: Addressed in YCC 16B.10.095 (Approval Criteria) (1)(a) Consistency with GMA section under RCW 36.70A.020(2) Reduce Sprawl (page 6) and City FLUM criterion #25 above.

27. The traffic generated by the proposal will not unduly burden the traffic circulation systems in the vicinity. The collector and arterial system currently serves or can concurrently be extended to serve the proposal, as needed;

Staff Finding: The Subject Properties are accessed from the city on Bonnieview Road, which is a paved two lane county roadway, classified as an urban access by Yakima County. This is a dead-end road that only serves the current residential and minor agricultural traffic. Therefore, the proposal will not unduly burden the circulation systems or need to be concurrently extended to serve the proposal. The applicant has commented that they have no plans and are unable to obtain an easement to make Bonnieview a through road to the interchange. Any road improvements for an intensive development would be a requirement of future land use approval.

28. Adequate public facilities and services exist or can be concurrently developed to serve the proposal;

Staff Finding: Addressed in YCC 16B.10.095 (Approval Criteria) (1)(a) Consistency with GMA sections under RCW 36.70A.020(1) Urban Growth (page 6) and RCW 36.70A.020(12) Public Facilities and Services (page 7).

29. The other characteristics of the proposal are compatible with those of other uses in the vicinity;

Staff Finding: See YCC 16B.10.095 (Approval Criteria) (1)(a) Consistency with GMA section under RCW 36.70A.020(2) Reduce Sprawl (page 6).

30. The other uses in the vicinity of the proposal are such as to permit the proposal to function properly;

Staff Finding: See YCC 16B.10.095 (Approval Criteria) (1)(a) Consistency with GMA section under RCW 36.70A.020(2) Reduce Sprawl (page 6) and City FLUM criterion #25 above.

31. If the proposal has significant adverse impacts beyond the City limits, the proposal has been jointly reviewed by Yakima County;

Staff Finding: The proposal is consistent with this criterion as it relates to County and City coordination for a joint review as identified in this staff report.

32. Any other similar considerations that may be appropriate to the particular case.

Staff Finding: N/A.

Consistency with CWPP:

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A.3. URBAN GROWTH AREA POLICY STATEMENTS

The following countywide policies are related to the process and criteria for establishing and amending urban growth areas in Yakima County:

A.3.1. Areas designated for urban growth should be determined by preferred development patterns and the capacity and willingness of the community to provide urban governmental services.

A.3.2. All cities and towns will be within a designated urban growth area. Urban growth areas may include areas not contained within an incorporated city. [RCW 36.70A.110]

A.3.3. All urban growth areas will be reflected in County and respective city comprehensive plans.

A.3.4. Urban growth will occur within urban growth areas only and not be permitted outside of an adopted urban growth area except for new fully contained communities. [RCW 36.70A.350]

A.3.10. The local jurisdiction may initiate an amendment to an existing urban growth area through the normal comprehensive plan amendment process, however in no case will amendments be processed more than once a year. [RCW 36.70A.130 (2)]

Staff Finding: The rezone is consistent with CWPP and as discussed in the previous sections of YCC 16B.10.095 (Approval Criteria) (1).

- (b) The site is more consistent with the criteria for the proposed map designation than it is with the criteria for the existing map designation;

Staff Finding: The site is more consistent with the proposed Urban Residential designation than the criteria for the existing Urban Industrial designation as discussed in YCC 16B.10.095 (Approval Criteria) (1)(a) Consistency with GMA section under RCW 36.70A.020(2) Reduce Sprawl (page 6) and City FLUM criteria #25 above (page 10).

- (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: The site is suitable for the proposed Urban Residential designation as discussed in YCC 16B.10.095 (Approval Criteria) (1)(a) Consistency with GMA section under RCW 36.70A.020(2) Reduce Sprawl (page 6), City FLUM criteria #25 and 27 above (page 10).

- (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: The City's 1973 comp plan Land Use Plan showed Subject Properties as part of a planned residential sub-area outside the city limits. A Water Mains map displayed an existing eight-inch water main line extended from the city onto Cemetery Road, east to the southeast corner of Subject Properties, where Bonnieview and Willoughby roads intersect. In 1997, the creation of UGAs added Subject Properties as part of Grandview's UGA. This area was then zoned industrial

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to be consistent with the City of Grandview's 1995 Comprehensive Plan Update due to the proposed location of the interstate interchange. I-82, exit 75 interchange, was relocated from this area a half-mile, south-southeast of Subject Properties, which would not allow any through access across the interstate or full development opportunities for the current industrial and commercial zoning. Due to these reasons, the proposed designation is more consistent than the existing designation.

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

Staff Finding: *N/A.*

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

Staff Finding: *N/A.*

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

Staff Finding: *N/A.*

- (iii) Correct an obvious mapping error; or

Staff Finding: *N/A.*

- (iv) Address an identified deficiency in the plan. In the case of Resource Lands, the applicable de-designation criteria in the mapping criteria portion of the land use subchapter of Yakima County Comprehensive Plan, Volume 1, Chapter I, shall be followed. If the result of the analysis shows that the applicable de-designation criteria has been met, then it will be considered conclusive evidence that one of the four criteria in paragraph (e) has been met. The de-designation criteria are not intended for and shall not be applicable when resource lands are proposed for re-designation to another Economic Resource land use designation;

Staff Finding: *N/A.*

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

Staff Finding: *See YCC 16B.10.095 (Approval Criteria) (1)(a) Consistency with GMA sections under RCW 36.70A.020(1) Urban Growth (page 6), RCW 36.70A.020(2) Reduce Sprawl (page 6), and RCW 36.70A.020(12) Public Facilities and Services (page 7) for information on available city water connection and development standards. The Hall's did state that the purpose of the rezone is to allow for a single-family residence. The UGAs plan designation is an area where property owners are responsible for providing a level of service for water, sewer, and stormwater drainage*

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that is adequate for the uses they will develop. Therefore, the rezone is consistent with this factor. At the time of application for the single-family residence, or any other land uses that would be permitted within the R-1 zoning district, the property owner will be required to adhere to the water, sewer, stormwater requirements of the current zoning ordinance and the Comprehensive Plan. Subject Properties are also near city limits where schools, police and fire services are accessible.

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

Staff Finding: The proposed policy plan map amendment will not prematurely cause the need for nor increase the pressure for additional policy plan map amendments in the surrounding area. However, County staff has spoken to the applicant and agreed that this constrained area between Interstate 82 and the Sunnyside irrigation canal should be revisited during the next UGA update. There is interest from a non-contiguous property owner to rezone his three properties to R-1; nine other single-family homes on smaller lots; and two dead-end roads insufficient to meet the industrial and commercial needs. The decision to not include the interested property owner in this proposal is due to his two vacant parcels, totaling 20.98, and would increase unnecessary residential years of growth to the city's UGA.

- (2) The following criteria shall be considered in any review and approval of changes to Urban Growth Area (UGA) boundaries:

(a) Land Supply:

(i) The amount of buildable land suitable for residential and local commercial development within the incorporated and the unincorporated portions of the Urban Growth Areas will accommodate the adopted population allocation and density targets;

(ii) The amount of buildable land suitable for purposes other than residential and local commercial development within the incorporated and the unincorporated portions of the Urban Growth Areas will accommodate the adopted forecasted urban development density targets within the succeeding twenty-year period;

(iii) The Planning Division will use the definition of buildable land in YCC 16B.02.045, the criteria established in RCW 36.70A.110 and .130 and applicable criteria in the Comprehensive Plan and development regulations;

(iv) The Urban Growth Area boundary incorporates the amount of land determined to be appropriate by the County to support the population density targets;

Staff Finding: N/A since there are no changes to the UGA boundary.

(b) Utilities and services:

(i) The provision of urban services for the Urban Growth Area is prescribed, and funding responsibilities delineated, in conformity with the comprehensive plan, including applicable capital facilities, utilities, and transportation elements, of the municipality;

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(ii) Designated Ag. resource lands, except for mineral resource lands that will be reclaimed for urban uses, may not be included within the UGA unless it is shown that there are no practicable alternatives and the lands meet the de-designation criteria set forth in the comprehensive plan.

Staff Finding: N/A since there are no changes to the UGA boundary.

- (3) Land added to or removed from Urban Growth Areas shall be given appropriate policy plan map designation and zoning by Yakima County, consistent with adopted comprehensive plan(s).

Staff Finding: N/A.

- (4) Cumulative impacts of all plan amendments, including those approved since the original adoption of the plan, shall be considered in the evaluation of proposed plan amendments.

Staff Finding: The cumulative impacts will be addressed as part of Yakima County's 2017 GMA Comprehensive Plan Update in SEP2017-11. Section "H" of this staff report describes the environmental review criteria as required.

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

Staff Finding: GMA, City goals and policies, and CWPP addressed in previous sections under YCC 16B.10.095 (Approval Criteria) (1). SMA is N/A. Yakima County's Master Interlocal Agreement is addressed below.

Consistency with Master Interlocal Agreement: Yakima County's Master Interlocal Agreement provides the following review considerations under Section – E. Planning Implementation (2)(a)(b), Urban Growth Area Future Land Use Designations and Zoning Districts to be reviewed for consistency.

2. Amending Urban Growth Area Future Land Use Designations and Zoning Districts
 - a. Future Land Use Designation Amendments

Amendment requests to change future land use designations for properties located within unincorporated urban growth areas will be accepted by the County during the scheduled biennial amendment cycle, set forth in YCC 16B.10. Amendment requests by property owners and/or jurisdictions will be evaluated based on the criteria and requirements under YCC 16B.10 and this Agreement.

Future land use designations and zoning for properties located within unincorporated urban growth areas were developed as part of a coordinated effort between Yakima County and the cities during the county-wide UGA review process. Therefore, if a property owner requests a future land use designation amendment outside of the scheduled five year UGA review process Yakima County will notify the applicable city of the proposed amendment request for their recommendation. The city's recommendation will be forwarded to the Yakima County

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Planning Commission and to the Board of Yakima County Commissioners for consideration as part of the legislative amendment review process. Amendment requests by property owners and/or jurisdictions outside of a scheduled county-wide UGA review process will be evaluated based on the criteria and requirements under YCC 16B.10, this Agreement and the most recent LCA information and population allocations used by the County during the most recent UGA review process.

Staff Finding: The proposal being considered as part of the County's 2017 GMA update cycle and reviewed as required under YCC16B.10.

Amendments to future land use designation for property located within the unincorporated urban growth area, must refer to the applicable County Future Land Use/Zoning Consistency Table to determine whether the desired plan designation is consistent with the plan designation as shown in the County Future Land Use Consistency Table.

Staff Finding: The proposed R-1 zoning district has been reviewed under Table 19.36-1 Zoning District consistency with Comprehensive Plan Future Land Use Designations, as also required to be reviewed under YCC 16B.10, and consistent with the Urban Residential plan designation.

b. Zoning District Amendments Property owners wishing to rezone land within the unincorporated urban growth area to a different zoning district must show that the rezone is consistent with the applicable County Future Land Use/Zoning Consistency Table. Rezones that are contingent upon legislative approval of a comprehensive plan map amendment, as indicated in Table 19.36-1 shall be considered a major rezone and subject to the procedures and requirements set forth in subsection a. above, YCC 16B.10 and YCC 19.36.

Staff Finding: See comment above.

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

Staff Finding: N/A. The proposal is a comp plan amendment rather than a development regulation text amendment. As conditioned, the proposal will satisfy applicable criteria necessary for rezone approval and meet compliance with Yakima County's development regulations, so the rezone is consistent with this requirement.

YCC 19.36.040 (Major Rezones) is described as follows:

Amendments to the zoning map that are contingent upon legislative approval of a comprehensive plan amendment shall be considered a major rezone and are subject to the procedures outlined in YCC Chapter 16B.10.

Staff Finding: The proposal is consistent with this section as required for review under YCC 16B.10.090 (Major Rezones).

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Table 19.36-1 Zoning District consistency with Comprehensive Plan Future Land Use Designations:

Staff Finding: The proposal is consistent with this section as required for review under YCC 16B.10.090 (Major Rezones). See YCC 16B.10.095 (Approval Criteria) (5) Consistency with Master Interlocal Agreement (2)(a) and (b) (pages 13 and 14).

G. ALLOWABLE USES

Staff Finding: If approved, the applicant's request will change the Yakima County Zoning Ordinance's Official Zoning Map by rezoning the M-1 zoned Subject Properties to R-1. The following uses are allowed in the R-1 zone per YCC 19.14 Allowable Land Use Table:

As Type 1 (permitted) uses: Agriculture, silviculture, and animal feeding operations (Excluding: concentrated animal feeding operations, livestock auction/sale yards, rendering plants and slaughter houses), Agricultural building, Irrigation distribution/drainage facilities, Family home services, other than safe/shelter home, Hazardous waste treatment and storage facilities subject to the State siting criteria of Chapter 70.105 RCW: Onsite, and storage of chemicals and empty chemical containers, Single-family site built or modular dwelling, Mobile or manufactured homes of any size in approved or existing mobile/manufactured home parks, Multi-wide manufactured home on an individual lot: Not Previously Titled (New), Temporary sales office within a residential or mixed-use project while units in the project are sold by the developer, Bed and breakfast inn with a maximum of two guest bedrooms and without receptions, group meetings or special gatherings, Home business-minor.

As Type 2 (usually permitted) uses: Agricultural stands not exceeding 1,000 square feet in area, Parks, playgrounds, greenways and other public or private outdoor recreational facilities, Church or other place of worship, Safe/shelter home (see Family Home Services), Group care facilities (large), foster family homes (large), or licensed boarding homes for more than six residents (Exceed definitions under Family Home Services), Public buildings and uses, School bus storage & maintenance facilities, Extraction of mineral resources as part of a federal or state approved fish or wildlife habitat restoration/enhancement project (Temporary), Federal or state approved wetland mitigation projects requiring extraction of mineral resources (Temporary), Solid waste drop box site, Stockpiling of Earthen Materials Not within FEMA Flood Plain, Accessory dwelling unit – Attached, Single-family detached dwelling (zero lot line), Single-family attached dwelling (common wall), Single-wide manufactured home on an individual lot: Previously Titled (Used)/Not Previously Titled (New), Multi-wide manufactured home on an individual lot: Previously Titled (Used), Bed and Breakfast inn with a maximum of five guest bedrooms and/or receptions, group meetings and/or special gatherings, Home business-major, Impoundment of water, including dams and frost ponds, Linear transmission facilities.

As Type 3 (usually not permitted) uses: Aquaculture, Golf courses, clubhouses, pro shops, driving ranges, Historic landmark allowable use permits, Cemetery, crematorium columbaria and mausoleums, Community center, Crisis residential facilities, Day care center, child, Health care facilities, Libraries, Museums, art galleries, Police, fire station, ambulance service, Residential care facility, Schools: Elementary and middle, senior high school, Business school, Community college/university, Vocational school, Accessory dwelling unit – detached, Two-family dwelling (duplex), Sewage treatment plants, Utility services (substations, reservoirs, etc.), when the building or series of buildings

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exceeds 120 sq. ft. or the SEPA threshold is exceeded, Utility services (substations, reservoirs, etc.), when no building or series of buildings exceeds 120 sq. ft. and the SEPA threshold is not exceeded.

As Type 4 (Quasi-judicial applications) uses: None.

*Amateur radio antenna and support structure, communication tower, anemometer or personal wind energy tower and related facilities – Note 1: The type of review of towers and associated structures varies depending on height, diameter and other factors listed in Section 19.18.490.

Staff Conclusion: The Subject Properties are properly suited for the proposed R-1 zone except for Subject Property 2 which will be a legal nonconforming use.

H. DISCUSSION OF ENVIRONMENTAL ANALYSIS (SEPA)

SEPA review is concurrent with this review and a final SEPA determination will be issued prior to the final decision of this rezone.

CONCLUSION

1. The major rezone proposal meets the approval criteria of YCC 16B.10 and complies with goals and policies of GMA, *Plan 2015*, Grandview comp plan, CWPP, and Master Interlocal Agreement.
2. This is a non-project rezone request, however, the Hall's did state that the intent for the rezone is to allow for residential development opportunities. The County's SEPA Responsible Official will analyze the environmental impacts associated with the major rezone (SEP2017-11) and then issue a determination.
3. Prior to the proposed construction of I-82 and implementation of *Plan 2015*, the area was zoned General Rural and designated for residential. A total of 13 homes and one five-unit residence in this area was built before the rezone of the area to Industrial and Highway Commercial. The adoption of YCC Title 19 rezoned this area Light Industrial and Highway/Tourist Commercial due to the proposed location of the I-82 interchange.

The M-1 zoning district does not allow for new residential development and a limited expansion of the legally non-conforming residences only. The area has never been used for industrial or commercial purposes. The relocation of the proposed interchange, Exit 75, a half-mile southeast of Subject Properties, restricted the area to only one urban access road, Bonnieview Road, with no through access and cannot support industrial or commercial activity besides the current residential and minor agricultural traffic. The applicant has commented that they do not have any plans to connect a through road to the interchange and unable to get an easement to do so.

4. *Subject Properties* are self-sufficient with well and septic systems. A private-looped watermain is available at the intersection of Bonnieview and Willoughby roads for future residential development opportunities.
5. The rezone of the five partially developed parcels would add less than a year to the city's UGA residential years of growth.

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RECOMMENDATION

The Yakima County Planning Division recommends *Approval* of the proposal to rezone the Subject Properties from Light Industrial to Residential, as identified on the attached map (Appendix A) to maintain consistency between the City of Grandview's Future Land Use Map and Yakima County's Official Zoning Map.

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APPENDIX A



Map A: Light Industrial *Subject Properties* proposed to be rezoned R-1.

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APPENDIX B
(City of Grandview Documents)

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