# DEPARTMENT OF PUBLIC SERVICES

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*VERN M. REDIFER, P.E., Director*


**DATE:** June 23, 2017

**TO:** Interested Agencies and Interested Parties

**FROM:** Lynn Deitrick, Planning Official / SEPA Responsible Official

**SUBJ:** **Mitigated Determination of Non-Significance and Notice of Adoption of Existing Environmental Documents**
**Yakima County Comprehensive Plan – *Horizon 2040* - ZON17-02/SEP17-011**
**City of Grandview Major Rezone Request ZON17-01/SEP17-011**

This notice is to inform you that Yakima County has RETAINED the previously issued Mitigated Determination of Non-Significance and Notice of Adoption of Existing Environmental Documents for the proposal described below. This decision was made after consideration of comments submitted on the proposal. The Final Threshold Determination has been attached for your information.

**DESCRIPTION OF PROPOSAL**

The Growth Management Act requires that each county take action to review and, if needed, revise their comprehensive plans and development regulations every eight years to ensure the plans and regulations comply with the Act. The recommendations proposed include changes to ***Plan 2015*** goals, policies and text, a major rezone request by the City of Grandview (ZON17-01, SEP17-011).

**COMMENT AND APPEAL INFORMATION**

The comment period on the Threshold Determination has expired. There is no administrative appeal of the threshold determination, or the decision on the proposal by the Board of Yakima County Commissioners. If you have any questions on this proposal, please call Long Range Manager, Tommy Carroll at 574-2300

Encl.: Mitigated Determination of Non-significance and Notice of Adoption of Existing Environmental Documents, Grandview Staff Report, SEPA Checklist and Environmental Analysis – ***Plan 2015*** to Interested Agencies and Parties of Record via e-mail.

**MITIGATED DETERMINATION OF NON-SIGNIFICANCE**
**AND**
**NOTICE OF ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS**
**FOR THE 2017 COMPREHENSIVE PLAN UPDATE**

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1. **Description of current proposal:** The Growth Management Act (GMA) requires that Yakima County update its comprehensive plan and development regulations every eight years. The deadline for the update is June 30, 2017. The existing ***Plan 2015*** is split into two separate volumes of the comprehensive plan. Volume 1 represented brief introductory language and the goals and policies. Volume 2 represented more detailed information on existing conditions, level of services and analysis of assets, needs, and opportunities. The current update not only changes the name of ***Plan 2015*** to ***Horizon 2040***, but also combines both Volume 1 and Volume 2 into one cohesive document. This document represents the environmental review of ***Horizon 2040***.

   - ZON2017-00002/SEP2017-00011 – is the final phase of the 2017 GMA required comprehensive plan update. The update includes revisions to the comprehensive plan. (See Exhibit 1)
   - ZON2017-00001/SEP2017-00011 – a major rezone (comp plan land use designation and concurrent rezone) request by the City of Grandview to amend the future land use map from Urban Industrial to Urban Residential and the official zoning map from Light-Industrial to R-1. (See Exhibit 2)

   To ensure completion of the 2017 GMA update within the prescribed timeline, Yakima County divided the plan update into a number of different phases. The first two phases, which were adopted both 2015 and 2016, pertained to the Urban Growth Area (UGA) update. Environmental review under the State Environmental Policy Act (SEPA) was conducted for each of the earlier phases, which are listed below for reference only:

   - TXT2015-00004/SEP2015-00041 – adoption of new urban land use designations for the County's fourteen urban growth areas. The six new urban land use designations are Urban Residential, Urban Commercial, Urban Industrial, Urban Public, Urban Parks and Open Space and Urban Tribal.
   - ZON2015-00006/SEP2015-00053 – is an Urban Growth Area boundary map amendment proposal by the City of Grandview, Town of Harrah, City of Mabton, Town of Naches and the City of Sunnyside to amend ***Plan 2015*** future land use map and to re-designate properties within the unincorporated Urban Growth Area with new land use designations. This was considered phase 1 of the GMA UGA review.
   - ZON2016-00001/SEP2016-00006 – is an Urban Growth Area boundary map amendment proposal by the City of Granger, Town of Harrah, City of Moxee, Town of Naches, City of Selah, City of Sunnyside, City of Tieton, City of Toppenish, City of Union Gap, City of Wapato, City of Yakima and the City of Zillah to amend ***Plan 2015*** future land use map by amending UGA boundaries and re-designating properties within the unincorporated Urban Growth Area

with new land use designations. This was considered phase 2 of the GMA UGA review.

The current proposal (last phase) to update the Yakima County comprehensive plan makes up the County final phase of the GMA update. This environment review document identifies the environmental impacts associated with the proposed amendments, proposed mitigation and the cumulative impacts.

2. **File Numbers:** ZON2017-02/SEP2017-011 and ZON2017-01/SEP2017-011

3. **Proponent:** Yakima County

4. **Location of Proposal:** County-wide

5. **Lead Agency:** Yakima County Planning Division

6. **Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c), provided the measures listed in the *Environmental Summary and Fact Sheet* are taken to mitigate potential adverse impacts. This decision was made after a careful review of the completed environmental checklists (see Exhibit 3), non-project action supplements, environmental summary, comments and other information on file with the lead agency. This information (including all environmental documentation) is available to the public on request and can be examined in our offices during regular business hours or online at www.yakimap.com/permits or http://www.yakimacounty.us/852/Process-Documents. Environmental documents include the SEPA checklist, this threshold determination, and submittal materials.

7. **Identified Environmental Impacts and Mitigation Measures:**
Substantive authority to require mitigation for potentially significant adverse environmental impacts is derived from WAC 197-11-660, Yakima County Code 16.04.230 and, by reference, the policies contained in the Yakima County Comprehensive Plan – ***Horizon 2040***. Proposed changes to the comprehensive plan include a name change, reformatting, minor text changes related to background and supporting information in each of the eleven plan elements. There is only one map amendment proposed as part of this comprehensive plan update. The proposals are non-project related, therefore no specific detail relating to site development or the timing of development was provided. More detailed SEPA review may be required at time of project specific applications. The environmental review of the proposals took into consideration the proposal and any proposed changes made by staff, public, Planning Commission and the Board of Yakima County Commissioners.

## PROPOSED AMENDMENTS TO THE COMPREHENSIVE PLAN

Staff has completed an assessment of the potential environmental impacts of the proposed changes to the comprehensive plan and proposed mitigation, where appropriate. The proposed changes are listed below:

***ZON2017-002/SEP2017-00011 Horizon 2040*** - changes to plan name, supporting language, demographics, goals and policies.

- Chapter 1, Introduction Element
- Chapter 2, Natural Settings Element
- Chapter 3, Natural Hazards Element
- Chapter 4, Economic Development Element
- Chapter 5, Land Use Element
- Chapter 6, Capital Facilities Element
- Chapter 7, Housing Element
- Chapter 8, Parks and Open Space Element
- Chapter 9, Utilities Element
- Chapter 10, Transportation Element
- Chapter 11, Intergovernmental Coordination Element

Chapter 1, Introduction Element

The Introduction Element of the comprehensive plan was updated according to the requirements set forth in the Growth Management Act (GMA) and the Department of Commerce comprehensive plan update checklist. The current update changes the name of the existing comprehensive plan - ***Plan 2015*** to ***Horizon 2040.*** The existing Policy Plan Element in ***Plan 2015*** essentially serves as the introductory element of the comprehensive plan and is only found in Volume 1. As part of the current GMA update of the comprehensive plan the existing Policy Plan Element has also been renamed to the Introduction Element. The Introduction Element provides background information on the overview design of the ***Horizon 2040***, states requirements for updating the plan and it incorporates the Demographics Sub-Element from Volume 2 of ***Plan 2015***. The updated Introduction Element does not contain goals or policies. A more detailed description of the changes are listed in the Environmental Summary below.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this text change proposal. This proposed text amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). No potential impacts emerged.

Chapter 2, Natural Settings Element

The Natural Settings Element of the comprehensive plan was updated according to the requirements set forth in the Growth Management Act (GMA) and the Department of Commerce comprehensive plan update checklist. The current

update changes the name of the existing comprehensive plan - ***Plan 2015*** to ***Horizon 2040.*** The existing Natural Settings Element in ***Plan 2015*** is split into two separate volumes of the comprehensive plan. Volume 1 represented brief introductory language on the importance of the relationship between the natural environment and the built-out surroundings and the plans environmental goals and policies. Volume 2 represented more detailed supporting language, and other vital statistics. The current update not only changes the name of ***Plan 2015*** to ***Horizon 2040***, but also combines both Volume 1 and Volume 2 into one comprehensive Natural Settings Element. Changes to the element are primarily updates to the supporting text to reflect current conditions and up to date information. Only a few goal and policy changes are proposed, each requiring further environmental review of development (i.e. groundwater protection, cultural resources and landslides).

The Environmental Checklist discloses potential adverse environmental impacts associated with the text change proposal regarding the new groundwater protection policy language. This proposed text amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015***'s Final Environmental Impact Statement (FEIS). No potential impacts emerged as a result of the policy amendment itself, however if the policy is not implemented accordingly, the potential for significant environmental impacts could occur. It is now generally accepted that Yakima River basin surface water and groundwater are hydrologically connected. Rural domestic water supply is generally provided from groundwater sources (i.e. private exempt wells). The withdrawal of water from these groundwater sources may have an adverse impact on instream flows and ultimately wildlife and habitat conditions. In addition to the general groundwater protection requirements of GMA, RCW 19.27.097 and RCW 58.17 a recent Supreme Court ruling in Whatcom County v. Hirst/Futurewise & WWGMHB (Hirst Decision) reaffirmed Yakima County's responsibility to protect groundwater resources prior to development approval. Therefore, the following mitigation is required:

- *Mitigation Required 2A: After the adoption of the updated comprehensive plan, Yakima County must move to adopt development regulations that implement the protection of groundwater resources by requiring a water right to access groundwater in the rural areas and require urban development to either connect to municipal services or provide proof of a water right to ensure the protection of in-stream flows, wildlife and habitat conditions.*

Chapter 3, Natural Hazards Element

The Natural Hazards Element is a new element in ***Horizon 2040***. The intent of this new Comprehensive Plan Element is to establish goals and policies resulting in development that minimizes loss of life and property from natural disasters. By including hazard mitigation into ***Horizon 2040***, mitigation measures captured in associated plans are integrated into comprehensive plan policies. The element provides references to the Yakima County Multi-Jurisdictional Hazard Mitigation

Plan and Yakima County's Comprehensive Flood Hazard Mitigation Plans. These new comprehensive plan policies provide a legal basis for implementing mitigation measures through land use regulations.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this text change proposal. This proposed text amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). No potential impacts emerged.

Chapter 4, Economic Development Element

The Economic Development Element was updated according to the requirements set forth in the Growth Management Act (GMA) and the Department of Commerce comprehensive plan update checklist. The existing Economic Development Element in ***Plan 2015*** was split into two separate volumes of the comprehensive plan. Volume 1 presented brief introductory language and the goals and policies. Volume 2 presented more detailed information on existing conditions analysis of assets, needs, and opportunities. The current update changes the name of ***Plan 2015*** to ***Horizon 2040***, combines both Volume 1 and Volume 2 into one comprehensive economic development element, and updates text and tables to reflect current economic conditions in Yakima County. The updated Economic Development Element also draws heavily from the Yakima and Kittitas Counties Regional Comprehensive Economic Development Strategy (2015).

The Environmental Checklist discloses no direct adverse environmental impacts associated with this map change proposal. This proposed map amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). No potential impacts emerged.

Chapter 5, Land Use Element

The Land Use Element was updated according to the requirements set forth in the Growth Management Act (GMA) and the Department of Commerce comprehensive plan update checklist. The existing Land Use Element in ***Plan 2015*** is split into two separate volumes of the comprehensive plan. Volume 1 represented brief introductory language and the goals and policies. Volume 2 represented more detailed supporting language, demographics and other vital statistics. The current update not only changes the name of ***Plan 2015*** to ***Horizon 2040***, but also combines both Volume 1 and Volume 2 into one comprehensive land use element. In addition, ***Plan 2015*** also included three sub-elements (urban, rural and economic resource), which have been incorporated into the proposed new Land Use Element of ***Horizon 2040***. In addition to minor text changes to background and supporting language the updated land use element also includes land use assumptions based on twenty-year population projections out to the year 2040 and new policy language addressing the

County's responsibility to ensure that groundwater withdrawals from development is not impacting on senior water users, in-stream flows and habitat conditions.

The Environmental Checklist discloses potential adverse environmental impacts associated with this text change proposal (new policy language regarding groundwater usage). This proposed text amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). No potential impacts emerged as a result of the policy amendment itself, however if the policy is not implemented accordingly, the potential for significant environmental impacts could occur. It is now generally accepted that Yakima River basin surface water and groundwater are hydrologically connected. Rural domestic water supply is generally provided from groundwater sources (i.e. private exempt wells). The withdrawal of water from these groundwater sources may have an adverse impact on senior water rights established before and including 1905. In addition to the general groundwater protection requirements of GMA, RCW 19.27.097 and RCW 58.17 a recent Supreme Court ruling in Whatcom County v. Hirst/Futurewise & WWGMHB (Hirst Decision) reaffirmed Yakima County's responsibility to protect groundwater resources prior to development approval. Therefore, the following mitigation is required:

- *Mitigation Required: See Mitigation 2A above.*

Chapter 6, Capital Facilities Element

The Capital Facilities Element was updated according to the requirements set forth in the Growth Management Act (GMA) and the Department of Commerce comprehensive plan update checklist. The existing capital facilities element in ***Plan 2015*** is split into the comprehensive plan's two separate volumes. Volume 1 provided brief introductory language, summarized major issues, and stated the county's goals and policies for capital facilities. Volume 2 included more detailed descriptions of issues, provided an inventory of the capital facilities subject to planning, presented a scheme for determining levels of service for each capital facility type, and calculated the County's adopted levels of service for each type. The current update not only changes the name of ***Plan 2015*** to ***Horizon 2040***, but also combines both Volume 1 and Volume 2 into one comprehensive Capital Facilities Element. In addition, ***Plan 2015*** planned for more than a dozen types of capital facilities while ***Horizon 2040*** focuses planning on the six types required by the GMA and limits the county's level of service requirements to the three types determined necessary to support development and growth.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this text change proposal. This proposed text amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). No potential impacts emerged.

Chapter 7, Housing Element

The Housing Element was updated according to the requirements set forth in the Growth Management Act (GMA) and the Department of Commerce comprehensive plan update checklist. The existing Housing Element in ***Plan 2015*** was split into two separate volumes of the comprehensive plan. Volume 1 presented brief introductory language and the goals and policies. Volume 2 presented more detailed information on existing conditions, analysis of assets, and needs and opportunities. The current update not only changes the name of ***Plan 2015*** to ***Horizon 2040***, but also combines both Volume 1 and Volume 2 into one comprehensive Housing Element. Minor text changes were made to background and supporting language in addition to removing redundant and repetitive language. Housing text and tables were also updated to reflect current census data. A more detailed description of the changes are listed in the Environmental Summary below.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this text change proposal. This proposed text amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). No potential impacts emerged.

Chapter 8, Parks and Open Space Element

The Parks and Open Space Element was updated according to the requirements set forth in the Growth Management Act (GMA) and the Department of Commerce comprehensive plan update checklist. The existing Parks and Open Space Element in ***Plan 2015*** was split into two separate volumes of the comprehensive plan. Volume 1 presented brief introductory language and the goals and policies. Volume 2 presented more detailed information on existing conditions, level of services and analysis of assets, needs, and opportunities. The current update changes the name of ***Plan 2015*** to ***Horizon 2040***, and combines both Volume 1 and Volume 2 into one comprehensive parks and open space element. The Parks and Open Space Element update also incorporates information from the ***Horizon 2040*** Visioning "Check In" process and the Yakima County Trails Plan. The Minor text changes were made to background and supporting language in addition to removing redundant and repetitive language. Parks and open space text, tables, and map details were also updated to reflect current conditions.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this text change proposal. This proposed text amendment was evaluated to identify any probable significant environmental impacts not

adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). No potential impacts emerged.

Chapter 9, Utilities Element

The Utilities Element was updated according to the requirements set forth in the Growth Management Act (GMA) and the Department of Commerce comprehensive plan update checklist. The existing Utilities Element in ***Plan 2015*** is split into two separate volumes of the comprehensive plan. Volume 1 represented brief introductory language and the goals and policies. Volume 2 represented more detailed information on existing conditions, level of services and analysis of assets, needs, and opportunities. The current update not only changes the name of ***Plan 2015*** to ***Horizon 2040***, but also combines both Volume 1 and Volume 2 into one comprehensive Utilities Element. Minor text changes were made to background and supporting language in addition to removing redundant and repetitive language. Utility service provider's text, tables, and map details were also updated to include their capacity, facility location, and/or existing and future service areas. New policy language was added directing the County to require all development to connect to public water sources or proof of legal and physical water availability prior to land use and building permit approval. In addition, policy language was added that authorized the establishment of a county operated water system that will ensure that rural groundwater withdrawals from development are not impacting senior water users, in-stream flows and habitat conditions.

The Environmental Checklist discloses potential adverse environmental impacts associated with this text change proposal (new policy language regarding groundwater usage). This proposed text amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). No potential impacts emerged as a result of the policy amendment itself, however if the policy is not implemented accordingly, the potential for significant environmental impacts could occur. It is now generally accepted that Yakima River basin surface water and groundwater are hydrologically connected. Rural domestic water supply is generally provided from groundwater sources (i.e. private exempt wells). The withdrawal of water from these groundwater sources may have an adverse impact on senior water rights established before and including 1905. In addition to the general groundwater protection requirements of GMA, RCW 19.27.097 and RCW 58.17 a recent Supreme Court ruling in Whatcom County v. Hirst/Futurewise & WWGMHB (Hirst Decision) reaffirmed Yakima County's responsibility to protect groundwater resources prior to development approval. Therefore, the following mitigation is required:

- *Mitigation Required: See Mitigation 2A above.*

Chapter 10, Transportation Element

The Transportation Element was updated according to the requirements set forth in the Growth Management Act (GMA) and the Department of Commerce comprehensive plan update checklist. The existing Transportation Element in ***Plan 2015*** was split into two separate volumes of the comprehensive plan. Volume 1 presented brief introductory language and the goals and policies. Volume 2 presented more detailed information on existing conditions, level of service, analysis of assets, and needs and opportunities. The current update not only changes the name of ***Plan 2015*** to ***Horizon 2040***, but also combines both Volume 1 and Volume 2 into one comprehensive Transportation Element. Text changes were made to background and supporting language in addition to removing redundant and repetitive language. Transportation text and map details were also updated to reflect current conditions and to reflect how transportation needs are being managed within the County. A more detailed description of the changes are listed in the Environmental Summary below.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this text change proposal. This proposed text amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). No potential impacts emerged.

Chapter 11, Intergovernmental Coordination Element

The Intergovernmental Coordination Element of the comprehensive plan was updated according to the requirements set forth in the Growth Management Act (GMA) and the Department of Commerce comprehensive plan update checklist. The current update changes the name of the existing comprehensive plan - ***Plan 2015*** to ***Horizon 2040.*** The existing Intergovernmental Coordination Element in ***Plan 2015*** essentially serves the general outline of the coordination and cooperation among various jurisdictions, agencies, service providers and stake-holders that were required for the initial development and update of the Yakima County comprehensive plan. The existing Intergovernmental Coordination Element of the comprehensive plan is found in both Volume 1 and Volume 2. As part of the current GMA update of the comprehensive plan the Intergovernmental Coordination Element from Volume 1 and 2 have been combined into one element. This update only required minor text changes to the element, primarily to reflect current state law and procedures. The updated Intergovernmental Coordination Element does contain goals or policies, however no changes were proposed. A more detailed description of the changes are listed in the Environmental Summary below.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this map change proposal. This proposed map amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). No potential impacts emerged.

***ZON2017-001/SEP2017-00011 City of Grandview Major Rezone*** – no potential impacts were identified with the City of Grandview's proposed changes to the Future Land Use Map and the Official Zoning Map. The requested change to rezone roughly 13.34 acres of industrial land to residentially zoned land is in an area where no industrial uses currently exist and is surrounded by residential land uses. Rezoning the subject property will not impact adjacent industrial land uses or future residential land uses.

**8. Title of environmental documents being adopted:**

1. Environmental Analysis Element of ***Plan 2015***, Chapter III Volume 1, for ***Plan 2015***, the Yakima County Comprehensive Plan adopted May 20, 1997 by the Board of Yakima County Commissioners (Board) as its Final Environmental Impact Statement (FEIS). (See Exhibit 4)

2. Environmental Addenda to the FEIS for the 1998, 1999, 2000, 2001, 2002, 2003, 2005, 2007, 2008, 2009, 2010, 2012, 2015 and 2016 amendments to the Comprehensive Plan adopted by the Board.

**9. Agency that prepared documents being adopted:** Yakima County Planning Division

**10. Description of documents being adopted:**

1. ***Horizon 2040 (formerly Plan 2015)*** establishes goals, objectives and policies for unincorporated areas under County land use jurisdiction with particular emphasis on rural, resource (agriculture, mineral or forest) and urban lands. Chapter III of the plan provides the environmental analysis required by statute. Potential significant adverse environmental impacts are evaluated. A full synopsis of the relative environmental impacts of the Plan's primary alternatives is presented, according to the major issues identified in each plan element and the original EIS scoping.

2. 1998, 1999, 2000, 2001, 2002, 2003, 2005, 2007, 2008, 2009, 2010, 2012, 2015, 2016 and Environmental Addenda to the FEIS provide integrated land use and environmental analysis of the proposed amendments to the comprehensive plan maps and text, including cumulative impact analysis as required by the Growth Management Act. Individual case files for the addenda contain the environmental review record for the non-project actions which were used by the Planning Commission and Board in their deliberations and final actions on the requested amendments.

**11. SEPA Documents are available for review at:**

Online at: www.yakimap.com/permits or http://www.yakimacounty.us/852/Process-Documents and at the Yakima County Planning Division, Fourth Floor County Courthouse, 128 North Second Street, Yakima, WA. 98901

**12. Comment and Appeal Information:**
This MDNS is issued under WAC 197-11-340(2). The comment period has concluded and the SEPA Responsible Official has RETAINED this threshold determination. This SEPA does not have an administrative appeal option. For information on the appeal processes, or on other issues relating to this proposal or determination, contact Tommy Carroll, Long Range/Environmental Manager, at (509) 574-2300.

**13. Contact Person:** Tommy Carroll, Long Range/Environmental Manager, (509) 574-2300.

**14. SEPA Responsible Official:** _____ For
LYNN DEITRICK, AICP

**15. Position/Title:** Planning Official / SEPA Responsible Official
**16. Address:** Fourth Floor Courthouse, Yakima, WA 98901
**17. Date:** June 23, 2017

## ENVIRONMENTAL SUMMARY AND FACT SHEET

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|---|---|
| **Title and Description of Proposed Action** | *The 2017 GMA update to the Yakima County Comprehensive Plan – **Horizon 2040** (formerly **Plan 2015**). Horizon 2040 contains the goals and policies of Yakima County in directing growth through the year 2040. The adoption of the comprehensive plan update will ensure compliance with the Washington State Growth Management Act (GMA).* |
| **Proponents** | Yakima County (ZON2017-00002/SEP2017-00011 and ZON2017-00001/SEP2017-00011) |
| **Timeline for Implementation** | The proposed action requires public hearings before the Yakima County Planning Commission and Board of Yakima County Commissioners. The Planning Commission hearing were held on April 26, 2017. The Board of Yakima County Commissioners will hold hearings to consider public testimony on the Planning Commission's recommendations June 2017. It is expected that the amendments will be adopted prior to June 30, 2017. |
| **Lead Agency** | Yakima County Public Services |
| **Responsible Official** | Lynn Deitrick<br>SEPA Responsible Official |
| **Contact Person** | Tommy Carroll – Long Range/Environmental Mgr. |
| **Authors** | Yakima County Planning Division |
| **Environmental Review Process** | In order to meet the environmental analysis the previous EIS completed for ***Plan 2015*** is being adopted and an addendum completed. In addition, threshold determinations are being completed to analyze proposals that are not addressed by the existing EIS. |
| **Location of Background Material and Documents Referenced** | Referenced documents are available for review at:<br>Yakima County Planning Division,<br>Fourth Floor, Yakima County Courthouse<br>128 N. Second Street,<br>Yakima WA 98901 |
| **Relation to other documents** | This document is a supplement to:<br>1. Environmental Analysis Element of Plan 2015, Chapter III Volume 1, for Plan 2015, the Yakima County Comprehensive Plan adopted May 20, 1997 by the |

Board of Yakima County Commissioners (Board) as its Final Environmental Impact Statement (FEIS).

2. Environmental Addenda to the FEIS for the 1998, 1999, 2000, 2001, 2002, 2003, 2005, 2007, 2008, 2009, 2010, 2012, 2015 and 2016.

## ENVIRONMENTAL SUMMARY/ADDENDUM TO *Plan 2015*/FEIS

This environmental document assesses the impacts of the proposed amendments to Yakima County Comprehensive Plan – ***Horizon 2040*** (formerly ***Plan 2015***). The document is intended to provide the decision-makers with an analysis of the impacts of the proposal, mitigation measures and alternatives.

This document supplements the Environmental Analysis Element of ***Plan 2015*** (Chapter III of Volume 1) and subsequent addenda last adopted in 2015 for map and text amendments to the comprehensive plan and YCC Title 19 Unified Land Development Code.

## I. PROPOSED ACTION

The Proposed Action is the adoption of amendments to:

A. (ZON17-02/SEP17-011 Yakima County GMA Update of the Yakima County Comprehensive Plan – ***Horizon 2040*** (formerly ***Plan 2015***).
The Yakima County Comprehensive Plan – ***Horizon 2040*** is a policy document which guides growth and future land use decisions in unincorporated Yakima County. The Plan was developed to address growth over a 20-year time frame. The proposed amendments to the plan primarily address the necessary requirements outlined by GMA and the Department of Commerce's comprehensive plan update checklist. Edits were made to supporting language, background information and to correct errors that have been identified since last updated in 2007. The 2017 proposed amendments are as follows:

***Horizon 2040*** - changes to plan name, supporting language, demographics, goals and policies.

- Chapter 1, Introduction Element
- Chapter 2, Natural Settings Element
- Chapter 3, Natural Hazards Element
- Chapter 4, Economic Development Element
- Chapter 5, Land Use Element
- Chapter 6, Capital Facilities Element
- Chapter 7, Housing Element

- Chapter 8, Parks and Open Space Element
- Chapter 9, Utilities Element
- Chapter 10, Transportation Element
- Chapter 11, Intergovernmental Coordination Element

B. (ZON17-01/SEP17-011 Grandview Major Rezone Request) – Amendment to the Future Land Use Map of the Yakima County Comprehensive Plan – ***Horizon 2040***.

An area-wide major rezone (comprehensive plan map amendment and concurrent rezone) request from the City of Grandview to amend the Future Land Use map of the Yakima County Comprehensive Plan – ***Horizon 2040*** from Urban Industrial to Urban Residential ) to the contiguous areas identified as tax parcels 230913-33418, 230913-33417, 230913-33029, 230913-33018, and 230913-33016.

C. (ZON17-01/SEP17-011 Grandview Major Rezone Request) – Amendment to the Official Zoning Map of YCC Title 19 - Unified Land Development Code (ULDP).

An area-wide major rezone (comprehensive plan map amendment and concurrent rezone) request from the City of Grandview to amend the Official Zoning Map of YCC Title 19 ULDC from Light Industrial to Residential (R-1) ) to the contiguous areas identified as tax parcels 230913-33418, 230913-33417, 230913-33029, 230913-33018, and 230913-33016.

## 2. ENVIRONMENTAL IMPACTS

The Environmental Analysis Element of ***Plan 2015*** (Chapter III of Volume 1) contains an analysis of four separate alternatives for ***Plan 2015***. It identifies the environmental impacts of each of the four alternatives.

### A. Proposed *Horizon 2040 (formerly Plan 2015) Text* Changes

Outlined below is each of the 2017 proposed plan text changes categorized by comprehensive plan element. The proposed text changes represent the initial proposal to the Planning Commission.

Chapter 1, Introduction Element

The Introduction Element of the comprehensive plan was updated according to the requirements set forth in the Growth Management Act (GMA) and the Department of Commerce comprehensive plan update checklist. The current update changes the name of the existing comprehensive plan - ***Plan 2015*** to ***Horizon 2040.*** The existing Policy Plan Element in ***Plan 2015*** essentially serves as the introductory element of the comprehensive plan and is only found in Volume 1. As part of the current GMA update of the comprehensive plan the existing Policy Plan Element has also been renamed to the Introduction Element. The Introduction Element provides background information on the overview design of the ***Horizon 2040***, state requirements for updating the plan and it incorporates

the Demographics Sub-Element from Volume 2 of ***Plan 2015***. The updated Introduction Element does not contain goals or policies.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this text change proposal. This proposed amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). No potential impacts emerged. Approval of the proposed text changes would result in:

- No significant changes to goals and policies that would provide direct or indirect impacts to any of the County's official controls (i.e. allowable land uses, development standards, and/or zoning districts). In addition, this is a non-project text amendment, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.

Chapter 2, Natural Settings Element

The Natural Settings Element of the comprehensive plan was updated according to the requirements set forth in the Growth Management Act (GMA) and the Department of Commerce comprehensive plan update checklist. The current update changes the name of the existing comprehensive plan - ***Plan 2015*** to ***Horizon 2040.*** The existing Natural Settings Element in ***Plan 2015*** is split into two separate volumes of the comprehensive plan. Volume 1 represented brief introductory language on the importance of the relationship between the natural environment and the built-out surroundings and the plans environmental goals and policies. Volume 2 represented more detailed supporting language, and other vital statistics. The current update not only changes the name of ***Plan 2015*** to ***Horizon 2040***, but also combines both Volume 1 and Volume 2 into one comprehensive Natural Settings Element. Changes to the element are primarily updates to the supporting text to reflect current conditions and update to date information. Only a few goal and policy changes are proposed (i.e. cultural resources, groundwater availability and landslides).

The Environmental Checklist discloses potential adverse environmental impacts associated with this text change proposal (new policy language regarding groundwater protection). This proposed text amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015***'s Final Environmental Impact Statement (FEIS). No potential impacts emerged as a result of the policy amendment itself, however if the policy is not implemented accordingly, the potential for significant environmental impacts could occur. It is now generally accepted that Yakima River basin surface water and groundwater are hydrologically connected. Rural domestic water supply is generally provided from groundwater sources (i.e. private exempt wells). Mitigation has been provided as part of this review to require the development of implementing regulations that addresses groundwater protection, immediately or as soon thereafter the final adoption of

the updated comprehensive plan. The new development regulations must authorize the implementation of a rural water system and require all urban development to connect to municipal services or to provide Yakima County with proof of legal and physical water availability prior to land use or building permit approval. Without the implementation of the proposed mitigation measures the withdrawal of groundwater without a water right may have an adverse impact on instream flows and ultimately wildlife and habitat conditions. Therefore, the following mitigation is required:

- *Mitigation Required 2A: After the adoption of the updated comprehensive plan, Yakima County must move to adopt development regulations that implement the protection of groundwater resources by requiring a water right to access groundwater in the rural areas and require urban development to either connect to municipal services or provide proof of a water right to ensure the protection of in-stream flows, wildlife and habitat conditions.*

A separate SEPA document covering the development of the Yakima County's Water Resource System (YCWRS) and other implementing development regulations, which will address the potential environmental impacts associated with urban and rural groundwater withdrawals on senior water users and habitat conditions, will be conducted at a later date.

Chapter 3, Natural Hazards Element

The Natural Hazards Element is a new element in ***Horizon 2040***. The intent of this new comprehensive plan element is to establish goals and policies resulting in development that minimizes loss of life and property from natural disasters. By including hazard mitigation into ***Horizon 2040***, mitigation measures captured in associated plans are integrated into comprehensive plan policies. The element provides references to the Yakima County Multi-Jurisdictional Hazard Mitigation Plan and Yakima County's Comprehensive Flood Hazard Mitigation Plans. These new comprehensive plan policies provide a legal basis for implementing mitigation measures though land use regulations.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this text change proposal. This proposed amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). No potential impacts emerged. Approval of the proposed text changes would result in:

- No significant changes to goals and policies that would provide direct or indirect impacts to any of the County's official controls (i.e. allowable land uses, development standards, and/or zoning districts). In addition, this is a non-project text amendment, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.

Chapter 4, Economic Development Element

The Economic Development Element was updated according to the requirements set forth in the Growth Management Act (GMA) and the Department of Commerce comprehensive plan update checklist. The existing Economic Development Element in ***Plan 2015*** was split into two separate volumes of the comprehensive plan. Volume 1 presented brief introductory language and the goals and policies. Volume 2 presented more detailed information on existing conditions analysis of assets, needs, and opportunities. The current update changes the name of ***Plan 2015*** to ***Horizon 2040***, combines both Volume 1 and Volume 2 into one comprehensive economic development element, and updates text and tables to reflect current economic conditions in Yakima County. The updated economic development element update also draws heavily from the Yakima and Kittitas Counties Regional Comprehensive Economic Development Strategy (2015).

The Environmental Checklist discloses no direct adverse environmental impacts associated with this text change proposal. This proposed amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). No potential impacts emerged. Approval of the proposed text changes would result in:

- No significant changes to goals and policies that would provide direct or indirect impacts to any of the County's official controls (i.e. allowable land uses, development standards, and/or zoning districts). In addition, this is a non-project text amendment, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.

Chapter 5, Land Use Element

The Land Use Element was updated according to the requirements set forth in the Growth Management Act (GMA) and the Department of Commerce comprehensive plan update checklist. The existing Land Use Element in ***Plan 2015*** is split into two separate volumes of the comprehensive plan. Volume 1 represented brief introductory language and the goals and policies. Volume 2 represented more detailed supporting language, demographics and other vital statistics. The current update not only changes the name of ***Plan 2015*** to ***Horizon 2040***, but also combines both Volume 1 and Volume 2 into one comprehensive land use element. In addition, ***Plan 2015*** also included three sub-elements (urban, rural and economic resource), which have been incorporated into the proposed new land use element of ***Horizon 2040***. In addition to minor text changes to background and supporting language the updated land use element also includes land use assumptions based on twenty-year population projections out to the year 2040 and new policy language addressing the County's responsibility to ensure that groundwater withdrawals from

development is not impacting on senior water users, in-stream flows and habitat conditions.

The Environmental Checklist discloses potential adverse environmental impacts associated with this text change proposal (new policy language regarding groundwater usage). This proposed text amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). No potential impacts emerged as a result of the policy amendment itself, however if the policy is not implemented accordingly, the potential for significant environmental impacts could occur. It is now generally accepted that Yakima River basin surface water and groundwater are hydrologically connected. Rural domestic water supply is generally provided from groundwater sources (i.e. private exempt wells). The withdrawal of water from these groundwater sources may have an adverse impact on senior water rights established before and including 1905. The proposed language in the Land Use Element addresses both rural and urban groundwater users. If adopted, the new policies will necessitate that the County create new development standards requiring all development to provide documentation demonstrating proof of water availability prior to land use and building permit approval.

Approval of the proposed text changes would result in:

- The inclusion of a new rural land policy in the comprehensive plan addressing groundwater usage is intended to provide policy guidance for the development of implementing regulations that would ensure water availability for all new water users prior to land use or building permit approval. The Growth Management Act (GMA) doesn't define how counties must protect water resources, but does require comprehensive plans to include a rural element that permits development at a variety of rural densities and that protects rural character by, among other things, protecting surface water and groundwater resources (RCW 36.70A.070(5)). This SEPA only addresses the inclusion of the policy language guiding the future development of implementing language regarding water availability.

  Mitigation has been provided as part of this review to require the development of implementing regulations that addresses groundwater protection, immediately or as soon thereafter the final adoption of the updated comprehensive plan. The new development regulations must authorize the implementation of a rural water system and require all urban development to connect to municipal services or to provide Yakima County with proof of legal and physical water availability prior to land use or building permit approval. Without the implementation of the proposed mitigation measures the withdrawal of groundwater without a water right may have an adverse impact on instream flows and ultimately wildlife and habitat conditions. Therefore, the following mitigation is required:

  - *Mitigation: See Mitigation 2A.*

A separate SEPA document covering the development of the Yakima County's Water Resource System (YCWRS) and other implementing development regulations, which will address the potential environmental impacts associated with urban and rural groundwater withdrawals on senior water users and habitat conditions, will be conducted at a later date.

Chapter 6, Capital Facilities Element

The Capital Facilities Element was updated according to the requirements set forth in the Growth Management Act (GMA) and the Department of Commerce comprehensive plan update checklist. The existing capital facilities element in ***Plan 2015*** is split into the comprehensive plan's two separate volumes. Volume 1 provided brief introductory language, summarized major issues, and stated the county's goals and policies for capital facilities. Volume 2 included more detailed descriptions of issues, provided an inventory of the capital facilities subject to planning, presented a scheme for determining levels of service for each capital facility type, and calculated the County's adopted levels of service for each type. The current update not only changes the name of ***Plan 2015*** to ***Horizon 2040***, but also combines both Volume 1 and Volume 2 into one comprehensive Capital Facilities Element. In addition, ***Plan 2015*** planned for more than a dozen types of capital facilities while ***Horizon 2040*** focuses planning on the six types required by the GMA and limits the county's level of service requirements to the three types determined necessary to support development and growth.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this text change proposal. This proposed amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). No potential impacts emerged. Approval of the proposed text changes would result in:

- No significant changes to goals and policies that would provide direct or indirect impacts to any of the County's official controls (i.e. allowable land uses, development standards, and/or zoning districts). In addition, this is a non-project text amendment, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.

Chapter 7, Housing Element

The Housing Element was updated according to the requirements set forth in the Growth Management Act (GMA) and the Department of Commerce comprehensive plan update checklist. The existing Housing Element in ***Plan 2015*** was split into two separate volumes of the comprehensive plan. Volume 1 presented brief introductory language and the goals and policies. Volume 2 presented more detailed information on existing conditions, analysis of assets,

and needs and opportunities. The current update not only changes the name of ***Plan 2015*** to ***Horizon 2040***, but also combines both Volume 1 and Volume 2 into one comprehensive housing element. Minor text changes were made to background and supporting language in addition to removing redundant and repetitive language. Housing text and tables were also updated to reflect current census data.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this text change proposal. This proposed amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). No potential impacts emerged. Approval of the proposed text changes would result in:

- No significant changes to goals and policies that would provide direct or indirect impacts to any of the County's official controls (i.e. allowable land uses, development standards, and/or zoning districts). In addition, this is a non-project text amendment, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.

Chapter 8, Parks and Open Space Element

The Parks and Open Space Element was updated according to the requirements set forth in the Growth Management Act (GMA) and the Department of Commerce comprehensive plan update checklist. The existing Parks and Open Space Element in ***Plan 2015*** was split into two separate volumes of the comprehensive plan. Volume 1 presented brief introductory language and the goals and policies. Volume 2 presented more detailed information on existing conditions, level of services and analysis of assets, needs, and opportunities. The current update changes the name of ***Plan 2015*** to ***Horizon 2040***, and combines both Volume 1 and Volume 2 into one comprehensive parks and open space element. The Parks and Open Space Element update also incorporates information from the ***Horizon 2040*** Visioning "Check In" process and the Yakima County Trails Plan. The Minor text changes were made to background and supporting language in addition to removing redundant and repetitive language. Parks and open space text, tables, and map details were also updated to reflect current conditions.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this text change proposal. This proposed amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). No potential impacts emerged. Approval of the proposed text changes would result in:

- No significant changes to goals and policies that would provide direct or indirect impacts to any of the County's official controls (i.e. allowable land

uses, development standards, and/or zoning districts). In addition, this is a non-project text amendment, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.

Chapter 9, Utilities Element

The utilities element was updated according to the requirements set forth in the Growth Management Act (GMA) and the Department of Commerce comprehensive plan update checklist. The existing utilities element in ***Plan 2015*** is split into two separate volumes of the comprehensive plan. Volume 1 represented brief introductory language and the goals and policies. Volume 2 represented more detailed information on existing conditions, level of services and analysis of assets, needs, and opportunities. The current update not only changes the name of ***Plan 2015*** to ***Horizon 2040***, but also combines both Volume 1 and Volume 2 into one comprehensive utilities element. Minor text changes were made to background and supporting language in addition to removing redundant and repetitive language. Utility service providers' text, tables, and map details were also updated to include their capacity, facility location, and/or existing and future service areas. New policy language was included in the element to adequately address the County's responsibility to ensure water availability for rural domestic use.

The Environmental Checklist discloses potential adverse environmental impacts associated with this text change proposal (new policy language regarding groundwater usage). This proposed text amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in Plan 2015's Final Environmental Impact Statement (FEIS). No potential impacts emerged as a result of the policy amendment itself, however if the policy is not implemented accordingly, the potential for significant environmental impacts could occur. It is now generally accepted that Yakima River basin surface water and groundwater are hydrologically connected. Rural domestic water supply is generally provided from groundwater sources (i.e. private exempt wells). The withdrawal of water from these groundwater sources may have an adverse impact on senior water rights established before and including 1905. Approval of the proposed text changes would result in:

- The inclusion of new utility policies in the comprehensive plan addressing both urban and rural domestic water usage is intended to provide policy guidance for the development of implementing regulations that would ensure water availability for all new urban development and rural domestic water users prior to land use or building permit approval. This SEPA only addresses the inclusion of those guiding policies. Mitigation has been provided as part of this review to require the development of implementing regulations that addresses groundwater protection, immediately or as soon thereafter the final adoption of the updated comprehensive plan. The new development regulations must authorize the implementation of a rural water system and require all urban development to connect to municipal services

or to provide Yakima County with proof of legal and physical water availability prior to land use or building permit approval. Without the implementation of the proposed mitigation measures the withdrawal of groundwater without a water right may have an adverse impact on instream flows and ultimately wildlife and habitat conditions. Therefore, the following mitigation is required:

- *Mitigation: See Mitigation 2A*

A separate SEPA document covering the development of the Yakima County's Water Resource System (YCWRS) and other implementing development regulations, which will address the potential environmental impacts associated with urban and rural groundwater withdrawals on senior water users and habitat conditions, will be conducted at a later date.

Chapter 10, Transportation Element

The Transportation Element was updated according to the requirements set forth in the Growth Management Act (GMA) and the Department of Commerce comprehensive plan update checklist. The existing transportation element in ***Plan 2015*** was split into two separate volumes of the comprehensive plan. Volume 1 presented brief introductory language and the goals and policies. Volume 2 presented more detailed information on existing conditions, level of service, analysis of assets, and needs and opportunities. The current update not only changes the name of ***Plan 2015*** to ***Horizon 2040***, but also combines both Volume 1 and Volume 2 into one comprehensive transportation element. Text changes were made to background and supporting language in addition to removing redundant and repetitive language. Transportation text and map details were also updated to reflect current conditions and to reflect how transportation needs are being managed within the County.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this text change proposal. This proposed amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). No potential impacts emerged. Approval of the proposed text changes would result in:

- No significant changes to goals and policies that would provide direct or indirect impacts to any of the County's official controls (i.e. allowable land uses, development standards, and/or zoning districts). In addition, this is a non-project text amendment, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.

Chapter 11, Intergovernmental Coordination Element

The Intergovernmental Coordination Element of the comprehensive plan was updated according to the requirements set forth in the Growth Management Act (GMA) and the Department of Commerce comprehensive plan update checklist. The current update changes the name of the existing comprehensive plan - ***Plan 2015*** to ***Horizon 2040.*** The existing Intergovernmental Element in ***Plan 2015*** essentially serves the general outline of the coordination and cooperation among various jurisdictions, agencies, service providers and stake-holders that were required for the initial development and update of the Yakima County comprehensive plan. The existing Intergovernmental Coordination Element of the comprehensive plan is found in both Volume 1 and Volume 2. As part of the current GMA update of the comprehensive plan the Intergovernmental Coordination Element from Volume 1 and 2 have been combined into one element. This update only required minor text changes to the element, primarily clarifications and corrections and to reflect current state law and procedures. The updated Intergovernmental Coordination Element does contain goals or policies, however no changes were proposed.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this text change proposal. This proposed amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). No potential impacts emerged. Approval of the proposed text change would result in:

- No significant changes to goals and policies that would provide direct or indirect impacts to any of the County's official controls (i.e. allowable land uses, development standards, and/or zoning districts). In addition, this is a non-project map amendment, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.

**B. (ZON17-01/SEP17-011 Grandview Major Rezone Request) – Amendment to the Future Land Use Map of the Yakima County Comprehensive Plan – *Horizon 2040***

The proposed map change is an area-wide major rezone (comprehensive plan map amendment and concurrent rezone) request from the City of Grandview to amend the Future Land Use map of the Yakima County Comprehensive Plan – ***Horizon 2040*** from Urban Industrial to Urban Residential ) to the contiguous areas identified as tax parcels 230913-33418, 230913-33417, 230913-33029, 230913-33018, and 230913-33016.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this map change proposal. This proposed amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact

Statement (FEIS). No potential impacts emerged. Approval of the proposed map change would result in:

- A non-project map amendment, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. A plan map amendment of roughly 13 acres from Urban Industrial to Urban Residential results in a reduction of the industrial land use designation inside the city's UGA, which will reduce the development potential of those parcels for industrial uses. Currently, the surrounding properties are residential in nature and the subject property is much more suited for residential expansion than industrial. Though no specific development is proposed at this time, the proposal is intended to allow for the development of one single family dwelling unit on the property. No impacts anticipated at this time.

**C. (ZON17-01/SEP17-011 Grandview Major Rezone Request) – Amendment to the Official Zoning Map of YCC Title 19 - Unified Land Development Code (ULDP).**

The proposed map change is an area-wide major rezone (comprehensive plan map amendment and concurrent rezone) request from the City of Grandview to amend the Official Zoning Map of YCC Title 19 ULDC from Light Industrial to Residential (R-1)) to the contiguous areas identified as tax parcels 230913-33418, 230913-33417, 230913-33029, 230913-33018, and 230913-33016.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this map change proposal. This proposed amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). No potential impacts emerged. Approval of the proposed map change would result in:

- A non-project map amendment, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. A rezone of roughly 13 acres from Light Industrial (M-1) to R-1 zoning results in a reduction of the industrial zoned property inside the city's UGA and reduces the development potential of those parcels for industrial uses. The subject property and the surrounding properties are not industrial in nature and appear more suited for residential expansion than industrial. The R-1 zoning district is an urban zone allowing extensive residential development (if served by public services), however the proposed rezone is intended to allow for the development of one single family dwelling unit on the property. No impacts anticipated at this time.

## 2. PROPOSED ACTION ALTERNATIVES

### A. No action alternative

Text and Map Amendments

Under the no action alternative, the proposed text changes would remain the same as those in the existing un-updated comprehensive plan. Under the no action alternative for the map amendments the land use designation and zoning would remain the same. Environmental impacts would be the same as those discussed in ***Plan 2015***. Yakima County would be found non-compliant with the requirements of the Growth Management Act (GMA) for failing to update its comprehensive plan within the required timeframes.

### B. County/Applicant proposed recommended alternative

County Initiated Text Amendments

As required by the Growth Management Act (GMA), Yakima County must update its comprehensive plan every eight years. The deadline for the update is June 30, 2017. Yakima County's comprehensive plan – ***Plan 2015*** (currently under review) has been renamed to ***Horizon 2040*** and updated consistent with the requirements of GMA and in accordance with the Department of Commerce's comprehensive plan update checklist. To ensure completion of the 2017 GMA update within the prescribed timeline, Yakima County divided the plan update into a number of different phases. The first two phases, which were adopted in 2015 and 2016, pertained to the Urban Growth Area (UGA) update.

The update of the comprehensive plan text and maps is the final phase of the GMA update and is the subject to this environmental review document. The principle edits to the comprehensive plan include:

- changed the name of the plan from ***Plan 2015*** to ***Horizon 2040***;
- combined both Volume 1 and 2 of the current comprehensive plan into one document;
- added any required text resulting from recent changes in state law;
- removed redundant or unnecessary non-substantive language;
- updated text with current demographics and changed the planning horizon date out to 2040;
- the addition of a new element into the plan that addresses Natural Hazards;
- incorporated new Best Available Science (BAS) into the Natural Setting Element as it relates to the Critical Areas Ordinance;
- combined the Plan Development Element, Demographics Element and the Policy Plan Element into one consolidated Introduction Element;
- incorporated Volume 2's Urban, Rural and Economic resource sub-elements into the Land Use Element;
- incorporated the goals and policies from the West Valley Neighborhood Plan and the Terrace Heights Neighborhood Plan into the appropriate elements of ***Horizon 2040*** to allow for the repeal of both neighborhood plans;
- updated all administrative maps within the plan;

- added policy language that specifically addresses cultural and archeological resources; and,
- added background and policy language addressing water availability for urban development and rural domestic wells (i.e. GMA, Hirst Decision).

Applicant Initiated Plan and Zoning Map Amendments

An area-wide major rezone (comprehensive plan map amendment and concurrent rezone) request from the City of Grandview to amend the Future Land Use map of the Yakima County Comprehensive Plan – ***Horizon 2040*** from Urban Industrial to Urban Residential) and to amend the Official Zoning Map of YCC Title 19 ULDC from Light Industrial to Residential (R-1) to the contiguous areas identified as tax parcels 230913-33418, 230913-33417, 230913-33029, 230913-33018, and 230913-33016.

## C. Staff Recommendation and Proposed Recommended Alternative

County Initiated Text Amendments

Planning Division staff presented their recommended changes to the comprehensive plan to the Planning Commission over a series of study sessions in between 2015 and early 2017. For the proposed County initiated text amendments (Yakima County GMA Comprehensive Plan Update - ZON2017-00002/SEP2017-00011) staff has recommended approval as is; this will result in the same impacts as the *County Initiated Proposed Recommended Alternative* action in section B above.

Applicant Initiated Plan and Zoning Map Amendments

Planning Division staff presented their recommendations on the City of Grandview proposed changes to the Yakima County Future Land Use Map and to the Official Zoning Map to the Planning Commission at a study session on March 29, 2017. For the proposed applicant initiated map amendments (City of Grandview Major Rezone Request - ZON2017-00001/SEP2017-00011) staff has recommended approval as is; this will result in the same impacts as the *Applicant Initiated Proposed Recommended Alternative* action in section B above.

## D. Planning Commission Recommendation or Proposed Alternative

County Initiated Text Amendments

The Planning Commission (PC) held a hearing on the comprehensive plan changes for the GMA update on April 26, 2017 to receive public testimony from the general public neighboring property owners and interested parties on issues that may pertain to each of the text map proposals. The PC took the testimony into consideration and immediately held deliberations making a final recommendation. The PC recommended approval as is; this will result in the same impacts as the *County Initiated Proposed Recommended Alternative* action in section B above.

Applicant Initiated Plan and Zoning Map Amendments

The Planning Commission held a hearing on the City of Grandview's proposed major rezone on April 26, 2017 to receive public testimony from the general public neighboring property owners and interested parties on issues that may pertain to each of the text map proposals. The PC took the testimony into consideration and immediately held deliberations making a final recommendation. The PC recommended approval as is; this will result in the same impacts as the *Applicant Initiated Proposed Recommended Alternative* action in section B above.

## 3. CUMULATIVE IMPACTS ANALYSIS

The Growth Management Act requires that local jurisdictions consider the cumulative effects of all proposed plan amendments[1]. The cumulative effects concern focuses on the ultimate extent of negative impacts from successive land use changes. The assumption is that there would be cumulative effects due to overlapping effects of additional new residential lots or other types of development, and the total negative impacts might be greater than the sum of the impacts from individual proposals.

Environmental review conducted at this non-project planning stage allows the County to analyze direct, indirect and the cumulative effects and determine mitigation system-wide, rather than only on a project by project basis. Within the table below the basic summary of how to delineate the direct, indirect and cumulative effects of non-project related actions. Using this format allows cumulative effects to be identified and addressed, at this non-project stage, which provides a more consistent framework for the review, approval, conditioning, or denial of future projects.

**Table 1. Summary of Direct, Indirect and Cumulative Effects**

| Type of Impact | Direct | Indirect | Cumulative Effects |
|---|---|---|---|
| **Nature of effect** | Typical/inevitable/ predictable | Reasonably foreseeable/probable | Reasonably foreseeable/probable |
| **Cause of effect** | The Proposed Project itself | Project's direct and indirect effects | Project's direct and indirect effects and effects of other activities |
| **Timing of effect** | Project construction and implementation | At some future time after direct effects* | At time of project construction* or in the future |
| **Location of effect** | Within project impact area | Within boundaries of systems affected by project | Within boundaries of systems affected by the project |

*Indirect and cumulative effects could potentially occur before the project is built (i.e., land speculators, developers initiating land use actions in anticipation of project construction).

As previously discussed in Section 2 above, there are four different alternatives being recommended for the 2017 amendments. The first is the no action alternative,

[1] RCW36.70A.130(2)(b)

which is no change to comprehensive plan text or maps or in the current land use designation or zoning change proposal. This alternative typically results from a denial from the Board. The second alternative is the County initiated or applicant's proposed alternative. This alternative results from a Board approval. The third alternative is staff's proposed alternative. This alternative results when Planning Division staff makes a recommendation to modify the applicant's proposal. The fourth and final alternative is the Planning Commission's recommendation if different than any of the above mentioned alternatives.

The direct, indirect and cumulative impacts of the proposed amendments are summarized below.

- <u>County Initiated Text Amendments</u>
  The proposed amendments to the comprehensive plan text and maps to meet the GMA update requirements result in no direct impacts due to the lack of a change in land use or zoning regulations. However, indirect impacts could occur as a result of the adoption of the proposed text amendments to the comprehensive plan. Though the majority of text changes proposed are non-substantive in nature there a number of proposed policy changes related to groundwater usage that if not implemented in the future may lead to groundwater related impacts. The new policies the Land Use and Utilities Elements are listed below:

  - *LU-U 1.12 - To ensure compliance with the Growth Management Act, development standards need to developed that expressly require all new urban development, requiring potable water, to connect to a municipal water source or provide documentation demonstrating proof of water availability prior to land use and building permit approval.*
  - *LU-R 3.5 - To meet the requirements of state law, Yakima County must ensure water availability for all new groundwater users prior to land use or building permit approval.*
  - *UT 12.1 - Require all new urban development to connection to public drinking water supplies where available, or provide proof of water availability, both legal and physical, prior to the County's land use or building permit approval.*
  - *UT 13.9 - Establish a county operated water system that addresses the need for rural domestic water for development that meets the water availability requirements of state law.*

  It is anticipated that all four proposed policies will eventually lead to the development of implementing regulations that require rural and urban development to provide proof to Yakima County of legal and physical water availability prior to land use and building permit approval. The indirect impacts of the new policies could be seen to ultimately protect groundwater resources once the development regulations are adopted. Yakima County will protect groundwater resources by creating a water system for rural domestic users, as well as strict requirements for urban water users to connect to municipal water providers or provide proof of a water right. It is now generally accepted that Yakima River basin surface water and groundwater are hydrologically

connected. Rural domestic water supply is generally provided from groundwater sources (i.e. private exempt wells). The withdrawal of water from these groundwater sources may have an adverse impact on senior water rights established before and including 1905. Therefore, requiring a water right to access groundwater in the rural areas and requiring urban development to connect to municipal services would protect senior water holders and in-stream flows. Mitigation has been provided requiring the development of implementing regulations that addresses groundwater protection, immediately or as soon thereafter the final adoption of the updated comprehensive plan. A separate SEPA document covering the development of the Yakima County's Water Resource System (YCWRS) and other implementing development regulations, which will address the potential environmental impacts associated with urban and rural groundwater withdrawals on senior water users and habitat conditions, will be conducted at a later date.

- Applicant Initiated Proposed Recommended Alternative

  The only change in land use and zoning is a direct result of the proposed *Applicant Initiated Proposed Recommended Alternative* (major rezone request from the City of Grandview). The size and acreage of the proposed *Applicant Initiated Proposed Recommended Alternative* is summarized below in Table 2.

**Table 2. Map Amendments Acreage by Land Use Designation***

| **Proposed Change in Land Use Designation** | **Proposed Action Alternative in Acres** | **Staff Recommended Alternative in Acres** | **PC Recommended Alternative in Acres** |
|---|---|---|---|
| **Agricultural Resource** | | | |
| New Areas | | | |
| Areas Removed | | | |
| **Rural Transitional** | | | |
| New Areas | | | |
| Areas Removed | | | |
| **Rural Self Sufficient** | | | |
| New Areas | | | |
| Areas Removed | | | |
| **Urban Growth Areas** | | | |
| New Areas | | | |
| Areas Removed | | | |
| Change Only | 13.34 (Urban Industrial to Urban Residential) | 13.34 (Urban Industrial to Urban Residential) | 13.34 (Urban Industrial to Urban Residential) |
| **Rural Remote/ Extremely Ltd. Dev**. | | | |
| New Areas | | | |
| Areas Removed | | | |

*Note: These numbers do not reflect net totals.

The cumulative impacts of the *Applicant Initiated Proposed Recommended Alternative* are relatively insignificant when compared to the total land area of the

county. However, it is common for localized impacts to occur due to changes in land use or zoning. Under the *Applicant Initiated Proposed Recommended Alternative* the land use change from Urban Industrial to Urban Residential and the concurrent rezone from Light Industrial to Low-Density Residential primarily impacts already developed lots. Only one of the parcel affected can actually subdivide. The other properties involved in the proposed change are already developed residentially. If the trend continues of property owners applying to amend the Future Land Use Map's land use designation, a significant amount of industrial lands could be lost in this area of Grandview's UGA. However, at this time only those properties included in this proposal have been changed to residential by the City of Grandview's comprehensive Plan.

In summary, the proposed change from industrial to residential could result in less environmental impacts then what could result under the current industrial zoning. If approved, residential development could have a number of environmental impacts including the potential for increased stormwater runoff by impervious surfaces, increased air pollution from more residents, fragmentation of wildlife habitat, increases in the dispersal of development, decreases in efficient provisions of services, and increased transportation needs. However, those impacts would be less than would could occur under industrial zoning.

As with most non-project actions, it is difficult to accurately identify all the probable environmental impacts for each proposal, fortunately in this case, if approved, the zoning would only allow one or two new lots with residential dwellings. The other properties affected by this change are already developed residentially and cannot be further divided at this time.

## 4. INDIVIDUAL PROJECT ENVIRONMENTAL IMPACT ASSESSMENT

Staff has completed an assessment of the potential environmental impacts of the proposed plan and zoning map amendment and proposed mitigation, where appropriate. Refer to the Section 7. on page 2 of this document.

## 5. ANALYSIS OF PROPOSED PLAN AMENDMENTS

In order to determine the appropriateness of the proposed plan amendments specific criteria were used by staff in making the recommendations. Information supplied by the applicant was used to analyze whether the proposal adequately meets the criteria. The criteria used by planning staff was specifically developed to address the larger more comprehensive picture. Individual and property specific circumstances were considered, but the emphasis was placed on comprehensive, community or area wide issues. The following is a list of the criteria and how they were used in reviewing the proposed amendments:

Evaluation Criteria:

A. Consistency with the Comprehensive Plan

In order to be approved the proposal must be consistent with the goals and policies adopted by the comprehensive plan. Not all goals and policies are analyzed in each staff report. Only those relevant to the application are included. Some policies may be conflicting; in which case a decision should be made on which policy outweighs another.

B. Consistency with Comprehensive Plan Mapping Criteria

The Plan contains specific mapping criteria for the various plan designations. Applications were reviewed against the criteria of the existing plan designation and the proposed designation to determine which criteria were more closely met by the subject parcel.

C. Justification for Plan Amendment

In order to amend the plan there must be appropriate justification for the proposed amendment. Appropriate justification includes: a lack of appropriately designated sites in the vicinity (primarily an urban issue), a documented public need is met, a clear mistake was made in the application of the original plan designation, a change in conditions or circumstances not specific to the subject property has occurred since the adoption of the comprehensive plan, or the proposed amendment addresses an identified deficiency (lacking in some quality necessary for completeness) in the Plan. Area or countywide issues are considered over site-specific issues. The submitted materials were reviewed to determine the justification provided by the applicant and then analyzed to determine if any of the above circumstances were met.

D. Public Facilities

Based on the policies in the Plan and the proposed designation, are public facilities (existing, funded or planned) adequate to serve the proposed designation or can they be provided within the planning horizon.

E. Suitability of Proposed Designation

Are the physical characteristics of the site capable of supporting development permitted by the proposed plan designation?

F. Impacts on Future Land Use

Based on surrounding development patterns and plan designations, will the proposal, if approved, necessitate additional amendments to the comprehensive plan? The UGA change requests are specific to each city and are based on their land capacity analysis and will not necessitate additional amendments to comprehensive plan.

G. Environmental Issues

The proposals were reviewed to determine if any site-specific environmental issues disqualify the requested plan designation.

| Table 3: Cumulative Impacts - County-wide *Plan 2015* Designation Changes 1998-2016* | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Amendment Cycle | | | | | | | | | | | | | | | |
| **Adopted Changes in Plan 2015 Land Use Designations (in acres)** | **1998** | **1999** | **2000** | **2001**** | **2002***** | **2003** | **2005** | **2007** | **2008** | **2010** | **2011** | **2013** | **2015** | **2016****** | **2017** | **Total 1998-2017** |
| **Agricultural Resource** | | | | | | | | | | | | | | | | |
| New areas designated AR | | 110 | 28.4 | 250 | | 79.22 | | | 42.32 | 45.58 | 20.68 | | 63.12 | 75.00 | | 714.32 |
| Areas removed from AR | -90.4 | -305.6 | -436.8 | -1,789 | -12.6 | -3,500 | -189 | -830 | -118.26 | -120.97 | -14.59 | | -356.76 | -240.00 | | -8,003.98 |
| Net change in areas designated AR | -90.4 | -195.6 | -408.4 | -1,539 | -12.6 | -3,420.78 | -189 | -830 | -75.94 | -75.39 | 6.09 | | -293.64 | -165.00 | | -7,289.66 |
| **Rural Transitional** | | | | | | | | | | | | | | | | |
| New areas designated RT | 88.3 | 34.6 | 190.2 | | | | | | 12 | 9.75 | | | | | | 334.85 |
| Areas removed from RT | | -9.8 | | | | | -2 | -324.23 | -315.81 | | -0.5 | | | -7.00 | | -659.34 |
| Net change in areas designated RT | 88.3 | 24.8 | 190.2 | | | | -2 | -324.23 | -303.81 | 9.75 | -0.5 | | | -7.00 | | -324.49 |
| **Rural Self-Sufficient** | | | | | | | | | | | | | | | | |
| New areas designated RSS | | 237.1 | 432.3 | 1,416 | | 3,500 | | 370 | 405.87 | 111.22 | 214.96 | 27.44 | 248.35 | 774.91 | | 7,738.15 |
| Areas removed from RSS | -15.9 | | | | | | | -298 | -12 | | -37.56 | | | | | -363.46 |
| Net change in areas designated RSS | -15.9 | 237.1 | 432.3 | 1,416 | | 3,500 | | 72 | 393.87 | 111.22 | 177.4 | 27.44 | 248.35 | 774.91 | | 7,374.69 |
| **Urban Growth Area#** | | | | | | | | | | | | | | | | |
| **Urban Residential** | | | | | | | | | | | | | | | | |
| New areas designated UR | | | | | | | | | | | | | 25.36 | 102.00 | 13.34 | 140.70 |
| Areas removed from UR | | | | | | | | | | | | | | | | |
| **Urban Commercial** | | | | | | | | | | | | | | | | |
| New areas designated UC | | | | | | | | | | | | | 21.50 | | | 21.50 |
| Areas removed from UC | | | | | | | | | | | | | | | | |
| **Urban Industrial** | | | | | | | | | | | | | | | | |
| New areas | | | | | | | | | | | | | 279.08 | 138.00 | | 417.08 |

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| designated UI | | | | | | | | | | | | | | | | |
| Areas removed from UI | | | | | | | | | | | | | | | 13.34 | 13.34 |
| **Urban Parks and Open Space** | | | | | | | | | | | | | | | | |
| New areas designated UPOS | | | | | | | | | | | | | | | | |
| Areas removed from UPOS | | | | | | | | | | | | | | | | |
| **Urban Public** | | | | | | | | | | | | | | | | |
| New areas designated UP | | | | | | | | | | | | | 12.91 | 7.00 | | 19.91 |
| Areas removed from UP | | | | | | | | | | | | | | | | |
| **Urban Tribal** | | | | | | | | | | | | | | | | |
| New areas designated UT | | | | | | | | | | | | | | | | |
| Areas removed from UT | | | | | | | | | | | | | | | | |
| **Total Urban Growth Area** | | | | | | | | | | | | | | | | |
| Total New areas designated UGA | 18 | 9.8 | 94.8 | 373 | 12.6 | | 243 | 1,907 | | | | | 338.85 | 247.00 | | 3,244.05 |
| Total Areas removed from UGA | | -110 | -28.4 | -250 | | | | -814 | | | | -27.44 | -293.56 | -849.91 | | -2,373.31 |
| Total Net change in areas designated UGA | 18 | -100.2 | 66.4 | 123 | 12.6 | | 243 | 1,093 | | | | -27.44 | 45.29 | -602.91 | | 870.74 |
| | **Rural Settlement** | | | | | | | | | | | | | | | |
| New areas designated RS | | 33.9 | 7.8 | | | | | | | | 52.65 | | | | | 94.35 |
| Areas removed from RS | | | | | | | | -11.13 | | | -251.03 | | | | | -262.16 |
| Net change in areas designated RS | | 33.9 | 7.8 | | | | | -11.13 | | | -198.38 | | | | | -167.81 |
| | **Remote Rural/Extremely Limited Development Potential** | | | | | | | | | | | | | | | |
| New areas designated RR | | | | | | | | 9.54 | 67 | | 15.39 | | | | | 91.93 |
| Areas removed from RR | | | -288.3 | | | -79.22 | -52 | -8.58 | -372.73 | -45.58 | | | | | | -846.41 |
| Net change in areas designated RR | | | -288.3 | | | -79.22 | -52 | 0.96 | -305.73 | -45.58 | 15.39 | | | | | -754.48 |

| Mineral Resources Overlay | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| New areas designated MRO | | 341 | 680 | | | 119 | 79 | 8,991 | | | | | 78.03 | | | 10,288.03 |
| Areas removed from MRO | | | | | | -99 | | -23 | | | | | -79.22 | | | -201.22 |
| Net change in areas designated MRO | | 341 | 680 | | | 20 | 79 | 8,968 | | | | | -1.19 | | | 10,086.81 |

*Note: County-wide changes to ***Plan 2015's*** "Policy Plan Map" designations approved by the Board of Yakima County Commissioners from 1998-2015; 2016 changes are pending at the date of publishing this SEPA document.
**Note: Includes the final net change for ZON2001-17 (Walkenhauer), made by Ord. No. 13-2002 and Ord. No. 6-2003, in compliance with the Growth Board's decision.

***Note: Changes in agricultural resource designations were a result of a 2-year county-wide agricultural resource land comp plan update.

****Note: Changes listed in 2016 are changes proposed by the Planning Commission and have not been approved by the Board of Yakima County Commissioners at the date of publishing this SEPA document.
#Note: 2015 includes the six newly developed Urban Land Use Designations that apply to Grandview, Harrah, Mabton, and Naches. In subsequent years, they will apply to the UGAs of all 14 cities in Yakima County.

# Exhibits

1. **Exhibit 1 – ZON2017-002/SEP2017-011 Comprehensive Plan Text/Map Amendment**
2. **Exhibit 2 – ZON2017-001/SEP2017-011 Grandview Comp Plan Map Amendment**
3. **Exhibit 3 – SEPA Checklist ZON2017-001/ZON2017-002/SEP2017-011**
4. **Exhibit 4 – Environmental Analysis Element *Plan 2015***

**For complete application and amendment information please contact Yakima County Planning Division or see our Websites at:**
**www.yakimap.com/permits or http://www.yakimacounty.us/852/Process-Documents**

1. **Exhibit 1 – ZON2017-002/SEP2017-011 GMA Update - Comprehensive Plan Text/Map Amendment**

   Due to its size please refer to the County website listed below for Exhibit 1: http://www.yakimacounty.us/852/Process-Documents

## 2. Exhibit 2 – ZON2017-001/SEP2017-011 Grandview Comp Plan Map Amendment

**YAKIMA COUNTY**
**PUBLIC SERVICES - PLANNING DIVISION**

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

**STAFF REPORT**
**APRIL 26, 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

The Yakima County Planning Commission and staff recommends **APPROVAL** of the requested comprehensive plan map 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 Map 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). The total number of acres to be rezoned are 13.34 acres. 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:** | 751 Bonnieview Road, east of the City of Grandview, WA |
| **PARCEL NO:** | 230913-33418, approximately .74 acres. |
| **SUBJECT PROPERTY 2:** | 751 E. Bonnieview Road, east of the City of Grandview, WA |

| | |
|---|---|
| **PARCEL NO:** | 230913-33417, approximately 6.43 acres. |
| **SUBJECT PROPERTY 3:** | 150 N. Willoughby Road, east of the City of Grandview, WA |
| **PARCEL NO:** | 230913-33029, approximately 2.88 acres. |
| | |
| **PROPERTY OWNER 2:** | Cindy Rasmusson |
| **SUBJECT PROPERTY 4:** | 160 N. Willoughby Road, east of the City of Grandview, WA |
| **PARCEL NO:** | 230913-33018, approximately 1.67 acres. |
| | |
| **PROPERTY OWNER 3:** | Mario Saldivar |
| **SUBJECT PROPERTY 5:** | 711 Bonnieview Road, east of the City of Grandview, WA |
| **PARCEL NO:** | 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 then designated Urban (U) in May 1997. In February 2000, they were rezoned 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). On January 1, 2016, Ordinance No. 8-2015 became effective and assigned new Urban Designations to Yakima County Unincorporated Urban Growth Areas (UGAs) which 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. |
| **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** | | | | | Sunnyside Valley Irrigation District (SVID) Canal with easements approximately 95' wide. |
| **West of SVID Canal** | UR | R-1 | 1.86<br>2.85 | 2 | Single-family residence, shed, and orchard.<br>Mobile home. |

## 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.

**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.

**Ordinance No. 8-2015**
**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.

**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.

Applicable subsections of the review criteria such as the goals and policies of GMA and following plans: ***Plan 2015***, city's comp plan, County Wide Planning Policies (CWPP) will be used for "consistency" review and analyses. *Staff Findings* will provide the results.

**Consistency with 16B:**
**YCC 16B.10.095 (Approval Criteria)** provide six review considerations (1-6) with these sub-sections.

(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 or threshold requirement.

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, identifies 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. Grandview's "Existing Sewer System" map shows a sewer main on Bonnieview Road on the west side of the SVID Canal from Subject Properties.*

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

*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 multi-family, five-unit residence. The homes were built between 1950 through 1996 that could provide residential development opportunities to meet the 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 development guideline conflicts with the current use of the area. All subject property owners have signed a petition in favor of the rezone and are 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.

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 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 the County planning staff, City officials, and Hall's to consider the rezone of Subject Properties as part of the County's 2017 GMA Comprehensive Plan update. The applicant completed their map amendment changes and made a formal request to the County on December 29, 2016. The City has provided the County with the following documentation: Department of Commerce – Notice of Adopted Amendment; Ordinance No. 2016-32 adopting GMA Update; Grandview City Council Minutes Excerpt; City of Grandview Future Land Use Map (FLUM) 2016; Hall and Subject Property owners' request letter; and Yakimap detailed parcel information (see Appendix B). The process to initiate the proposal is consistent with this urban land use policy.*

**Consistency with the City of Grandview 2016 Comprehensive Plan Update:** A change to the City of Grandview's Future Land Use Designation Map requires 11 criteria (#22-32) to be reviewed as provided by the City's comp plan below. All of which will be analyzed for applicability and 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 (pages 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 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 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, pages 6 and 7). 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 14, for County and applicant future 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;

*Staff Finding: See **YCC 16B.10.095 (Approval Criteria)** (1)(a) **Consistency with GMA** section under RCW 36.70A.020(2) Reduce Sprawl (pages 6 and 7) 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: See **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 (pages 6 and 7).*

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 (pages 6 and 7) 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 within this staff report.*

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

*Staff Finding: N/A.*

**Consistency with CWPP:**

**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).*

**Official Population Growth Forecast and Allocations:**
*Staff Finding: Per the September 14, 2015 - Land Capacity Analysis for Grandview's UGA review, the city's population is projected to increase from 2015-2040 by 2,289 individuals and 771 households. Ordinance 8-2015 added 27 new residential acres to the city's UGA and increased its years of growth by one year. This proposal is requesting to rezone 13.34 M-1 acres to R-1. Only 8.6 acres of Subject Properties are vacant and will add less than a year to the city's growth. Grandview currently has 81 years of growth available in the UGA.*

(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 (pages 6 and 7) 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* (pages 6 and 7), *City FLUM criteria #25 and 27 above (pages 10 and 11).*

(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 to be consistent with the City of Grandview's 1995 Comprehensive Plan Update, due to the proposed location of the interstate interchange. The relocation of I-82, exit*

*75 interchange, was relocated a half-mile, south-southeast of Subject Properties, which would not allow any through access across the interstate or provide full development opportunities for the current industrial and commercial zoning districts. 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. Proposal is not a resource designation change.*

(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 (pages 6 and 7),* 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 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 SVID 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 large vacant parcels, totaling 20.98, which 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:

*Staff Finding: N/A. Proposal is not requesting changes to UGA boundary.*

(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.*

(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;

(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.*

(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, Yakima County and City of Grandview 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 for consistency under Section – E. Planning Implementation (2)(a)(b), Urban Growth Area Future Land Use Designations and Zoning Districts.

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 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 is being considered as part of the County's 2017 GMA update cycle and reviewed as required under YCC 16B.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 and addressed under* **YCC 16B.10.090 (Major Rezones)** above starting on page 5.

**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 and addressed under* **YCC 16B.10.090 (Major Rezones)** above starting on page 5. See ***YCC 16B.10.095 (Approval Criteria)*** *(5)* ***Consistency with Master Interlocal Agreement*** *(2)(a) and (b) (pages 15 and 16).*

## 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 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 however Subject Property 2 will be a legally 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 however it does allow for a limited expansion of the legally nonconforming residential status. The area has never been used for industrial or commercial purposes. Interstate 82 and the relocation of the proposed Exit 75 interchange, a half-mile southeast of Subject Properties, restricted the access to 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 are 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. A city sewer main is also available on Bonnieview Road across the SVID canal to the west of *Subject Properties*.

5. The rezone of the five partially developed parcels would add less than a year to the city's UGA residential years of growth.

## PLANNING COMMISSION RECOMMENDATION

The Yakima County Planning Commission held a hearing and deliberation on April 26, 2017. The Planning Commission voted 6-0 with 1 abstention recommending ***Approval*** of the 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 tax parcels 230913-33418, 230913-33417, 230913-33029, 230913-33018, and 230913-33016.

**APPENDIX A**


Light Industrial (M-1) *Subject Properties,* 1 thru 5, proposed rezone to Residential (R-1).



G:\Long Range\Projects\Plan Amendments\2017 Plan Amendments\ZON17-001 Grandview Rezone\BOCC Drafts\BOCC Study Session\Staff Report_ZON17-01_Grandview_Major Rezone M1 to R1_PC Recommended Draft.docx

# Department of Commerce

## Notice of Adopted Amendment

Indicate one (or both, if applicable):

☒ **Comprehensive Plan Amendment**
☒ **Development Regulation Amendment**

Pursuant to RCW 36.70A.106, the following jurisdiction provides notice of an adopted comprehensive plan amendment and/or development regulation amendment.

*(If needed, you may expand this form and the fields below, but please try to keep the entire form under two pages in length.)*

| | |
|---|---|
| **Jurisdiction:** | City of Grandview |
| **Mailing Address:** | 207 W 2nd St, Grandview, WA 98930 |
| **Date:** | 12/16/2016 |

| | |
|---|---|
| **Contact Name:** | Anita Palacios |
| **Title/Position:** | City Clerk |
| **Phone Number:** | (509) 882-9208 |
| **E-mail Address:** | anitap@grandview.wa.us |

| | |
|---|---|
| **Brief Description of the Adopted Amendment:** *(40 words or less)* | *Adopted City of Grandview GMA Periodic Update, amending Comprehensive Plan, development regulations, and critical areas ordinance to complete GMA Periodic Update requirements.* |
| **Was this action submitted to Commerce for 60-day notice of intent to adopt (or to request expedited review)?** | Yes: x No: ___. *(If yes, please provide the date the draft proposal was submitted to Commerce or the Commerce Material ID number provided in the acknowledgement letter.)* Material ID #: 22424 |
| **Is this action part of the scheduled review and update?** *GMA requires review every 8 years under RCW 36.70A.130(4)-(6).* | Yes: x<br>No: ___ |
| **Public Hearing Date:** | Planning Board/Commission:<br>Council/County Commission: November 22,2016 |
| **Date Adopted:** | 12/13/16 |

**REQUIRED**: Attach or include a copy the adopted ordinance (signed and dated) and the final amendment text. **We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce.** If you experience difficulty, please contact reviewteam@commerce.wa.gov.

# ORDINANCE NO. 2016-32

## AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON, ADOPTING THE GRANDVIEW GROWTH MANGEMENT ACT PERIODIC UPDATE, INCLUDING AN UPDATED COMPREHENSIVE PLAN, DEVELOPMENT REGULATIONS, AND CRITICAL AREAS ORDINANCE

**WHEREAS,** in compliance with the Washington State Growth Management Act (GMA), the City of Grandview adopted a Comprehensive Plan in 2006; and

**WHEREAS,** in compliance with the Washington State Growth Management Act (GMA), the City of Grandview adopted a development regulations update in 2011; and

**WHEREAS,** in compliance with the Washington State Growth Management Act (GMA), the City of Grandview adopted a critical area update in 2011; and

**WHEREAS**, in accordance with RCW 36.70A.130, an adopted Comprehensive Plan shall be subject to continuing evaluation and review, and amendments to the Comprehensive Plan shall be considered no more frequently than once every year; and

**WHEREAS**, the schedule established by the GMA in RCW 36.70A.130(4) mandates each fully planning city in Washington to take action to review and, if necessary, revise its comprehensive plan, development regulations, and critical areas ordinance to ensure compliance with the Growth Management Act; and

**WHEREAS**, the City has updated the Comprehensive Plan, development regulations, and critical areas ordinance to ensure compliance with any changes to the GMA; to ensure compliance with the Yakima County Countywide Planning Policies; to fully reflect the issues and opportunities facing the City of Grandview; to insure internal and regional consistency; and to revise policies and other language in the plan to update information, improve readability, and eliminate redundancy; and

**WHEREAS,** the Grandview City Council has reviewed the updated Comprehensive Plan, development regulations, and critical areas ordinance, as required by the GMA; and

**WHEREAS**, the Comprehensive Plan establishes the community's desirable character and physical pattern of growth and preservation over the next 20 years; and

**WHEREAS**, the GMA periodic update provides guidance in balancing the development of resources with the preservation of environmental values; and

**WHEREAS**, the Comprehensive Plan sets goals and policies for growth that will be implemented through the development regulations and critical areas ordinance contained in the Grandview Municipal Code, including the zoning ordinance and official zoning map, in a fiscally and environmentally responsible fashion; and

**WHEREAS**, the recommended revisions incorporate changes in state law, Countywide Planning Policies, demographics and land use resources;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, WASHINGTON, AS FOLLOWS:**

Section 1. Findings and Conclusions. The City Council bases its findings and conclusions on the entire record of testimony and exhibits, including all written and oral testimony before the City Council. The Grandview City Council hereby adopts the following findings and conclusions:

1) The City Council adopts and incorporates the foregoing recitals as fully set forth herein.

2) *Compliance with the Required Elements of the Comprehensive Plan.* The 20-year Comprehensive Plan adopted herein includes all of the following elements: Land Use, Transportation, Housing, Capital Facilities, Utilities, Physical Character, and Administration.

3) *Compliance with Resource and Critical Areas Designation and Regulation.* Potential resource and critical areas are identified in the Natural Systems Element, including critical aquifer recharge areas, wetlands, geologically hazardous areas, and floodplains, using Best Available Science.

4) *Compliance with Countywide Policies.* As required by GMA, the Comprehensive Plan incorporates and is consistent with the Yakima County Countywide Planning Policies.

5) *Internal Consistency.* The Comprehensive Plan is internally consistent.
   a. The policies within and among elements are complementary, not contradictory. Both together and separately, they further the goals of the GMA.
   b. The Comprehensive Plan contains policies, implementation measures, and procedures which provide for its review and adjustment if internal conflicts are identified.

6) *Public Participation.* The public review process for the Comprehensive Plan update included a public hearing before the Grandview City Council on November 22, 2016; and consideration during public meetings of the Grandview City Council on October 11, 2016 and October 25, 2016; as well as public meetings of the Planning Commission held on May 27, 2015; June 24, 2015; August 26, 2015; October 28, 2015; January 27, 2016; April 27, 2016; and August 31, 2016. Notices of public hearings and the nature of the proposed changes were given by publication in the official newspaper of the City at least 14 days prior to the date of the hearing.

7) *State Environmental Policy Act.* A Notice of Application and Environmental Review was circulated to SEPA reviewing agencies on May 19, 2016. Comments were received and considered. At the end of the 15-day comment period, a Determination of Nonsignificance was issued on June 3, 2016. One comment letter was received from the Department of Ecology regarding the Critical Areas Ordinance update. These comments were incorporated into the Critical Areas Ordinance draft.

8) *Department of Commerce 60-day Review.* The draft Comprehensive Plan was submitted and received by Commerce on May 19, 2016 for the mandatory 60-day review. The 60-day review period expired on July 18, 2016. Comments were received and considered, related to: the timeframe of the 20-year planning period used for Grandview's analysis associated with land and housing needs and their consistency with Yakima County; the timeframe of the six-year capital facilities plan; and the timeframe of the capital facilities information presented from facility plans such as the 2015 Grandview Water System Plan and the 2009 General Sewer Plan.

9) *Adoption Constitutes Completion of the GMA Periodic Update Requirements.* Adoption of the City of Grandview GMA Periodic Update will constitute fulfillment of all requirements on the part of the City of Grandview to comply with the current Growth Management Act update cycle, for which compliance is required by June 30, 2017 for all jurisdictions in Yakima County.

10) The public use and interest will be served.

Section 2. Adoption of the City of Grandview GMA Periodic Update. The City of Grandview hereby adopts the City of Grandview GMA Periodic Update, a copy of which is attached to this ordinance.

Section 3. Transmittal to State. This ordinance shall be submitted to the Washington Department of Commerce for their records within 10 days of adoption.

Section 4. Severability/Validity. The provisions of this ordinance are declared separate and severable. If any section, paragraph, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The City Council hereby declares that they would have passed this ordinance and each section, paragraph, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, paragraphs, clauses or phrases were unconstitutional or invalid.

Section 5. Effective Date. This ordinance shall be in full force and effect 5 days after its passage and publication as required by law.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on December 13, 2016.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLICATION: 12/14/16
EFFECTIVE: 12/19/16

**GRANDVIEW CITY COUNCIL**
**REGULAR MEETING MINUTES EXCERPT**
**NOVEMBER 22, 2016**

## 6. ACTIVE AGENDA

### C. Public Hearing – Growth Management Act Update (Development Regulations, Critical Area Ordinance, Comprehensive Plan Update)

Mayor Childress opened the public hearing to receive comments on the City of Grandview Growth Management Act update by reading the public hearing procedure.

Larry Mattson, Executive Director with the Yakima Valley Conference of Governments, acting as staff for the City, presented the staff report, as follows:

Background
The Growth Management Act (GMA) required fully planning jurisdictions to review and update their comprehensive plans, development regulations, and critical areas ordinance, every eight years as established by RCW 36.70A.130(5)(c). Grandview's next GMA periodic update was due June 30, 2017. After this date, without a completed update, Grandview would be unable to access Washington State road and water/wastewater infrastructure grants and loans.

In April 2015, staff began drafting work on Grandview's GMA periodic update, including a development regulations update, including proposed updates to Title 14 (Administration and Development Regulations), Title 16 (Subdivisions), and Title 17 (Zoning) of the City of Grandview Municipal Code (GMC); the City of Grandview Comprehensive Plan, and the City of Grandview Critical Areas Ordinance (GMC Chapter 18.06). These revisions were being proposed for compliance with the Washington State Growth Management Act (GMA) and other State requirements, and to ensure continued access to State funding sources.

Comprehensive Plan Update
The Comprehensive Plan Update included updates to data, maps, text, and goals/policies for the following chapters:

1. Physical Character Element. The Physical Character Element functions as an inventory of the Best Available Science related to elements of natural systems, which forms the basis for providing information and maps that guide the designation of critical areas. Washington State requires that critical areas be protected by a Critical Areas Ordinance.
2. Land Use Element. The Land Use Element inventories and analyzes existing land use conditions, provides population forecasts, projects the land use needs for the City during a 20-year planning period, and provides land use goals and policies. The analysis forms the basis of a Future Land Use Map, which designates where Grandview sees future commercial, residential, industrial, and public uses occurring during the 20-year period. Washington State requires that zoning was consistent with and implements the Future Land Use Map.
3. Capital Facilities Element. The Capital Facilities Element included an inventory of capital facilities, a forecast of the future need for these facilities, proposed locations for new or expanded facilities, a six-year plan that includes proposed projects, costs, and potential funding sources; and goals and policies.
4. Transportation Element. The Transportation Element included an inventory of transportation facilities and services, level of service standards, results of traffic counts conducted in May and June 2010, traffic forecasts for the 20-year planning period, a six-year

transportation improvement plan detailing system needs, costs, and potential funding sources; and goals and policies.

5. Housing Element. The housing element included an inventory and analysis of existing and projected housing needs, projections of land needed for a variety of housing types during the 20-year planning period, and goals and policies.

6. Utilities Element. The Utilities Element included an inventory of private utilities that serve the City of Grandview, discusses potential developments regarding these utilities, and provides goals and policies related to utilities provision.

7. Administration Element. The Administration Element provided rules and guidance for implementing and amending the Comprehensive Plan.

Proposed Development Regulations Revisions

The proposed development regulations revisions were completed for consistency with the Comprehensive Plan update, and for compliance with the Growth Management Act.

Major proposed revisions included clarifications, additions, or deletions relating to:

- Regulation of family day care providers in single-family home areas as required by RCW 36.70A.450
- Regulation of manufactured homes, as required by RCW 35.21.684, 35.63.160, 35A.21.312 and 36.01.225
- Written findings for subdivision proposals as required by RCW 58.17.110(2)(a)
- Transportation concurrency ordinance as required by RCW 36.70A.070(6)(b), WAC 365-195-510, and WAC 365-195-835
- Other minor corrections or clarifications.

Critical Areas Ordinance Revisions

The proposed Critical Areas Ordinance revisions were completed for consistency with the Comprehensive Plan update, and for compliance with the Growth Management Act. Minor revisions to the Critical Areas Ordinance were proposed so that the provisions in the ordinance were consistent with the current guidance based on best available science for critical areas that was provided by the Washington State Department of Ecology.

Public Hearing

As required by the City of Grandview Municipal Code, notice of this hearing and the nature of the proposed changes were given by publication in the official newspaper of the City at least 14 days prior to the date of the hearing.

Findings and Conclusions

1. The proposed Comprehensive Plan and development regulations updates, and the proposed rezone for Comprehensive Plan implementation, were in keeping with the requirements of the GMA and the City of Grandview's policies, and incorporate and plan for all of the required content listed above.

2. The public use and interest would be served.

3. Environmental (SEPA) review for all proposals had been conducted. A Notice of Application and SEPA checklist were distributed on May 19, 2016 and a Determination of Nonsignificance was issued on June 3, 2016. Comments were received and considered.

4. The proposed amendments were submitted and received by the Department of Commerce for the required 60-day State review on May 19, 2016. The review period expired on July 18, 2016. Comments were received and considered.

5. Adoption of the City of Grandview GMA Periodic Update would constitute fulfillment of all requirements on the part of the City of Grandview to comply with the current Growth Management Act update cycle, for which compliance is required by June 30, 2017 for all jurisdictions in Yakima County.

Recommendation
The Yakima Valley Conference of Governments, acting as staff for the City of Grandview, recommends that the City Council adopt the findings of fact and the proposals as presented.

Public Comments
Mayor Childress requested public comments. The following comment was received:

- Dan Hall, 751 East Bonnieview Road, Grandview, WA, submitted a letter requesting that the City propose a rezone of property located within the City's Urban Growth Area from M-1 Light Industrial to R-1 Residential. The property included Parcel Nos. 230913-33417, 33418 and 33029 owned by Daniel J. & Shelby J. Hall; Parcel No. 230913-33018 owned by Cindy Rasmusson; and Parcel No. 230913-33016 owned by Mario Saldivar. The property was developed as residential and currently has a residence on each of the parcels. None of the properties were used for farming purposes.

City Clerk Palacios advised that since the Planning Commission's recommendation, the City received an e-mail on October 7, 2016 from Dan & Shelby Hall, 751 E. Bonnieview Road, Grandview, Parcel Nos. 230913-33418, 33417, 33029, requesting to change the zoning of their parcels from Light Industrial to Single Family Residential. These parcels were included in the City's Urban Growth Area, but were under Yakima County's jurisdiction. The Halls would like to subdivide Parcel No. 230913-33417 and build a new residence. The current zoning of light industrial prohibited the construction of a new residence. The change would be consistent with the current residential use of those parcels. On November 9, 2016, the Mayor, City Administrator and City Clerk Palacios met with Mr. and Mrs. Hall and representatives from the Yakima County Planning Department. Currently, the City and the County were both in the process of completing the GMA Comprehensive Plan update for their respective jurisdictions. Following discussion, it was concluded that both the City and the County could consider the rezone as part of the 2017 Comprehensive Plan updates.

City Clerk Palacios indicated that there were no additional public comments received by mail.

The public testimony portion of the hearing was declared closed and no further comments were received.

November 15, 2016



**Mayor Norm Childress and Council**
City of Grandview
207 W. Second Street
Grandview, WA 98930

Re: **Property at Willoughby Road and Bonnieview Road**

Dear Mayor Childress and Council:

The purpose of this letter is to request that the City of Grandview propose a rezone of property located within the City of Grandview Urban Growth Area from M-1 Light Industrial to R-1 Residential.

We have included a letter (Exhibit "A") signed by the owners of the property affected by this request. All of the property owners are in agreement with this request. We have also included maps showing the properties (Exhibits "B", "C" and "D").

This property is developed as residential and currently has a residence on each of the parcels. None of the properties are used for farming purposes.

Thank you for your cooperation and assistance in this matter.

Sincerely,

Daniel J. Hall

Shelby J. Hall

**Exhibit "A"**

October 12, 2016

To: City of Grandview

The following properties are currently located in Yakima County, but are in the City of Grandview's Urban Growth Area. The property owners would request a Future Land Use change of our property designation from industrial to residential:

10/27/16 (Date)

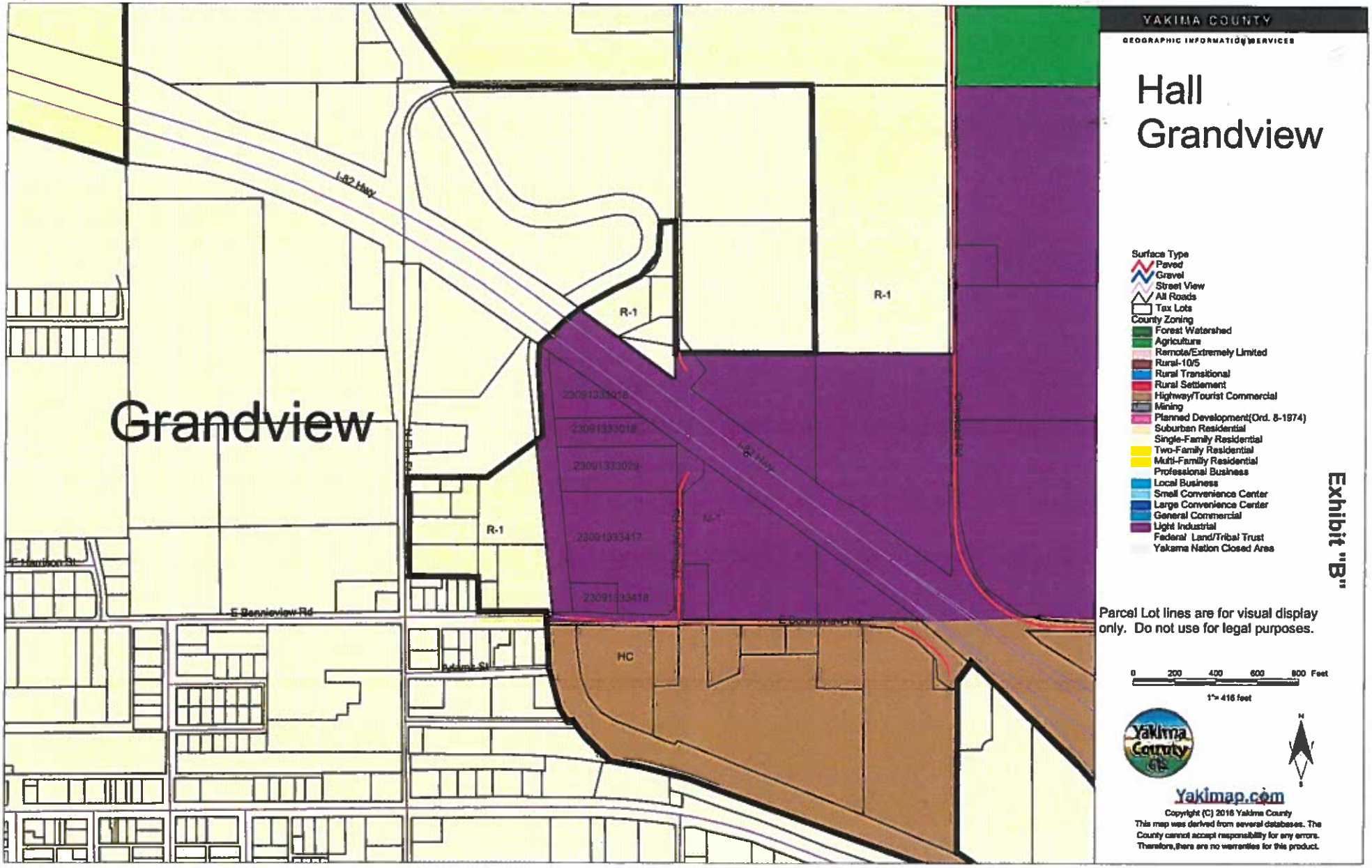
Daniel J. & Shelby J. Hall
Parcel Nos. 230913-33417 & 33418 – 751 E. Bonnieview Road, Grandview, WA
Parcel No. 230913-33029 – 150 N. Willoughby Road, Grandview, WA

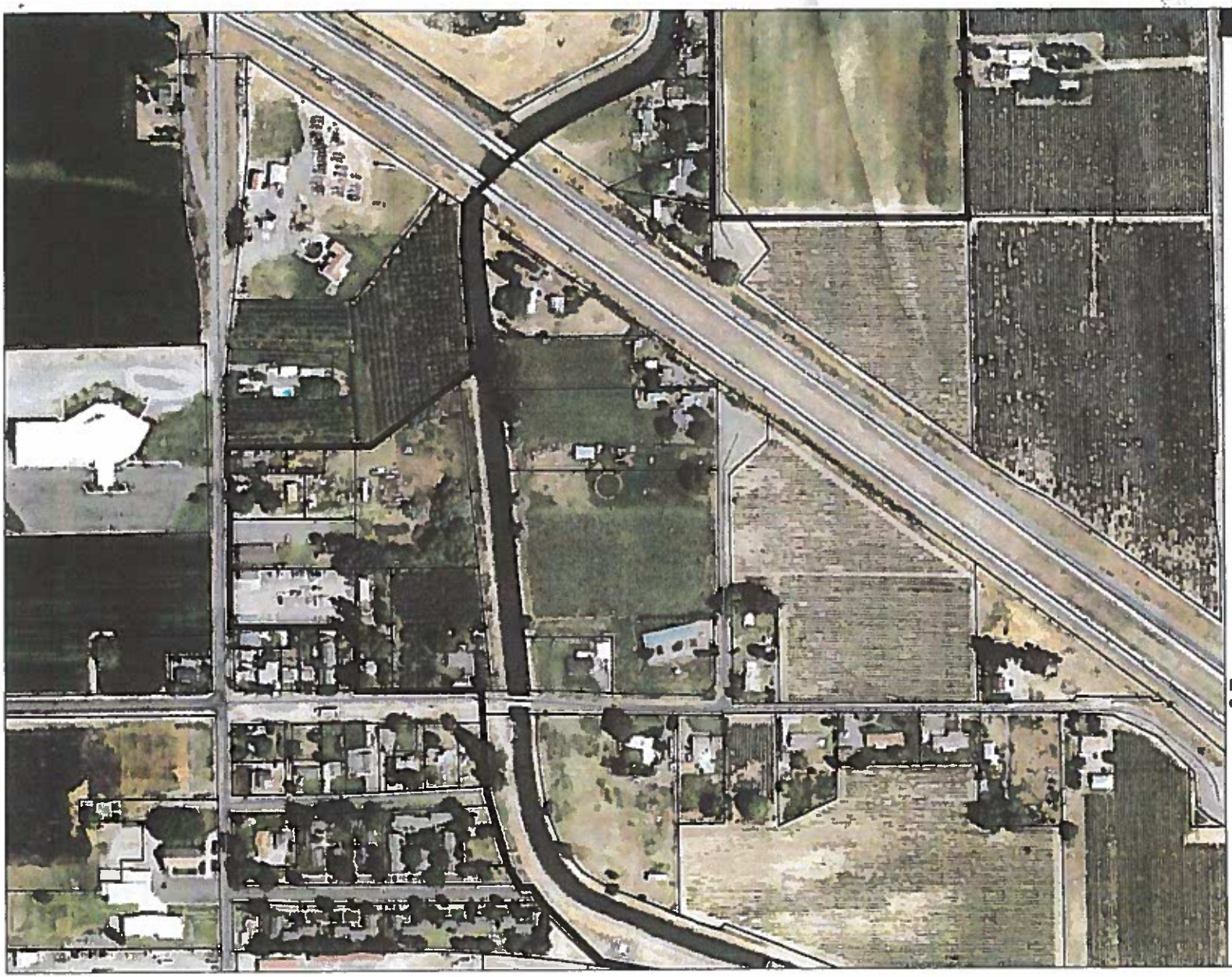
10/27/2016 (Date)

Cindy Rasmusson
Parcel No. 230913-33018 – 160 N. Willoughby Road, Grandview, WA

11/08/16. (Date)

Mario Saldivar Debbie Rivera-Saldivar
Parcel No. 230913-33016 – 711 E. Bonnieview Road, Grandview, WA
509-594-8742 Debbie


YAKIMA COUNTY
GEOGRAPHIC INFORMATION SERVICES
Hall
Grandview
Grandview
I-82 Hwy
R-1
HC
E Bonneview Rd
Surface Type
Paved
Gravel
Street View
All Roads
Tax Lots
County Zoning
Forest Watershed
Agriculture
Remote/Extremely Limited
Rural-10/5
Rural Transitional
Rural Settlement
Highway/Tourist Commercial
Mining
Planned Development(Ord. 8-1974)
Suburban Residential
Single-Family Residential
Two-Family Residential
Multi-Family Residential
Professional Business
Local Business
Small Convenience Center
Large Convenience Center
General Commercial
Light Industrial
Federal Land/Tribal Trust
Yakama Nation Closed Area
Exhibit "B"
Parcel Lot lines are for visual display only. Do not use for legal purposes.
0 200 400 600 800 Feet
1"= 416 feet
Yakimap.com
Copyright (C) 2016 Yakima County
This map was derived from several databases. The County cannot accept responsibility for any errors. Therefore,there are no warranties for this product.
Plot date: Nov 9, 2016, Hall



YAKIMA COUNTY

GEOGRAPHIC INFORMATION SERVICES

# Hall Grandview

aerial photo

Exhibit "C"

Parcel Lot lines are for visual display only. Do not use for legal purposes.

0 75 150 225 300 375 450 525 Feet

1"= 256 feet

Yakima County GIS

N

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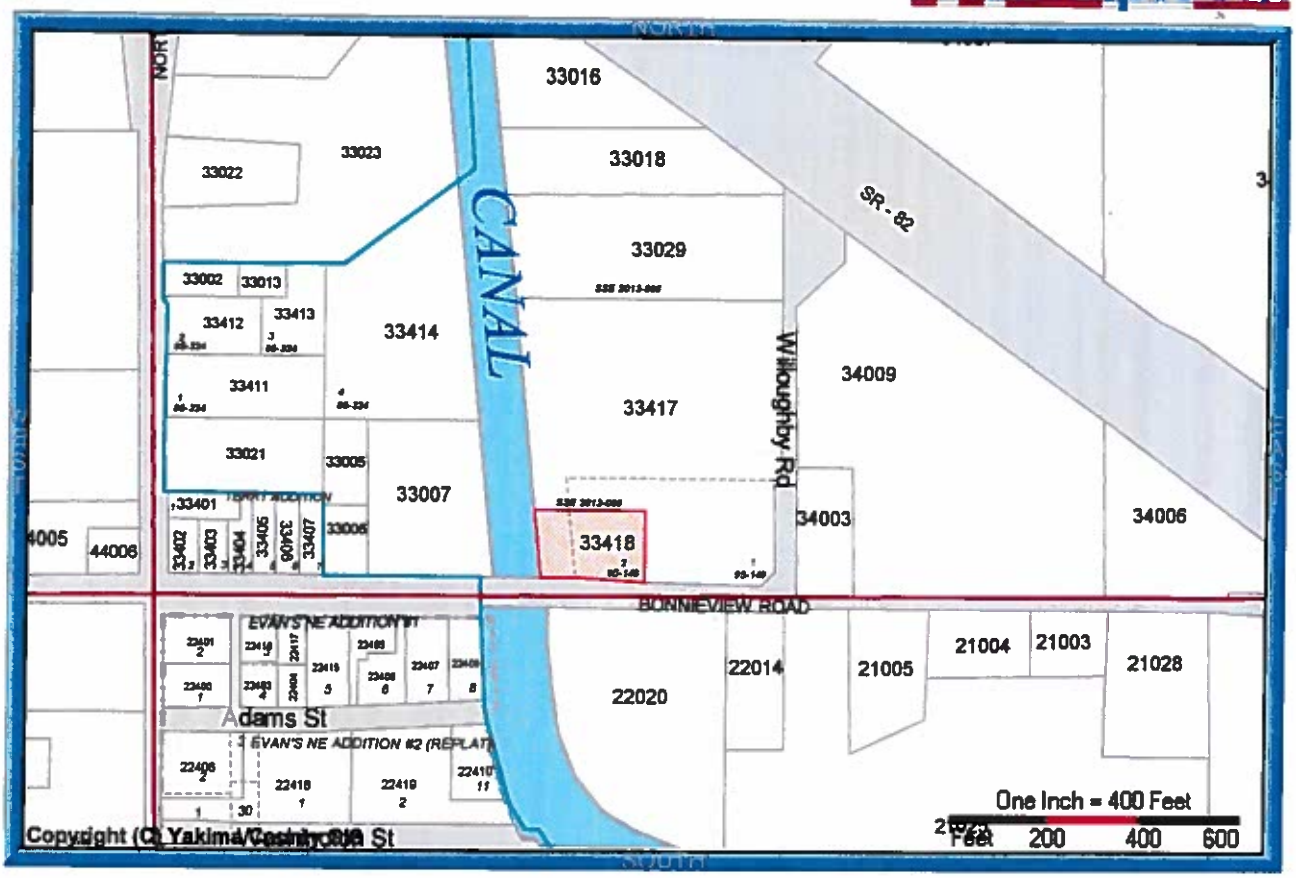
Yakimap.com



Plot date: Nov 9, 2018; Hall

[Print Map] [Close Map]

Yakimap.com




| PROPERTY PHOTO | PROPERTY INFORMATION | |
|---|---|---|
| | Parcel Address: **751 BONNIEVIEW RD, GRANDVIEW ,WA 989309401** | |
| | Parcel Owner(s): **DANIEL J & SHELBY J HALL** | |
| | Parcel Number: **23091333418** | Parcel Size: **0.74 Acre(s)** |
| | Property Use: **11 Single Unit** | |
| | **TAX AND ASSESSMENT INFORMATION** | |
| | Tax Code Area (TCA): **441** | Tax Year: **2017** |
| | Improvement Value: **$121100** | Land Value: **$24700** |
| | CurrentUse Value: **$0** | CurrentUse Improvement: **$0** |
| | New Construction:**$0** | Total Assessed Value:**$145800** |

| OVERLAY INFORMATION | |
|---|---|
| Zoning: **M-1** | Jurisdiction: **County** |
| Urban Growth Area: **Grandview** | Future Landuse Designation: **UGA (Yakima County Plan 2015)** |
| FEMA: **Not in floodplain (X)** | FIRM Panel Number: **53077C1925D** |

| LOCATION INFORMATION | | |
|---|---|---|
| + Latitude:**46° 15' 31.958"** | + Longitude:**-119° 53' 27.228"** | Range:**23** Township:**09** Section:**13** |

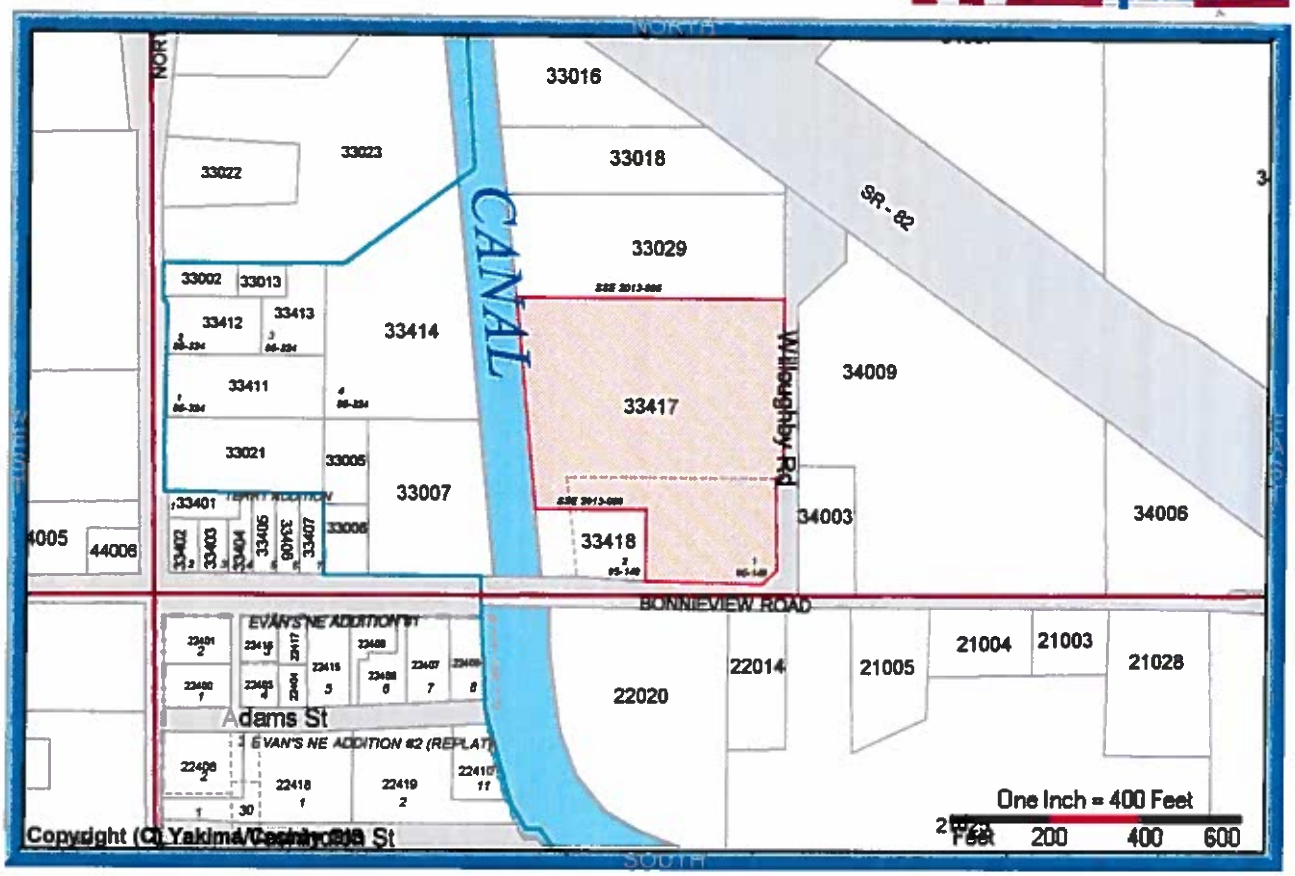
Narrative Description: **Section 13 Township 09 Range 23 Quarter SW: SPM 95149 Lot 2 ALSO S 184 FT OF TH PTN OF SW1/4 OF SW1/4 LY E OF SUNNYSIDE MAIN CANAL AND W OF LOT 2 OF SD SP EX CO RD R/W O**

**DISCLAIMER**

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION

[Print Map] [Close Map]

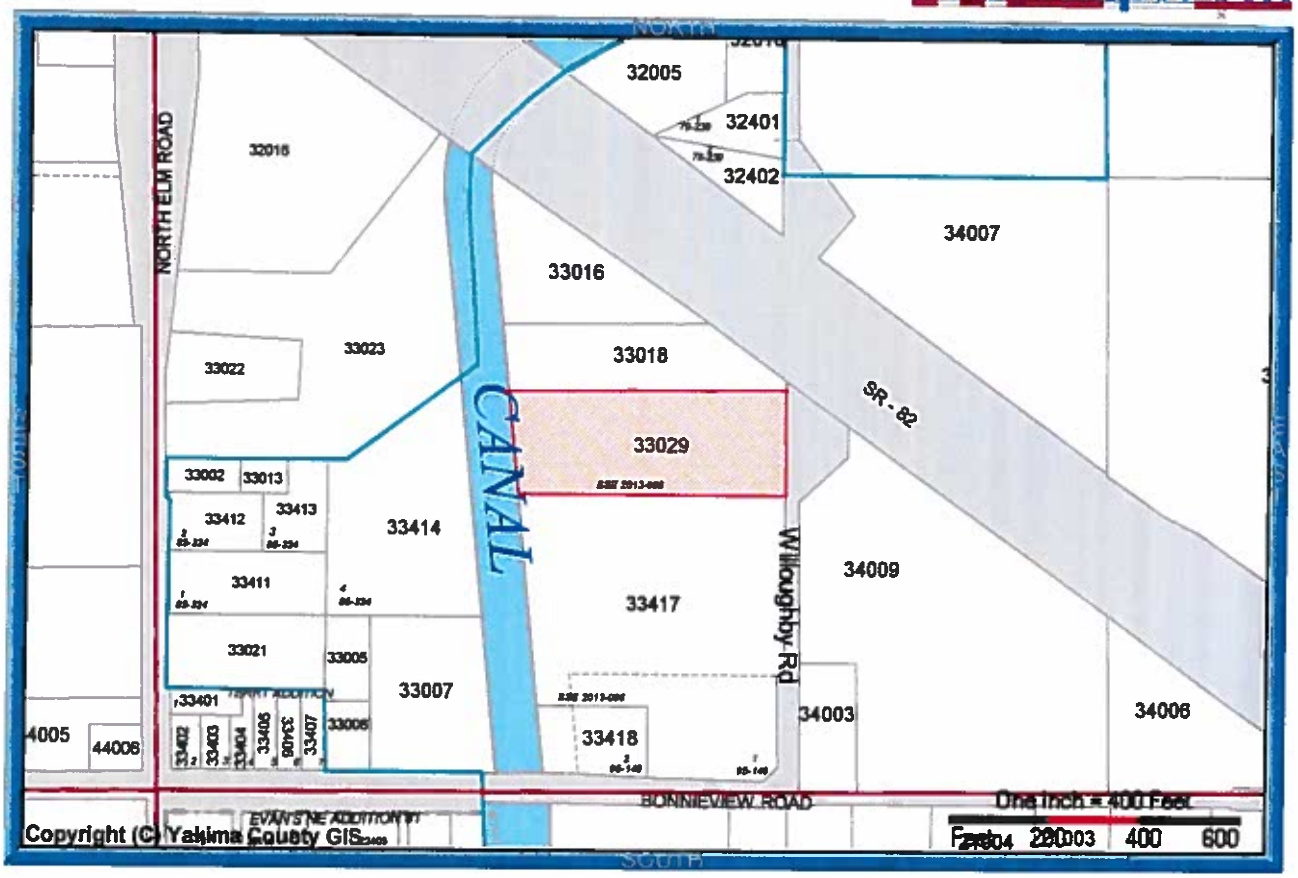
Yakimap.com




| PROPERTY PHOTO | PROPERTY INFORMATION | |
|---|---|---|
| | Parcel Address: **751 E BONNIEVIEW RD, GRANDVIEW ,WA 98930** | |
| | Parcel Owner(s): **DANIEL J & SHELBY J HALL** | |
| | Parcel Number: **23091333417** | Parcel Size: **6.43 Acre(s)** |
| | Property Use: **13 FivePlus Unit** | |
| | **TAX AND ASSESSMENT INFORMATION** | |
| | Tax Code Area (TCA): **441** | Tax Year: **2017** |
| | Improvement Value: **$166800** | Land Value: **$37700** |
| | CurrentUse Value: **$0** | CurrentUse Improvement: **$0** |
| | New Construction:**$0** | Total Assessed Value:**$204500** |
| **OVERLAY INFORMATION** | | |
| Zoning: **M-1** | Jurisdiction: **County** | |
| Urban Growth Area: **Grandview** | Future Landuse Designation: **UGA (Yakima County Plan 2015)** | |
| FEMA: **Not in floodplain (X)** | FIRM Panel Number: **53077C1925D** | |
| **LOCATION INFORMATION** | | |
| + Latitude:**46° 15' 34.435"** | + Longitude:**-119° 53' 25.151"** | Range:**23** Township:**09** Section:**13** |
| Narrative Description: **Section 13 Township 09 Range 23 Quarter SW: SPM 95149 Lot 1 ALSO S 375 FT OF N 597 FT OF S 849 FT OF TH PTN OF SW1/4 OF SW1/4 LY E OF SUNNYSIDE MAIN CANAL, EX LOT 2 OF SS 184 FT OF TH PTN OF SW1/4 OF SW1/4 LY E OF SUNNYSIDE MAIN CAN AND W OF LOT 2 OF SD SP AND EX CO RD R/W ON S & E** | | |
| **DISCLAIMER** | | |
| MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION | | |

[Print Map] [Close Map]

Yakimap.com




| PROPERTY PHOTO | PROPERTY INFORMATION | |
|---|---|---|
| | Parcel Address: **150 N WILLOUGHBY RD, GRANDVIEW ,WA 989309637** | |
| | Parcel Owner(s): **DANIEL J & SHELBY J HALL** | |
| | Parcel Number: **23091333029** | Parcel Size: **2.88 Acre(s)** |
| | Property Use: **11 Single Unit** | |
| | **TAX AND ASSESSMENT INFORMATION** | |
| | Tax Code Area (TCA): **441** | Tax Year: **2017** |
| | Improvement Value: **$52500** | Land Value: **$26900** |
| | CurrentUse Value: **$0** | CurrentUse Improvement: **$0** |
| | New Construction:**$0** | Total Assessed Value:**$79400** |

| OVERLAY INFORMATION | |
|---|---|
| Zoning: **M-1** | Jurisdiction: **County** |
| Urban Growth Area: **Grandview** | Future Landuse Designation: **UGA (Yakima County Plan 2015)** |
| FEMA: **Not in floodplain (X)** | FIRM Panel Number: **53077C1925D** |

| LOCATION INFORMATION | | |
|---|---|---|
| + Latitude:**46° 15' 38.115"** | + Longitude:**-119° 53' 25.578"** | Range:**23** Township:**09** Section:**13** |
| Narrative Description: **Section 13 Township 09 Range 23 Quarter SW: N 222 FT OF S 849 FT OF TH PTN OF SW1/4 OF SW1/4 LY E OF SUNNYSIDE MAIN CANAL EX CO RD R/W ON S & E MH>REAL 1979 GOLDENWEST 48X** | | |

**DISCLAIMER**

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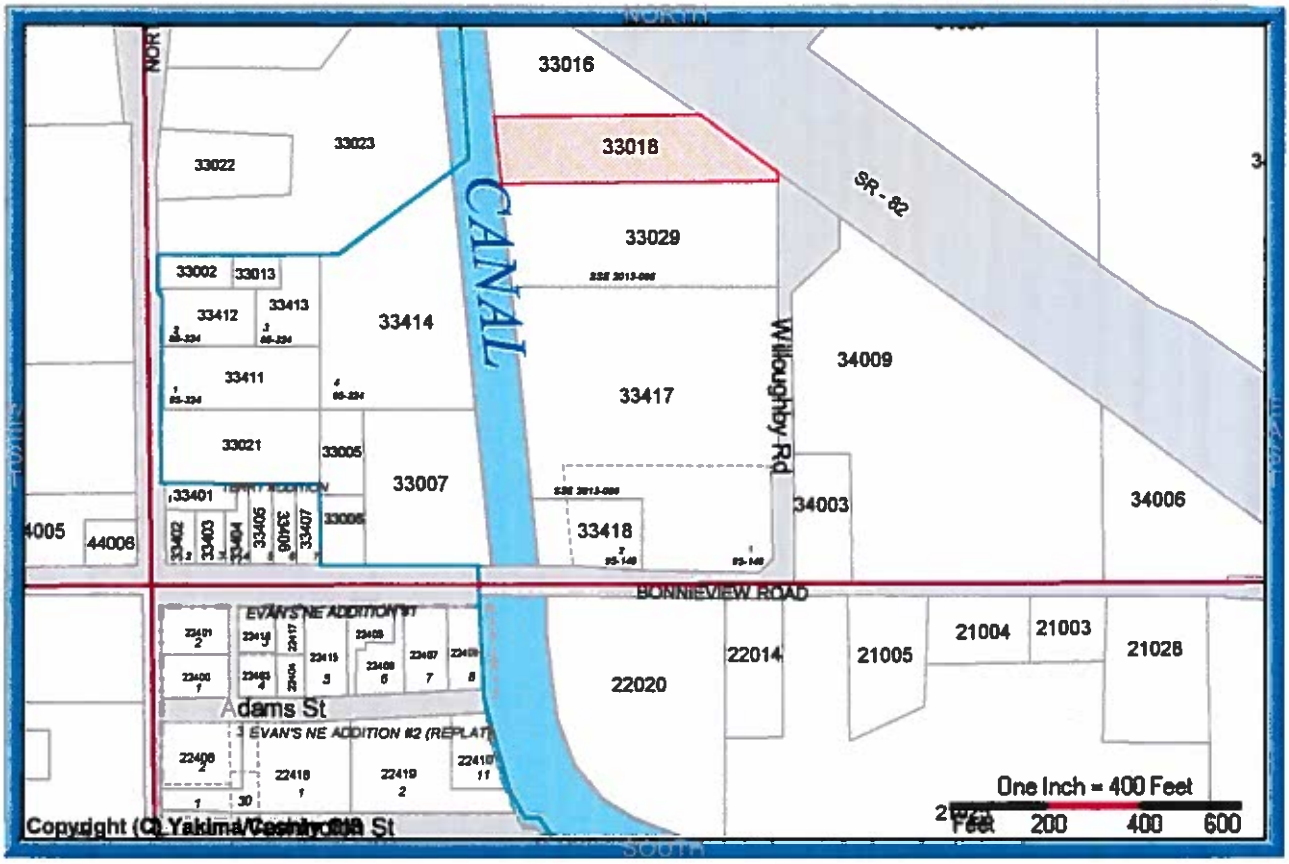
[Print Map] [Close Map]

Yakimap.com

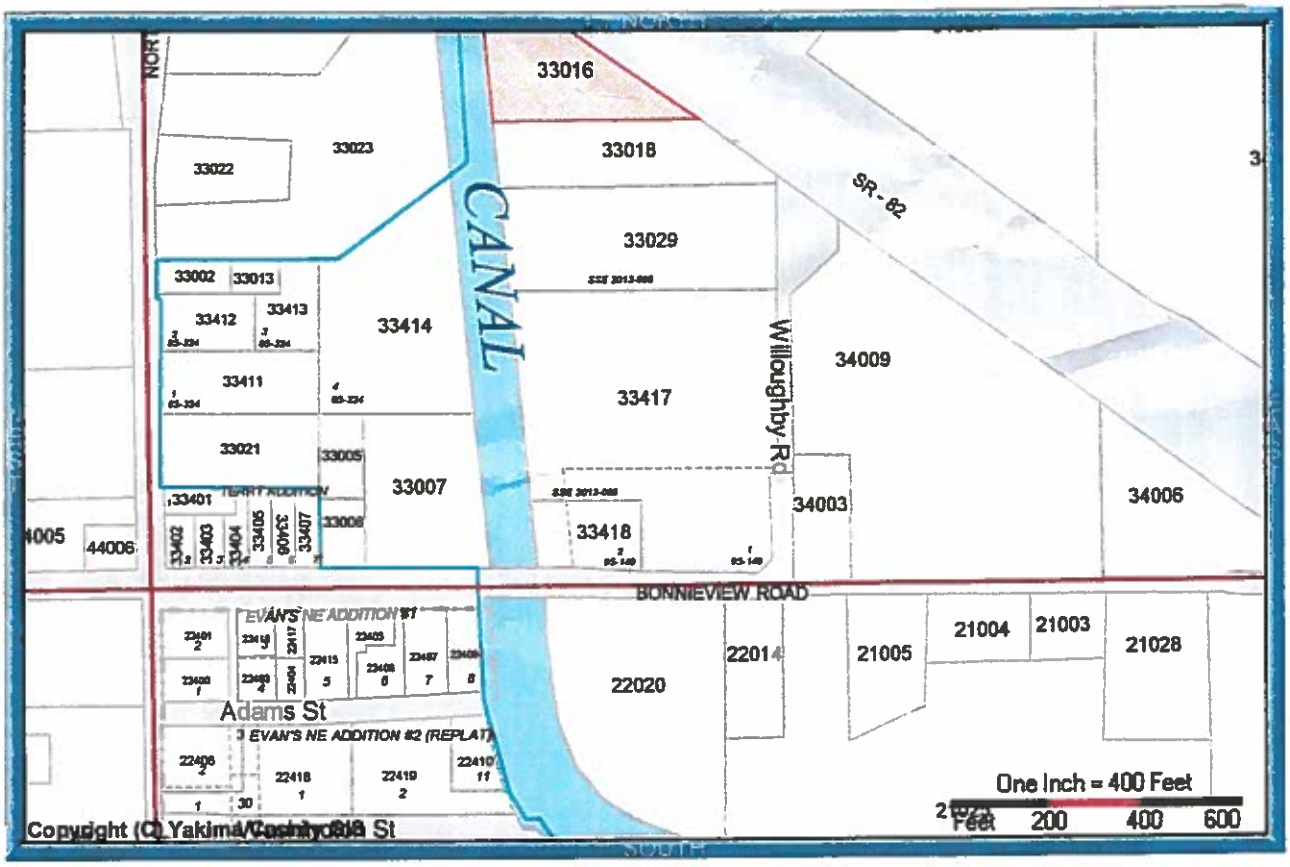





| PROPERTY PHOTO | PROPERTY INFORMATION | |
|---|---|---|
|  | Parcel Address: **160 N WILLOUGHBY RD, GRANDVIEW ,WA 989309637** | |
| | Parcel Owner(s): **CINDY RASMUSSON** | |
| | Parcel Number: **23091333018** | Parcel Size: **1.67 Acre(s)** |
| | Property Use: **11 Single Unit** | |
| | **TAX AND ASSESSMENT INFORMATION** | |
| | Tax Code Area (TCA): **441** | Tax Year: **2017** |
| | Improvement Value: **$63200** | Land Value: **$26000** |
| | CurrentUse Value: **$0** | CurrentUse Improvement: **$0** |
| | New Construction:**$0** | Total Assessed Value:**$89200** |
| **OVERLAY INFORMATION** | | |
| Zoning: **M-1** | Jurisdiction: **County** | |
| Urban Growth Area: **Grandview** | Future Landuse Designation: **UGA (Yakima County Plan 2015)** | |
| FEMA: **Not in floodplain (X)** | FIRM Panel Number: **53077C1925D** | |
| **LOCATION INFORMATION** | | |
| + Latitude:**46° 15' 39.844"** | + Longitude:**-119° 53' 26.180"** | Range:**23** Township:**09** Section:**13** |
| Narrative Description: **Section 13 Township 09 Range 23 Quarter SW: N 137 FT OF S 986 FT OF SW1/4 SW1/4 L E OF SUN CAN EX SR82 R/W** | | |
| **DISCLAIMER** | | |
| MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION | | |

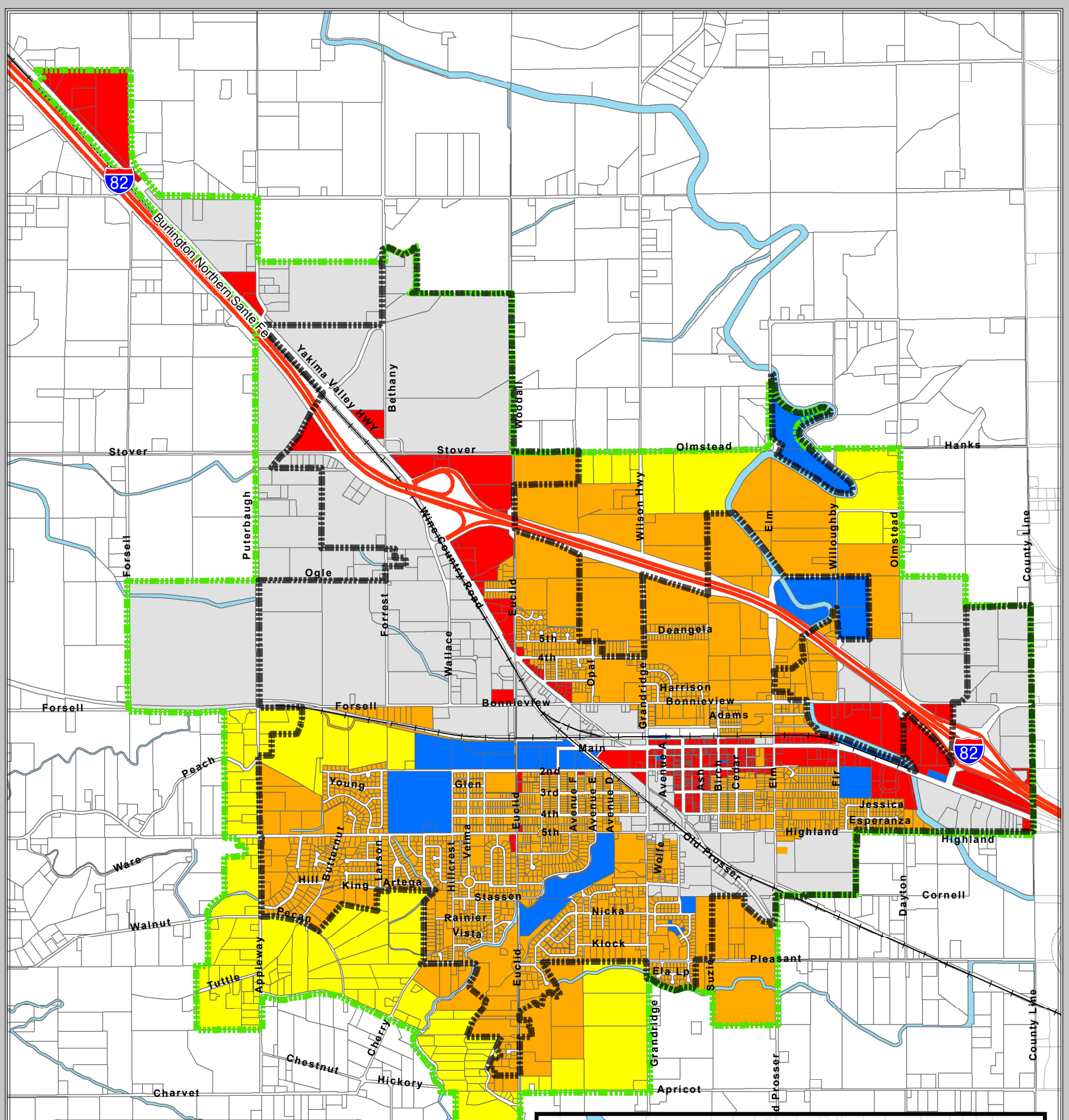
[Print Map] [Close Map]

Yakimap.com




| PROPERTY PHOTO | PROPERTY INFORMATION | |
|---|---|---|
|  | Parcel Address: 711 BONNIEVIEW RD, ,WA | |
| | Parcel Owner(s): MARIO SALDIVAR | |
| | Parcel Number: 23091333016 | Parcel Size: 1.62 Acre(s) |
| | Property Use: 11 Single Unit | |
| | TAX AND ASSESSMENT INFORMATION | |
| | Tax Code Area (TCA): 441 | Tax Year: 2017 |
| | Improvement Value: $2900 | Land Value: $26000 |
| | CurrentUse Value: $0 | CurrentUse Improvement: $0 |
| | New Construction:$0 | Total Assessed Value:$28900 |
| OVERLAY INFORMATION | | |
| Zoning: M-1 | Jurisdiction: County | |
| Urban Growth Area: Grandview | Future Landuse Designation: UGA (Yakima County Plan 2015) | |
| FEMA: Not in floodplain (X) | FIRM Panel Number: 53077C1925D | |
| LOCATION INFORMATION | | |
| + Latitude:46° 15' 41.641" | + Longitude:-119° 53' 28.084" | Range:23 Township:09 Section:13 |
| Narrative Description: BEG E'LY R/W OF CAN & N 986 FT OF S LN SW1/4 SW1/4,TH E TO SW'LY R/W OF SR82 TH N 53 D 35'15 W TO E'LY R/W OF CAN, TH S'LY AL CAN TO POB MH>REAL 1978 56X24 KOZY #SB1046AB | | |
| DISCLAIMER | | |
| MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION | | |

# City of Grandview, WA
# Future Land Use 2016





Yakima Valley Conference of Governments
311 North 4th Street, Suite 204
Yakima, WA 98901

October 2016

I-82
I-82 Hwy
I-82
N Elm St
Elm St
N Willoughby Rd
R-1 Zone
Willoughby Rd
N Elm St
E Bonnieview Rd
Adams St
Washington St
S Elm St
E Wine Country Rd
Fir Ave

GEOGRAPHIC INFORMATION SERVICES

YAKIMA COUNTY

# Exhibit C - Grandview Comprehensive Plan Amendment and Major Rezone

## Yakima County Comprehensive Plan - Land Use Designations

- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal
- Rural Self-Sufficient
- Agricultural Resource
- Tax Lots
- City Limits
- Rezone Boundary

0 95 190 380 570 760 Feet

1 inch equals 0.04 miles

Yakima County GIS

Yakimap.com

N S



Document Path: R:\disk_5\projects\county\planning\uga_analysis\grandview\Analysis2015\ExhibitCGrandview_062117.mxd

3. **Exhibit 3 – SEPA Checklist ZON2017-001/ZON2017-002/SEP2017-011**

# SEPA
# ENVIRONMENTAL CHECKLIST
## SUBMITTAL SUPPLEMENTAL

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
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Form # PLN ENR 003-SS1-A
Revised: 8/12/14

*(For Staff Use Only)*
DATE: 4/12/17
REVIEWED BY: TC
PROJECT #: Horizon 2040
CASE #: SEP17-011
RELATED FILES:
ZON17-02 ZON17-01

### WAC 197-11-960 Environmental checklist.

*Purpose of checklist*:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

*Instructions for applicants*:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

*Use of checklist for nonproject proposals*:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. BACKGROUND**

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1. Name of proposed project, if applicable:

***Horizon 2040* – Comprehensive Plan update from *Plan 2015* to *Horizon 2040*.**

**CPA – Grandview Comprehensive Plan Amendment**

2. Name of applicant:

**Yakima County Public Services, Planning Division**

3. Address and phone number of applicant and contact person:

**Noelle Madera – Senior Project Planning, Long Range Division**
**128 N. 2nd St., Fourth Floor Courthouse**
**Yakima, WA 98901**
**509-574-2235**

4. Date checklist prepared:

**March 22, 2017**

5. Agency requesting checklist:

**Yakima County Public Services**

6. Proposed timing or schedule (including phasing, if applicable):

**Anticipated schedule for calendar year 2017 (*Horizon 2040* and CPA):**
**Planning Commission Public Hearing scheduled for April 26, 2017.**
**Board of County Commissioners Public Hearing scheduled for June 6, 2017.**
**Board of County Commissioners adoption – June 2017**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

***Horizon 2040* - Yes, according to RCW 36.70A.130, each city or county fully planning under RCW 36.70A.040 must complete a periodic update of their entire comprehensive plan and development regulations to ensure they comply with the Growth Management Act. Per the schedule provided by the Department of Commerce, Yakima County must complete its update by June of 2017 and every 8 years thereafter.**

**CPA – No.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

***Horizon 2040* - SEPA/GMA Integrated Environmental Analysis for the Yakima County Comprehensive *Plan 2015* (as part of the Comprehensive *Plan 2015* adoption in 1997).**
**SEP2007-00052 – Environmental review associated with the Comprehensive Plan update in 2007.**

**Environmental impacts of the existing goals, policies and regulations were previously considered through the environmental review of Plan 2015, including all updates since**

**then. The proposed changes to *Plan 2015* goals and policies are primarily generated to comply with the latest requirements of the Growth Management Act (RCW 36.70A).**

**CPA – The original zoning of the property would have been considered with the SEPA/GMA Integrated Environmental Analysis for Yakima County when the associated zoning was applied.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**N/A (*Horizon 2040* and CPA)**

10. List any government approvals or permits that will be needed for your proposal, if known.

**Local approval and adoption by the Board of County Commissioners (BOCC) (*Horizon 2040* and CPA).**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**Yakima County is proposing to update (provide edits and revisions to) the Comprehensive Plan (*Plan 2015* to *Horizon 2040*) to comply with current state law. This revision combined *Plan 2015* Volumes 1 and 2 into one document, *Horizon 2040*, includes text and map edits, and changes the name of the Comprehensive Plan to *Horizon 2040*. A copy of the current revisions, as proposed by Yakima County Planning staff is provided at: http://www.yakimacounty.us/852/Process-Documents. Any future revisions or substantive documents produced relating to this proposal will be updated at that link. This is a non-project action, no development is proposed.**

**Comprehensive Plan Amendment - The City of Grandview has requested a rezone of properties located within the Urban Growth Area of Grandview to be rezoned from Light Industrial (M-1) to Residential (R-1) as part of the Comprehensive Plan Update. This rezone would change the land use designation from Urban Industrial to Urban Residential. The intent of the rezone is to have the land use designation and zoning reflect the existing use of the property, which is developed in residential uses.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**The Comprehensive Plan update is for Yakima County-wide and has applicability to unincorporated areas of Yakima County, excluding the closed areas of the Yakama Nation and lands of the U.S. Army Yakima Training Center.**

**The CPA consists of five parcels and is located on the east/northeast side of the City of Grandview, less than one from the Yakima County/Benton County line. The property is located in the SW corner of the SW corner of Section 13, Township 9, Range 23.**

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**Tax Parcel Numbers: 230913-33016; 230913-33018; 230913-33029; 230913-33417; 230913-33418**
**Property Address: 711 and 751 Bonnieview Rd. and 40, 150, and 160 Willoughby Rd.**

**B. ENVIRONMENTAL ELEMENTS**

1. **Earth**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.....

***Horizon 2040*** **- Yakima County contains all the above.**

**CPA – flat**

b. What is the steepest slope on the site (approximate percent slope)?

***Horizon 2040*** **- Yakima County topography ranges from very steep to flat.**

**CPA – approximately 1% slope**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

***Horizon 2040*** **– Yakima County contains all of the soils found in the Soil Survey of Yakima County Area, Washington (US Department of Agriculture, 1985).**

**CPA – Warden silt loam, 0 to 2 percent slopes according to the Soils Survey of Yakima County Area Washington (United States Department of Agriculture, May 1985). This land is currently zoned Light Industrial and therefore is not designated as agricultural resource land of long-term commercial significance.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

***Horizon 2040*** **– Yakima County contains all levels of soil stability.**

**CPA – None known.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

**N/A. No construction activity is proposed (*Horizon 2040* and CPA).**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**N/A (*Horizon 2040* and CPA).**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**N/A (*Horizon 2040* and CPA).**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

***Horizon 2040*** **- No additional measures are proposed in this Comprehensive Plan update. The Critical Areas Ordinance and SEPA review includes provisions to control erosion for new developments and complies with state law.**

**CPA - No additional measure are proposed.**

2. **Air**

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

***Horizon 2040*** **and CPA - No air emissions would result from the proposal.**

b. Are there any offsite sources of emissions or odor that may affect your proposal? If so, generally describe.

**N/A -** ***Horizon 2040*** **and CPA**

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

***Horizon 2040*** **and CPA - None are proposed.**

3. **Water**

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

***Horizon 2040*** **- Yakima County contains a range of freshwater environments as described in the both the Shoreline Master Program and Critical Areas Ordinance. This includes perennial and intermittent streams, and wetlands.**

**CPA - Immediately to the east of all five parcels is an irrigation canal.**

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

***Horizon 2040*** **and CPA - N/A, neither** ***Horizon 2040*** **nor the CPA area proposing any work.**

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

***Horizon 2040*** **and CPA - N/A**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

***Horizon 2040*** **and CPA - N/A**

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5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

***Horizon 2040*** **- Yakima County contains Federal Emergency Management Agency (FEMA) calculated floodplains, including floodways, and 100-year floodplains.**

**CPA – The subject property does not lie within the 100-year flood plain.**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

***Horizon 2040*** **and CPA - N/A**

b. Ground:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

***Horizon 2040*** **and CPA - N/A**

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

***Horizon 2040*** **and CPA - N/A**

c. Water runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

***Horizon 2040*** **- N/A**

**CPA – Storm water will be maintained on-site.**

2) Could waste materials enter ground or surface waters? If so, generally describe.

***Horizon 2040*** **and CPA - No**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

***Horizon 2040*** **- N/A**

**CPA – No**

d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

***Horizon 2040* and CPA - No additional measures are proposed in the Comprehensive Plan update. The CAO includes provisions to control water-related impacts for new developments and complies with state laws.**

4. **Plants**

a. Check the types of vegetation found on the site:

***Horizon 2040***

X Deciduous tree: Alder, maple, aspen, other
X Evergreen tree: Fir, cedar, pine, other
X Shrubs
X Grass
X Pasture
X Crop or grain
X Orchards, vineyards or other permanent crops.
X Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other
X Water plants: Water lily, eelgrass, milfoil, other
X Other types of vegetation

**CPA**

X Deciduous tree: Alder, maple, aspen, other
X Evergreen tree: Fir, cedar, pine, other
X Shrubs
X Grass
X Pasture
_ Crop or grain
_ Orchards, vineyards or other permanent crops.
_ Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other
_ Water plants: Water lily, eelgrass, milfoil, other
X Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

***Horizon 2040* and CPA - N/A**

c. List threatened and endangered species known to be on or near the site.

***Horizon 2040***

**Vascular plants and mosses: beaked cryptantha, basalt daisy, diffuse stickseed (S, T), Brewer's cinquefoil (S,T), dwarf rush (S,T), Kellogg's rush (S,E), Kalm's lobelia (S,E), marginate splashzone moss (S,T), rosy owl-clover (S,E), large-awned sedge (S,T), Sierra onion (S,T), and Umtanum Desert buckwheat (F,T, S,E).**

**F – federal S – state E – endangered T – threatened**

**CPA – None known.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

***Horizon 2040* - The Critical Areas Ordinance (Yakima County Code Title 16C) includes provisions to preserve and enhance vegetation for new developments and complies with state law.**

**CPA – No landscaping measures have been proposed.**

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e. List all noxious weeds and invasive species known to be on or near the site.

***Horizon 2040***
**Know noxious weeds are the following:**
**Class A: Dyer's woad, Johnsongrass, oriental clematis, Ravenna grass, Mediterranean sage, Texas blueweek, and wild four o'clock.**
**Class B: Dalmatian toadflax, houndstongue, diffuse knapweek, meadow knapweek, Russian knapweed, spotted knapweed, Japaneses knotweed, purple loosestrife, skeletonweed, myrtle spurge, sulfure cinquefoil, tansy ragwort, musk thistle, Scotch thistle, yellow floating heart, yellow nutsedge, yellow starthistle, and Eurasion watermilfoil.**

**CPA – None known.**

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: Hawk, heron, eagle, songbirds, other:
Mammals: Deer, bear, elk, beaver, other:
Fish: Bass, salmon, trout, herring, shellfish, other:

***Horizon 2040*** **- All of the above have been observed in Yakima County except herring**

**CPA – Hawks, songbirds**

b. List any threatened and endangered species known to be on or near the site.

***Horizon 2040***
**Canada lynx (F,T,S,T), Columbia River bull trout (F,T), Columbia River steelhead (F,T), ferruginous hawk (S,T), greater sage-grouse (S,T), northern spotted owl (F, T, S, E), Sandhill Crane (S,E), Western Gray Squirrel (S,T) and yellow-billed cuckoo (F,T).**

**F – Federal S – State E – Endangered T – Threatened**

**CPA – None known.**

c. Is the site part of a migration route? If so, explain.

***Horizon 2040*** **- Yes, Yakima County is part of the Pacific Flyway for migratory birds, elk migrate through wild lands, and fish migrate through many of Yakima County streams.**

**CPA – No.**

d. Proposed measures to preserve or enhance wildlife, if any:

***Horizon 2040*** **– The existing Critical Areas Ordinance (Title 16C) and SMP (Title 16D) includes provisions to preserve and enhance wildlife and wildlife habitat that could be affected by new developments and complies with State law.**

**CPA – None proposed.**

e. List any invasive animal species known to be on or near the site.

***Horizon 2040*** **– The update is county-wide.**

**CPA – None known.**

6. **Energy and natural resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

***Horizon 2040*** **and CPA - N/A**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

***Horizon 2040*** **- N/A**

**CPA - No**

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

***Horizon 2040*** **- N/A**

**CPA – No**

7. **Environmental health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

***Horizon 2040*** **and CPA - None**

1) Describe any known or possible contamination at the site from present or past uses.

***Horizon 2040*** **- The Comprehensive Plan Update does not relate to a specific property. Known contaminated site information is available from the Washington Department of Ecology and is available online at https://fortress.wa.gov/ecy/neighborhood/.**

**CPA – There are no known contaminations at this site.**

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

***Horizon 2040*** **- N/A**

**CPA - None**

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

***Horizon 2040* - N/A**

**CPA – None known**

4) Describe special emergency services that might be required.

***Horizon 2040* - N/A**

**CPA – None**

5) Proposed measures to reduce or control environmental health hazards, if any:

***Horizon 2040* - No additional measures are proposed. The Comprehensive Plan has goals and policies. Title 19 and Title 16 include provisions that reduce or control environmental health hazards.**

**CPA - None**

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

***Horizon 2040* - N/A**

**CPA – N/A**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

***Horizon 2040* - N/A**

**CPA - None**

3) Proposed measures to reduce or control noise impacts, if any:

***Horizon 2040* - None proposed**

**CPA – None proposed**

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

***Horizon 2040* - Yakima County contains a wide range of land uses throughout the county.**

**CPA – The current land use for four of the tax parcels is single family residential. The remaining tax parcel consists of a five unit multi-family residential unit. Three of the four parcels also consist of agricultural land. The surrounding properties consist of single family residential and agricultural lands. To the north of the subject property is Interstate 82. The proposal to rezone to Single-Family Residential (R-1) will not affect current land uses on nearby or adjacent properties because so many of the neighboring properties are already developed in residential uses. Additionally, the development regulation (Title 19)**

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**applies development regulations to protect the residential land uses from industrial development.**

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b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

***Horizon 2040*** **- Yakima County has extensive working farmlands and many areas that are forested. This proposal would not convert any lands.**

**CPA – There are no forest lands on-site. The subject property has areas of agricultural pasture land. The subject property is not designated agricultural lands of long-term commercial significance, therefore none will be converted as part of this proposal. This CPA does not propose to convert farmland into nonfarm uses; however, there are approximately 7 acres of vacant pasture land on the subject property.**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

***Horizon 2040*** **- N/A**

**CPA – No. The neighboring properties to the west in agricultural production are separated by 100 feet of canal or canal right-of-way and the properties to the south, east, and north are separated by road right-of-way. The road and canal right-of-way will help buffer the effect of the agricultural activities. Additionally, Title 19 development regulations has requirements that protect residential uses from agricultural activities, such as additional setback or landscape buffers.**

c. Describe any structures on the site.

***Horizon 2040*** **- N/A**

**CPA – The subject property consists of four single-family residences on four of the tax parcels, one multi-family 5-plex on the fifth tax parcel, and accessory structures on each of the parcels.**

d. Will any structures be demolished? If so, what?

***Horizon 2040*** **- N/A**

**CPA – No structures are proposed to be demolished.**

e. What is the current zoning classification of the site?

***Horizon 2040*** **- Yakima County contains a wide range of zoning districts.**

**CPA – The current zoning is Light Industrial (M-1)**

f. What is the current comprehensive plan designation of the site?

***Horizon 2040*** **- Yakima County contains a wide range of Comprehensive Plan land use designations.**

**CPA – The current comprehensive plan designation is Urban Industrial**

g. If applicable, what is the current shoreline master program designation of the site?

***Horizon 2040*** **– There are a number of shoreline master program designations throughout the County. The current Shoreline Master Program includes the following environmental designations: Urban, Rural, Conservancy, and Natural.**

**CPA – N/A**

h. Has any part of the site been classified critical area by the city or county? If so, specify.

***Horizon 2040*** **- Yes, there are areas throughout the county that are classified/identified critical areas.**

**CPA – None.**

i. Approximately how many people would reside or work in the completed project?

***Horizon 2040*** **- The most recent federal decennial census for 2010 had Yakima County at a population of 243,231, and the Washington State Office of Financial Management (OFM) has the County at a 2015 population of 249,970.**

**CPA – There are currently four single-family residences of varying size on the subject property and one multi-family five unit residence, all of which provide residential living space. The proposal would not change the number of people residing/working in the completed project.**

j. Approximately how many people would the completed project displace?

***Horizon 2040*** **– N/A**

**CPA - None**

k. Proposed measures to avoid or reduce displacement impacts, if any:

***Horizon 2040*** **and CPA - None are proposed as no displacements would occur.**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

***Horizon 2040*** **- N/A**

**CPA – This proposal will be reviewed for consistency with existing and proposed land uses with the Comprehensive Plan**

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

***Horizon 2040*** **- The existing Comprehensive Plan and the update include goals and policies to ensure compatibility with nearby agricultural and forest lands of long-term commercial significance.**

**CPA – The subject property is buffered from all surrounding agricultural producing properties by canal and road rights-of-way. Additional, Title 19 has requirements included that ensure the compatibility between residential uses and agricultural uses, such as additional setbacks and landscape buffering.**

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9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

***Horizon 2040*** **– None**

**CPA - None**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

***Horizon 2040*** **– None**

**CPA - None**

c. Proposed measures to reduce or control housing impacts, if any:

***Horizon 2040*** **and CPA - None are proposed as there are no housing impacts.**

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

***Horizon 2040*** **and CPA - N/A. No structures are proposed.**

b. What views in the immediate vicinity would be altered or obstructed?

***Horizon 2040*** **and CPA - N/A**

c. Proposed measures to reduce or control aesthetic impacts, if any:

***Horizon 2040*** **and CPA - None are proposed because neither the Comprehensive Plan update nor the Comprehensive Plan Amendment have any aesthetic impacts.**

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

***Horizon 2040*** **– N/A**

**CPA - None**

b. Could light or glare from the finished project be a safety hazard or interfere with views?

***Horizon 2040*** **- N/A**

**CPA - No**

c. What existing offsite sources of light or glare may affect your proposal?

***Horizon 2040*** **– None**

**CPA – None**

d. Proposed measures to reduce or control light and glare impacts, if any:

***Horizon 2040*** **and CPA - None are proposed as the Comprehensive Plan update and the CPA will not create any light and glare impacts.**

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

***Horizon 2040*** **- There is a variety of recreational opportunities within Yakima County, including but not limited to hunting, fishing, camping, hiking, boating, sightseeing, bike riding, rock climbing, geocaching, birdwatching, rockhounding, golfing, skiing, snomobiling, ATV riding, and individual and team sport activities.**

**CPA – The Lower Yakima Valley Pathway, which is an east west pathway from Sunnyside, WA to Prosser, WA, is approximately 900 feet south of the subject property, with the closest parking access available at approximately 4800 feet from the property.**

b. Would the proposed project displace any existing recreational uses? If so, describe.

***Horizon 2040*** **and CPA - No**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

***Horizon 2040*** **and CPA - None are proposed as the Comprehensive Plan Update and CPA do not impact recreation.**

13. **Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

***Horizon 2040*** **- Yes, there are historic sites throughout Yakima County that are eligible for listing. See Washington Information System for Architectural & Archaeological Records Data for specific sites at http://www.dahp.wa.gov/learn-and-research/find-a-historic-place.**

**CPA – None known**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Is there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

***Horizon 2040*** **- Yes, there are landmarks, features, or other evidence of Indian or historic use or occupation, including material evidence throughout Yakima County. Reports**

**submitted to Yakima County, are project specific and kept on file. However, many reports are confidential and exempt from disclosure under RCW 42.56.300, as they contain historically and culturally sensitive materials.**

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**CPA – None know.**

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

***Horizon 2040*** **- None. The existing and updated Comprehensive Plan do not have any potential impacts to cultural and historic resources.**

**CPA – The subject property has been developed with residential housing units and agricultural production. There is no record of any landmark, feature, or other evidence of Indian or historic use or occupation identified during those previous developments. Additionally, there is no record in the Washington Department of Archaeology & Historic Preservation website of any record items of significance being found.**

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

***Horizon 2040*** **- No measures are proposed as part of the Comprehensive Plan update. The existing and updated Comprehensive Plan, in addition to Yakima County's development regulations (Title 19) provide measures to avoid, minimize, or compensate for loss, changes to, and disturbance of cultural resources. Additionally, if archaeological resources are uncovered during any project proposal, developers and property owners shall immediately stop work and notify Yakima County, the Washington State Department of Archaeology and Historic Preservation, and any affected Indian tribes. Archaeological sites are subject to RCW 27.44 (Indian graves and records) and RCW 27.53 (Archaeological sites and records), and development or uses that may impact such sites shall comply with WAC 25-48 (Archaeological Excavation and Removal Permit).**

**CPA – None. As stated above, RCW 27.44, RCW 27.53, and WAC 25-48 shall be complied with.**

14. **Transportation**

a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

***Horizon 2040*** **- Yakima County contains a wide range of streets and highways.**

**CPA – Bonnieview Road (County paved), Willoughby Rd (County paved). Other public roadways would include N. Elm Street (City, paved) and Interstate 82. Private access easements also serve the subject property.**

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

***Horizon 2040*** **- Public transit is provided primarily in urban areas within city limits with some overlap into County jurisdiction. Public bus service is provided in the City of Yakima, Selah, Union Gap, Pahto Public Passage connects Toppenish, Wapato, Harrah,**

**Brownstown, and White Swan. The Community Connector (Yakima-Prosser Connector) provides fare-free general public transportation. The ADA accessible buses stop at designated site in Yakima, Wapato, Toppenish, Zillah, Granger, Sunnyside, Grandview and Prosser.**

**CPA – the subject property is not served by public transit. Areas of Grandview are served by the Yakima-Prosser Community Connector with the nearest stops approximately 2,000 feet from the subject property.**

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

***Horizon 2040*** **and CPA - None.**

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

***Horizon 2040*** **- N/A**

**CPA – No**

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

***Horizon 2040*** **- N/A**

**CPA – The subject property is adjacent to Interstate 82 with access to I -82 via two highway interchanges accessed by County and City roadways.**

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

***Horizon 2040*** **- N/A**

**CPA – No change to existing.**

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

***Horizon 2040*** **and CPA - No.**

h. Proposed measures to reduce or control transportation impacts, if any:

***Horizon 2040*** **and CPA - None proposed as there are no impacts.**

15. **Public services**

a. Would the project result in an increased need for public services (for example: Fire protection, police protection, public transit health care, schools, other)? If so, generally describe.

***Horizon 2040*** **- No.**

STAFF USE ONLY

**CPA – No change to existing need.**

b. Proposed measures to reduce or control direct impacts on public services, if any.

***Horizon 2040* and CPA - None are proposed as public services will not be impacted.**

16. **Utilities**

a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

***Horizon 2040* - All of the above utilities are in various locations throughout Yakima County.**

**CPA – Electricity, telephone, other: irrigation**

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

***Horizon 2040* - N/A**

**CPA – None.**

**C. SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: N. Madera

Date Submitted: 11 Apr 2017

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

***Horizon 2040*** **- The proposal will not increase discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The Yakima County Comprehensive Plan update is the eight-year maintenance update required by RCW 36.70A to ensure internal consistency as well as compliance with state mandates. The existing and proposed updated version of the Comprehensive Plan includes measure to prevent or reduce such impacts.**

**CPA – The proposal will not increase the production, storage or release of toxic or hazardous substances. Any increase to the discharge of water, emissions to air, or the production of noise would only be to the extent associated with typical low density residential use and only those nonresidential uses allowed in the Single-Family Residential zoning district.**

Proposed measures to avoid or reduce such increases are:

***Horizon 2040*** **- Natural Setting goals and policies within the Comprehensive Plan specifically address such impacts, those goals and policies are implemented by the Zoning Ordinance, CAO and the SMP, which include measures to reduce and/or mitigate such impacts resulting from development.**

**CPA – The goals and policies in the comprehensive plan and the development regulations in Title 19 provide measure to avoid or reduce increases. If applicable, complete an additional SEPA Checklist once a project has been proposed.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

***Horizon 2040*** **- The updated Comprehensive Plan will not increase impacts to plants, animals, or fish, but is intended to protect, and conserve riparian vegetation and wildlife habitats.**

**CPA – This proposal will have no effect to plants, animals, fish or marine life.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

***Horizon 2040*** **- Natural Setting goals and policies within the Comprehensive Plan specifically address such impacts, those goals and policies are implemented by the Zoning Ordinance CAO and the SMP, which include measures to reduce and/or mitigate such impacts resulting from development.**

**CPA – Conservation of these issues would be reviewed through additional SEPA review and implementation of rules and regulations of the Critical Areas Ordinance, if determined necessary.**

3. How would the proposal be likely to deplete energy or natural resources?

***Horizon 2040*** **- N/A**

**CPA – N/A. No natural resources are being exploited through this application.**

Proposed measures to protect or conserve energy and natural resources are:

***Horizon 2040*** **- N/A**

**CPA – None needed, none proposed.**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

***Horizon 2040*** **- The updated Comprehensive Plan will not increase impacts to environmentally sensitive areas, but listed numerous goals and policies intended to protect, and conserve environmentally sensitive areas.**

**CPA – This proposal does not affect environmentally sensitive areas.**

Proposed measures to protect such resources or to avoid or reduce impacts are:

***Horizon 2040*** **- Natural Setting goals and policies within *Plan 2015*/*Horizon 2040* specifically address such impacts, those goals and policies are implemented by the Zoning Ordinance, CAO and the SMP, which include measures to reduce and/or mitigate such impacts resulting from development.**

**CPA – Compliance with local, state and federal environmental ordinances will ensure protection occurs.**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

***Horizon 2040*** **- The updated Comprehensive Plan will not affect land and shoreline use by allowing any incompatible shoreline uses.**

**CPA – This proposal will not affect shorelines, as there are none affected. Future land use development of the property will be dictated by local, state, and federal ordinances.**

Proposed measures to avoid or reduce shoreline and land use impacts are:

***Horizon 2040*** **- Natural Setting goals and policies within the Comprehensive Plan specifically address such impacts, those goals and policies are implemented by the Zoning Ordinance, CAO and the SMP, which include measure to reduce and/or mitigate such impacts resulting from development. Within the proposed CAO/SMP best available science was used in reviewing existing Critical Area standards and instrumental in developing new standards. The updated CAO would reduce Critical Area impacts resulting from land use and development projects.**

**CPA – Compliance with local, state and federal shoreline and land ordinances will ensure protection occurs.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

***Horizon 2040*** **- N/A**

**CPA – The intent of the proposal is to rezone the property to Single-Family Residential, which is intended for low-density, single-family residential dwellings. Because of the low-density, the proposal is likely to only cause a minor increase demand on the transportation or public services and utilities systems.**

Proposed measures to reduce or respond to such demand(s) are:

***Horizon 2040*** **- N/A**

**CPA – All new development would be required to meet transportation concurrency requirements prior to development occurring.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

***Horizon 2040*** **- The proposal is following the Growth Management Act and is consistent with all County ordinances.**

**CPA – No conflicts are anticipated.**

## 4. Exhibit 4 – Environmental Analysis Element *Plan 2015*

# CHAPTER III
# ENVIRONMENTAL ANALYSIS ELEMENT

*"Man is that uniquely conscious creature who can perceive and express. He must become the steward of the biosphere. To do this, he must design with nature."*

*Ian McHarg*

## SEPA REQUIREMENTS

The State Environmental Policy Act or SEPA (RCW 43.21C) requires government officials to consider the environmental consequences of actions they are about to take, and seek better or less damaging ways to accomplish those proposed actions. They must consider whether the proposed action will have a significant, adverse environmental impact on the following elements of the natural and built environment: earth, air, water, plants and animals, energy and natural resources, environmental health, land and shoreline use, transportation, and public services and utilities.

SEPA empowers local government to protect environmental quality, and it requires state and local officials to make decisions consistent with the policy set forth in the act. When necessary, it can be used to supplement agencies' authority to address gaps in laws affecting environmental quality. Policies, plans, and regulations adopted under GMA are considered nonproject actions subject to SEPA review.

## SEPA AND GMA INTEGRATION

Sound planning requires establishing objectives, analyzing alternatives, selecting an alternative, and implementation. An environmental impact statement (EIS) is part of the planning process that analyzes and documents the environmental impacts and tradeoffs of a proposed action. Ideally, environmental analysis is continuous throughout the planning process. Discussion of policies and specific land use categories is framed by analyses of the economic, social, and environmental consequences of those choices.

SEPA and GMA requirements are similar in many ways. Integration of SEPA with GMA eliminates duplication of effort and assures consistency between SEPA and GMA requirements. The planning processes for SEPA and GMA come together at several points:

**Public Participation.** Both SEPA and GMA recognize public participation and agency coordination as critical to the planning process.

**Existing Conditions.** Both SEPA and GMA require collection and analysis of information regarding existing conditions.

**Goals and Policies.** Goals and policies play an important role in the development of the GMA comprehensive plan, and the SEPA evaluation of plan alternatives.

**Impact Analysis.** GMA requires collection and analysis of data for natural resource lands, critical areas, the mandatory plan elements (land use, rural, housing, transportation, utilities, capital facilities) urban growth areas,

and the siting of essential public facilities. SEPA requires the County to analyze the significant adverse impacts to elements of the natural and built environment that are identified during scoping.

**Mitigation.** GMA requires strategies to reduce the impacts of growth on the natural and built environment. These same strategies satisfy SEPA requirements for identifying ways to mitigate the significant adverse impacts identified during scoping.

**Documents.** Both SEPA and GMA require preparation of documents for the public participation and decision-making process, but they each have specific guidelines on the information and analysis that must or should be included.

**Visioning and Scoping.** Yakima County conducted a formal EIS scoping process for ***Plan 2015*** in 1993. Prior to that, the Countywide visioning effort identified the issues of concern to County residents, forming the basis for ***Plan 2015*** goals and policies. In one sense, the visioning process and other public participation efforts leading to development of the plan's goals and policies are considered part of the scoping process, in that they address both the natural and built environment. The issues that were raised during both EIS scoping and the visioning process have become a major foundation of the environmental analysis contained in this section. These "Major Issues" separately described in each of the Elements are summarized in this Chapter.

## DEVELOPMENT AND ANALYSIS OF ALTERNATIVES

Yakima County engaged several citizen committees to assist in development and analysis of ***Plan 2015*** goals, policies and objectives, alternatives and mitigation measures (see Plan Development, Chapter II). In the early stages of the development of ***Plan 2015***, the environmental analysis took the form of presentations and issue papers made to the Shareholders Committee and Finance Task Force. Spirited discussion was prompted by the issues raised at each of their respective meetings, including such topics as:

- Rural lands classification
- Identification and mapping of rural lands based upon those classifications
- Potential development impacts and mitigation alternatives
- Responsibility for mitigation of impacts on public facility service levels
- Revised SEPA/GMA review process
- Set mitigation schedule

While the Shareholders focused their attention on the development of goals, policies, objectives, and land use alternatives, the Finance Task Force focused on the methods of addressing potential development impacts on public facilities and services. The Shareholders had the opportunity to deliberate on the impacts and potential mitigation measures associated with continued growth, and the Finance Task Force had the opportunity to review goals, policies and objectives related to capital facilities, utilities and land use.

From their deliberations, the Shareholders determined that the notion of rural transitional areas (areas transitioning from rural to urban character) and focused public investment areas or phased urban growth areas, should be tested in the land use alternatives. As Plan ***2015*** came together, each plan alternative was analyzed for its impact on

various aspects of the natural and built environment.

The Planning Commission continued with this process through a series of public hearings and extensive deliberations that resulted in refinement of the Shareholders' Preferred Alternative B, that also contains features of the other two alternatives A and C. The Commission's work is expressed in the December 30, 1996 version of ***Plan 2015.*** Consequently, the environmental analysis is an integral part of each plan element. For example, the Purpose Statements for the plan goals and policies provide a link to the environmental analysis from the presentations and issues papers. Thus, the EIS is combined with ***Plan 2015*** in a document that not only lets the reader see the end result, but understand how it was derived. The EIS discusses the interrelationships, impacts, mitigation, and tradeoffs that were considered in the planning process. Upon adoption of ***Plan 2015***, the final EIS will be incorporated into the appendices.

## REGULATORY REFORM

As early as February 1992, the Washington State Department of Ecology and the Department of Community Development were encouraging the integration of SEPA with GMA. Although the benefits of preparing an EIS in conjunction with a comprehensive plan were acknowledged, legislation was needed to facilitate and fund this SEPA/GMA integration. This came about through concerns over regulatory reform, especially as it affects the development review process. An interim "emergency" rule encouraging integration of SEPA and GMA has been in effect since May 1994.

Yakima County received one of six state grants for pilot projects that effectively integrate SEPA and GMA. The goal of the County's project was to simplify the land development review process by identifying and mitigating many of the costs and impacts associated with development at the comprehensive plan level. During its 1995 session, the state legislature passed ESHB 1724, (RCW 36.70C) to help implement the recommendations of the Governor's Task Force on Regulatory Reform through the integration of growth management and environmental review.

### Yakima County SEPA/GMA Integration Pilot Project

The Yakima County SEPA/GMA integration pilot project was designed to enable the County to address three key issues, each of which has application in a statewide context:

- Establish an integrated SEPA/GMA process to achieve regulatory reform in terms of both the time it takes to get through the review process and the ease of understanding what must be done;
- Determine a mitigation system, in the context of GMA and SEPA, that addresses the range of development issues, particularly for those lands already trending toward urban densities. Identify the roles of the regional service providers, including responsibility for various levels of mitigation, particularly in urban areas, and how mitigation will be financed; and
- Close the gap between the plan, SEPA review, and the mitigation measures resulting from SEPA review.

Yakima County has concentrated most of its integration effort around a basic implementation concern: regulatory reform based upon interrelated SEPA/GMA processes. The program developed by Yakima County used an integrated approach to identify system impacts, which could be

removed from the traditional formal review required by SEPA. System impacts, once *adequately* addressed in ***Plan 2015*** analysis, can be mitigated through a set of alternative mitigation measures, a "Cafeteria Plan" (See Appendix III-A). The pilot project developed a streamlined development review process and a model for mitigating system-wide project impacts. This approach reduces the level of environmental review at the application stage by focusing on site-specific impacts. In effect, the County invests its analytical resources in the evaluation of plan level, system-wide impacts instead of the case-by-case review of development applications.

After reviewing the results of the SEPA/GMA integration project, the County realized that the level of detail, which can be achieved in a Comprehensive Plan Programmatic EIS, may not *yet* prove adequate to allow the County to move immediately from ***Plan 2015*** adoption to implementation of the mitigation model. However, the process of integrating plan development with environmental evaluation has enabled the County to determine which systems are most critical in terms of potential adverse impacts. These will be prioritized for early inclusion in a mitigation model. Other source elements are in need of further research, and can only be addressed at the project or site-specific level.

Those processes will be modified once SEPA system level impacts that are adequately analyzed in ***Plan 2015*** merit streamlined review. The environmental review of certain selected systems include water supply, sewage disposal, roads, wetlands, habitat, floodplains, and geologic hazards).

Initially, some impacts will continue to be reviewed on a case-by-case basis until enough analysis is complete to allow them to be addressed in ***Plan 2015***. These "*transitional impacts*" will be evaluated as project-level impacts until additional analysis is completed, whereby they can be treated as *system impacts*. The added detail of subarea plans or facility master plans will allow transitional impacts to be evaluated as system impacts by the plan documents.

*Project level impacts* are generally site-specific. These impacts on public facilities and services and the natural environment can only be determined by specific analysis of individual development proposals. For example, site-specific review will still be needed for such impacts as road access, soil suitability, aesthetics, and drainage at the permit application stage.

The following matrix, Table III-1 illustrates the systems impacts that have been initially identified for inclusion in the mitigation model. Potential mitigation methods for each system are also identified. The matrix was developed as part of the County's citizen participation process, working with the Shareholders and Finance Task Force. This matrix is the foundation of Yakima County's mitigation model for ***Plan 2015*** implementation.

In developing ***Plan 2015***, the County used a public participation process to help define the systems that are most critical in terms of potential impacts. The Finance Task Force also recommended a priority for funding sources that the County could use to address the capital facilities requirements that will come with the County's growth. During the course of future SEPA analysis, priorities can be set for implementing the plan in terms of systems and/or subareas.

**Mitigation Model Implementation**

Subarea Plans and Facility Master Plans are the two primary approaches to furthering the development of the mitigation model. These plans will serve to link the countywide

evaluation of impacts in ***Plan 2015*** and the attributed mitigation measures for individual development based upon project size, type and location.

**Subarea Plans**
Subarea plans will contain detail that is not present in the countywide plan. The added detail will enable transitional system impacts to be evaluated for the subarea, rather than case-by-case review.

The following areas could be expected to undergo continued pressure for development. These areas could therefore be the focus of subarea plan development:

- Terrace Heights
- North Selah
- West Valley
- Buena
- Cowiche

**Facility Master Plans**
Similarly, updates of facility master plans for public facilities may provide sufficient detail to allow a transitional impact to graduate from project level to system level review. Completion of facility master plans must be accompanied by amendments to corresponding ***Plan 2015*** elements (transportation, utilities and capital facilities, etc.)

**How the Mitigation Model Would Work**
Once the mitigation model is up and running, development proposals could participate in a streamlined review process, consisting of the following steps:

1. The applicant for development submits an application that includes information needed to determine system impacts.
   A. Location
   B. Size/density/intensity (acres, dwelling units, square feet, etc.)
   C. Proposed Land Use

2. The County compares the proposed land use to the land use category in the ***Plan 2015***:
   A. If consistent, proceed to step 3.
   B. If not consistent, the applicant may pursue an amendment to ***Plan 2015*** in order to make the plan and proposed land use consistent.

3. The County compares the proposed project to the goals and policies of ***Plan 2015***, using a consistency review checklist;
   A. If consistent, proceed to step 4.
   B. If not consistent, modify proposal to be consistent and proceed to step 4 or proceed with traditional process for reviewing development proposals.

| **DEVELOPMENT IMPACTS AND MITIGATION ALTERNATIVES** | **CAFETERIA PLAN MITIGATION** | Impact Fees | System Development Charges | Other Mitigation Payments | Land Dedication/Protection | Donate Facilities, Equipment & Furnishing | Wetland Creation | On-Site Stormwater Retention | Community Wells | Transfer Development Rights | Land Banking | County Satellite System | Greenway Program (or similar structure) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **SYSTEM IMPACTS** | | | | | | | | | | | | | |
| Water Supply | | | ■ | | | | | | ■ | | | ■ | |
| Sewage Disposal | | | ■ | | | | | | | | | ■ | |
| Roads | | ■ | | | ■ | | | | | | | | |
| School | | ■ | | | ■ | ■ | | | | | | | |
| Parks | | ■ | | | ■ | ■ | | | | | ■ | | ■ |
| Police | | | | ■ | ■ | ■ | | | | | | ■ | |
| Fire | | ■ | | | ■ | ■ | | | | | | ■ | |
| Courts | | | | ■ | ■ | ■ | | | | | | | |
| Corrections | | | | ■ | ■ | ■ | | | | | | | |
| Solid Waste | | | | ■ | | | | | | | | ■ | |
| Libraries | | | | ■ | ■ | ■ | | | | | | | |
| Transit | | | | ■ | ■ | ■ | | | | | | ■ | |
| Non-motorized Transportation | | | | ■ | ■ | | | | | | | | ■ |
| Stormwater | | | ■ | ■ | ■ | | ■ | ■ | | | | | |
| Wetlands | | | | ■ | ■ | | ■ | | | ■ | ■ | | |
| Habitat | | | | ■ | ■ | | ■ | | | ■ | ■ | | ■ |
| Flood Plain Protection | | | | | ■ | | | ■ | | ■ | | | ■ |
| Geological Hazards | | | | | | | | | | ■ | ■ | | |

**Table III-1 Development Impacts & Mitigation Alternatives.**

4. The County determines mitigation obligations from standardized impact information. The development proposal's system impacts have been accounted for in ***Plan 2015***, supporting sub-area plans and facility master plans. Therefore no further review of system impacts is required

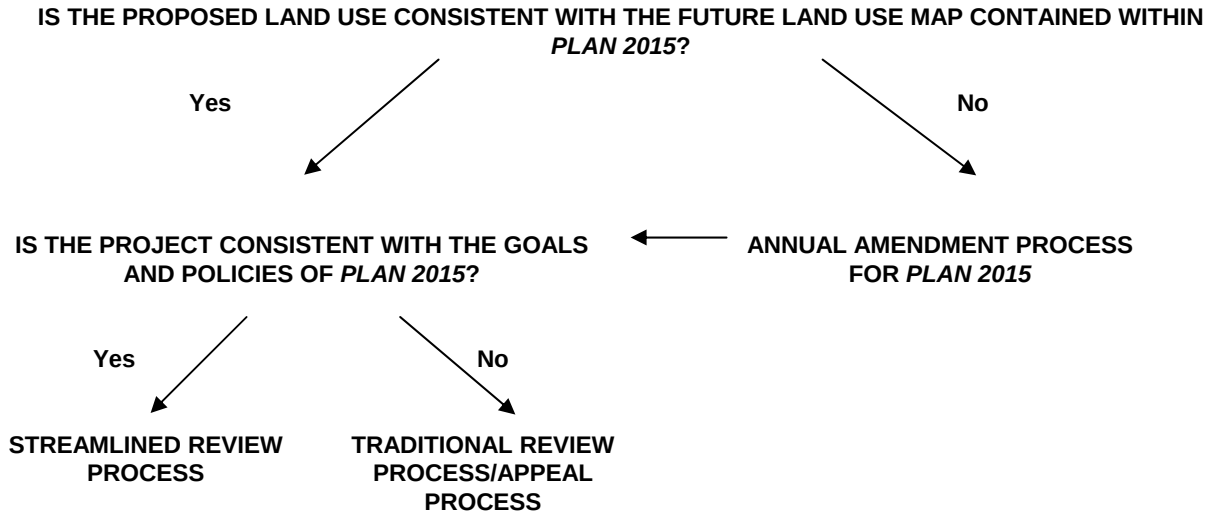
5. The applicant selects mitigation techniques from the cafeteria plan (refer to Table III-1, Cafeteria Plan Matrix).

6. The County conducts the review of project impacts. This step would be much faster and simpler because man impacts will have been identified and quantified through the stream lined review process for system impacts.

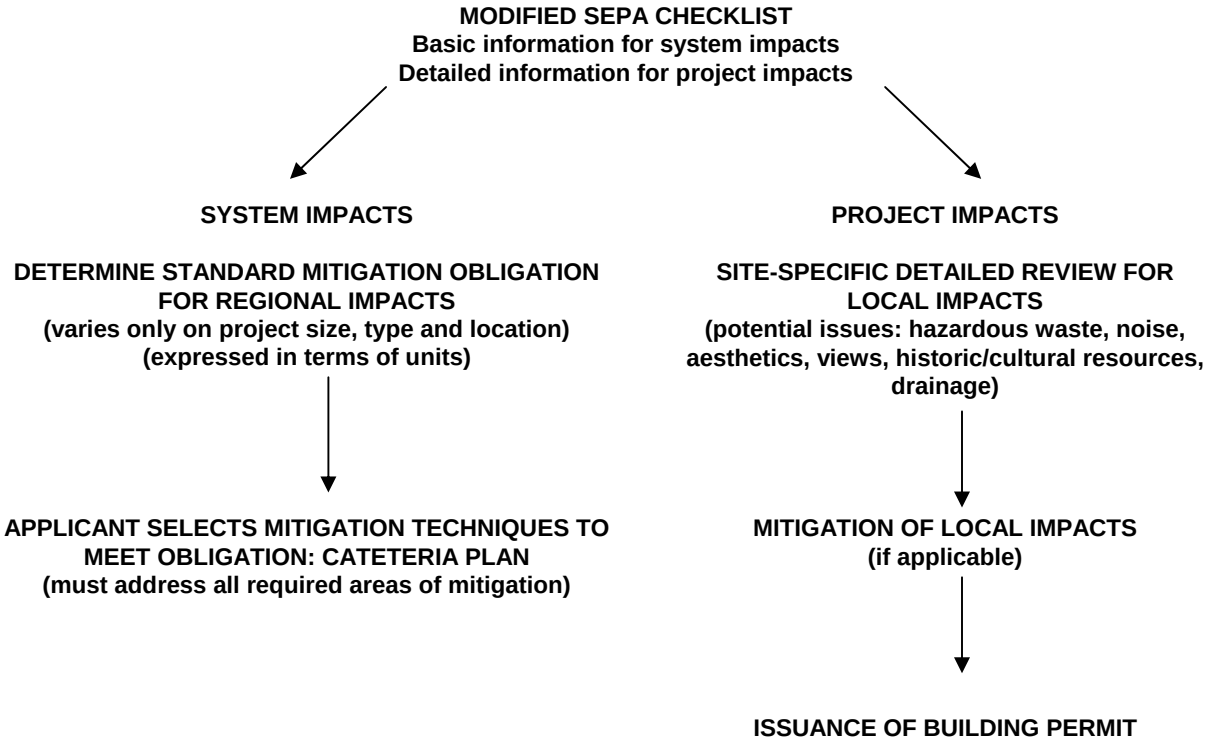
The following diagrams illustrate how this

process would work.

## TWO – PATH APPROACH




## STREAMLINED REVIEW PROCESS



**Updating the Mitigation Model**
The mitigation model is intended to be dynamic. As time passes, the appropriate mitigation measures and their characteristics will change. An update procedure for the model will be necessary.

The update procedure includes periodic review, tied to the formalized amendment procedure for ***Plan 2015.*** It is important to maintain the link between GMA and SEPA, not only to achieve integration in the planning and initial implementation stages, but throughout the life of the plan. The procedure will involve:

1. Annual updates to ***Plan 2015;***
2. Incorporation of facility master plans and subarea plans; and,
3. Assessment of cumulative impacts of development and mitigation.

# DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES

## DESCRIPTION OF PROPOSED ACTION

### Scope of Environmental Review

This chapter serves as the Draft Environmental Impact Statement (DEIS) for ***Plan 2015.*** In essence, the proposed action can be described as achieving compliance with the state's Growth Management Act. The DEIS provides a broad overview of the environmental impacts of future development under four alternative scenarios. This DEIS was prepared according to State Environmental Policy Act (RCW 43.21C) requirements. The scope of the DEIS was established through a process which included public notification of affected agencies and requests for comments identifying which issues should be addressed. The scope was also influenced by the input of the Shareholders Committee and the Finance Task Force.

The following is the list of major issues utilized in the environmental analysis of ***Plan 2015***. Each issue is described and evaluated within the referenced element:

MAJOR ISSUES

Natural Setting
- Critical Areas
- Water Supply
- Water Quality
- Loss of Fish and Wildlife Habitat
- Wetlands
- Geologically Hazardous Areas
- Shorelines/Flood Plains
- Air Quality
- Sustainability

Economic Development
- Adequate Infrastructure/Land Supply
- Business Recruitment/Retention
- Future Economic Base
- Role of Government in Economic Development

Land Use
- Phased Urban Growth
- Transition of Urban Land Uses
- *Cluster Development
- *Maintaining Livability
- Rural Character and Density
- Incompatible Development

Housing
- Affordable Housing
- Housing Type/Mix

Parks and Open Space
- Location of Open Space
- Relation of Open Space Needs to Resource Lands and Critical Areas
- Open Space Corridors and Greenbelts
- Public vs. Private Open Space

Cost of Open Space

Utilities
- Service Extensions
- Coordination of Service Providers
- Concurrency and Implications for Growth
- Environmental Sensitivity

Transportation
- Safety
- Mobility
- Economic Development
- Alternative Transportation Modes
- Neighborhood Transportation Needs
- Transportation Demand Management
- Funding

Capital Facilities
- Mitigation of Development Impacts
- Infrastructure Cost Recovery
- Siting of Essential Public Facilities
- Service Agreements
- Focused Public Investment
- Level of Service in Urban and Rural Areas
- Regional Infrastructure and Service Delivery

**Non-Project Action**
The adoption of a comprehensive plan is classified by SEPA as a non-project action. A non-project action is defined as an action which is broader than a single site specific project and involves decisions on policies, plans or programs. The EIS for a non-project proposal does not require site-specific analyses; instead, the EIS discusses impacts and alternatives appropriate to the scope of the non-project proposal and to the level of planning for the proposal.

### Phased Environmental Review

SEPA encourages environmental review to begin at the earliest possible stage in the planning of a proposed project, and provides that the analysis be at a programmatic level. A programmatic EIS allows the flexibility of completing a broader analysis of environmental impacts early in the planning process, before individual, site-specific projects are proposed. It also allows for analysis of the proposed ***Plan 2015*** alternatives and provides environmental consideration prior to adoption of a preferred alternative.

Yakima County is using phased review, as authorized by SEPA, in its environmental review of growth management planning actions. The analysis in this DEIS Draft ***Plan 2015*** will be used to review the environmental impacts of other actions, including subarea plans, implementing development regulations and, where applicable, individual projects. In addition to this DEIS Draft ***Plan 2015***, the County intends to conduct additional environmental review of such actions as they are drafted in a phased process. This permits incremental review when subsequent implementing actions require a more detailed evaluation and as additional information becomes available.

## DESCRIPTION OF ALTERNATIVE GROWTH SCENARIOS

### Development of Alternatives

Four alternative growth scenarios were developed to meet the requirements of the State Environmental Policy Act. SEPA requires the inclusion of a No-Action Alternative as well as other reasonable alternatives. Alternative A is the No-Action Alternative.

The Shareholders Committee was created in part to help develop ***Plan 2015's*** goals and policies. The Shareholders Committee is comprised of representatives of the building

industry, business interests, agricultural interests, city interests, and general citizens. The representatives of this wide spectrum of interests developed a balanced set of land use policies that are reflected in Alternative B.

The Growth Management Act requires comprehensive plans to designate urban growth areas (UGAs) where urban growth should be encouraged because it is already characterized as urban, or is needed for urban growth and can be or is currently receiving urban level services like public sewer. Outside the UGA, growth should occur only if it is not urban in nature. The third alternative, Alternative C, most strictly adheres to this mandate in its assignment of densities and growth patterns within the rural lands and resource lands of the County.

Alternative D, the Planning Commission's Preferred Alternative refines the Shareholders' work and incorporates features from the other alternatives that will provide greater flexibility for individual landowners while protecting valuable resource lands.

## SUMMARY OF ALTERNATIVE GROWTH SCENARIOS

**Alternative A:** (See Figure III-1A & B)
Under this alternative, the comprehensive plan would be based on the existing zoning designations and regulations. Development would occur in accordance with existing plans. This is the no-action alternative required under the State Environmental Policy Act (SEPA). No formal distinction would be made between the urban growth lands, the rural lands, and the economic resource lands. These lands would be treated as they would under current development regulations.

**Alternative B:** (See Figure III-2A & B)
*Unincorporated Urban Growth Areas:* Development in unincorporated portions of designated UGAs would be phased through the Utilities and Capital Facilities elements, to be guided into the areas of focused public investment that can accommodate urban densities. The County would enter into interlocal agreements with each jurisdiction to determine the appropriate phase/focused public investment area boundaries.

*Rural Lands:* Development of rural lands would be largely self sufficient with rural land use categories and densities as recommended by the land use policies. Rural transitional areas would be designated adjacent to established UGAs to recognize the unique conditions of these rural lands which have already developed at suburban densities not unlike those found in nearby urban lands. These transitional areas would be encouraged to continue densifying, through cluster development and community water and sewer systems where feasible, to a point where they could be interconnected and/or served by extension of local public services and facilities.

*Economic Resource Lands:* Economic resource lands would be protected from incompatible land uses through a relatively low-density requirement. Minimum lot sizes would be 20 and 40 acres for General and Exclusive Agricultural zoned land, respectively, and 80 acres for designated Forest Resource Land. In addition, there would be a one-time-only small lot segregations permitted.

**Alternative C:** (See Figures III-3A & B)
*Unincorporated Urban Growth Areas:* Development within unincorporated portions of designated UGAs would be similar to the pattern established in Alternative B. Within the unincorporated urban growth areas, focused public investment areas would be established based upon the level of service

that would be provided. Development would be phased based upon these established areas. Development outside of a focused public investment area would be discouraged.

*Rural Lands:* Development in rural lands would be primarily self sufficient with rural land use categories and densities similar to those recommended by the land use policies, but no transitional areas would be designated. Development within rural settlement areas would not be encouraged in order to deter urban level development within rural lands. Existing lands that have developed at densities nearing urban standards would still be considered rural, and further development at such densities would be discouraged.

*Economic Resource Lands:* Development of designated Agricultural, and Forestlands for residential use would be discouraged through elimination of the current small lot segregation regulations. Minimum lot size would be 40 acres for all designated agricultural land and 160 acres for designated forest resource lands.

**Alternative D: (**See Figures I-1A, B & C in Chapter I, the Policy Plan Element). This alternative is a refinement of the Shareholders' work by the Planning Commission, as a result of hearing testimony and extensive deliberation. Alternative D's foundation is in Alternative B, with some attributes or features of Alternatives A and C, which are discussed below.

*Urban Growth Areas*: Development within unincorporated portions of the designated UGAs would be basically as proposed in Alternative B, except that additional policy guidance is given to strengthen protection of existing agricultural operations, to reduce the size of urban areas where services cannot be provided within the twenty-year time frame of the cities'/service providers' plans, and to provide better guidance as to where future Urban area expansions should be encouraged.

*Rural Lands:* The rural development policies of this Alternative provide additional options for landowners. All of the categories are subject to a flexible parcel threshold policy. Several of the categories carry density allocation provisions, which allow grouping of residential lots on smaller parcels, with the balance of the property providing the overall density (i.e., houses per acre) for the category to be maintained. The notable exception is in the Rural Transitional category, which has a twenty percent density bonus as an incentive to encourage clustering. Transitional areas have also been expanded over those shown in Alternative B in both the upper and lower valley to accommodate a sizable share of future rural growth, and to set the stage for longer-term inclusion within urban growth areas. Alternative D's Rural Self Sufficient Category carries a five-acre average, unless the parcel is beyond reasonable response distance from a fire station, in contrast to the flat ten-acre average in Alternatives B and C. The Rural Remote/Extremely Limited Development Potential map category has been expanded to include floodways of the Yakima and Naches Rivers.

*Economic Resource Lands:* Alternative D carries the same eighty-acre parcel size as alternative B for designated Forestlands, with some additional policy direction to protect resource use from incompatible adjacent development. This Alternative establishes an overall minimum parcel of one quarter, quarter section (i.e., forty acres) within a single Agricultural Resource category. Two caveats: A small lot segregation to separate an existing residence once every fifteen years is provided. Other small lot divisions are allowed by special exception process to

provide additional flexibility where portions of the farm can be developed without impacting agricultural operations. Buffering, special setbacks for nonagricultural uses and a density allocation provision are provided in Alternative D to minimize the effect of nonfarm development in agricultural lands.

**Table III-2 General Comparison of Residential Densities (Units/Acre)**

| | ALTERNATIVE A | ALTERNATIVE B | ALTERNATIVE C | ALTERNATIVE D |
|---|---|---|---|---|
| **UNINC. URBAN** | 6/1 to 2/1 | 4/1 | 4/1 | 4/1 |
| **RURAL** | | | | |
| **Self-Sufficient** | 2/1 to 1/1 | 1/10 | 1/10 | 1/10 to 1/5 # |
| **Remote Rural** | 1/1 | 1/40 | 1/40 | 1/40 |
| **Rural Settlement** | 6/1 | 4/1 | 1/2 | 4/1 |
| **Transitional** | 2/1 to 1/1 | 3/4 w/cluster | none | 1/2.5 (1/2 if clustered) |
| **ECONOMIC RESOURCE** | | | | |
| **Agricultural** | 1/20* | 1/20** | 1/40*** | 1/40**** |
| | 1/40* | 1/40** | | |
| **Forest** | 1/2 | 1/80*** | 1/160*** | 1/80*** |

Note: The rural subcategories are fully described within the Land Use Element.
* Exclusive & General Ag. Zones allow one additional small lot once every 5 years, in addition to owner occupied segregation.
** Allows creation of one additional small lot once only.
*** No small lot provision.
**** Allows owner occupied segregation every 15 years. Other divisions by special exception permit.
# Clustering optional; 5 acre average lot sizes within fire district and 5 road miles of station.

### Major Differences and Similarities

All alternatives are evaluated on the same 255,253 OFM Middle Range population forecast for the year 2015. However, the distribution of this population varies between the alternatives, particularly within the rural lands of the County. Furthermore, the buildout capacities vary widely between Alternative A and Alternative B and C.

Alternative A results in a sprawling development pattern which consumes more vacant urban, rural, agricultural and forestland than the other two alternatives. Existing zoning under Alternative A would continue to allow a high level of development which would accommodate several times the existing population.

Alternative B is the closest to representing the strategy shaped by the Shareholders Committee. It implements the requirements of GMA, while customizing densities and categories to reflect the local conditions in Yakima County. It represents a refinement of the Rural Land Use Planning effort engaged in the early 1980's but offers a wider array of rural categories and density choices.

Alternative C provides the greatest direction regarding where future development should take place and in what form. It goes further in meeting the strict intent of GMA than the other two alternatives, but offers somewhat less flexibility in siting new development outside of incorporated areas.

Alternative D, the Planning Commission's preferred scenario has its greatest differences in the rural and resource categories. It takes a closer look at transitional lands outside urban growth areas, allows for clustering, but maintains an overall one unit per two-acre

average in rural transitional areas. It also allows for a distinction between Rural Self Sufficient areas that have adequate emergency service and road access. It also allows clustering at the same average density to reduce infrastructure costs (i.e., wells and roads). Like Alternative C, it proposes one Ag. Resource category but provides significant flexibility to address the variety of farming and land forms found in Yakima County.

## FULL DESCRIPTIONS OF GROWTH ALTERNATIVES BY LAND USE TYPE

**Urban:**

*Alternative A*: Growth would continue to follow past trends. The 1974 County zoning ordinance would remain in place within the UGAs, except in the existing Yakima Urban Area, where the 1986 Yakima Urban Area zoning ordinance would apply. Changes in zoning would occur on a case-by-case basis. Public facility capacity would be allocated on a first come, first served basis. Lack of planned allocation of resources within the UGA would result in a continued patchwork development pattern that has generally forced city and County capital improvement plans to react to, rather than anticipate growth.

*Alternative B:* This alternative would promote phased growth in the UGA. The first phase would encourage growth in development incentive corridors or areas through focused public investment in capital facilities and utilities. These corridors/areas could follow selected major arterials and water/sewer utility corridors, or they might represent the "inner tier" of growth nearest to the existing city limits. The second tier represents the remaining urban growth area outside the investment corridors/areas. These areas would be jointly identified with each city. Where water and/or sewer are not available, future urban transition would be facilitated by interim cluster developments. These developments would be served by community wells and/or septic systems that can eventually be connected to urban systems and developed at higher densities.

*Alternative C:* This alternative is similar to Alternative B but development in the second tier would be relatively limited. The County would not encourage substantial growth in these areas until urban services are extended. Where water and/or sewer are not available, future urban transition would be facilitated by interim cluster developments. These developments would be served by community wells and/or septic systems that are eventually connected to urban systems and developed at higher densities.

*Alternative D:* The Planning Commission's preferred alternative is virtually identical to Alternative B. Urban Land Use policies clarify the measures designed to protect agricultural uses in transition. Emphasis is given to delivery of urban services through focused public investment and other institutional or service provider alternatives. Policies favor directing future urban growth toward Rural Transitional lands, where feasible.

**Rural:**

*Alternative A:* Growth would continue to follow past trends. The 1974 County zoning ordinance would remain in place throughout the rural lands. The densities allowed throughout the rural land vary from one unit per acre to six units per acre. The continued development under existing zoning would alter the current rural character and density of these lands. Changes in zoning would occur on a case-by-case basis.

*Alternative B:* Development of rural lands would be largely self-sufficient. Designated self-sufficient areas would develop at a

relatively low density of one unit per 10 acres to retain existing rural character, protect groundwater supplies, and prevent sprawl. Residential development within remote rural and extremely limited development potential areas would be allowed at one unit per 40 acres due to the inaccessibility of services, with potential for flexible parcel sizing, provided the density standard is maintained. Rural settlement areas would be retained and, where water and sewer are available, infill development would be encouraged at four units per acre to retain their "village" character. Rural transitional areas would be designated adjacent to urban growth areas to recognize the unique conditions of these rural lands, which have developed at densities approximating those found in nearby urban areas. These transitional areas would be encouraged to continue densifying, through cluster development, to a point where they could be served by extension of local public services and facilities. Clusters, served by community water (and, in appropriate cases, sewerage systems), would allow densities of 3 units per 4 acres.

*Alternative C:* Development in rural lands would be similar to that proposed in Alternative B for the self-sufficient and remote rural areas, but no transitional areas would be designated. Development within rural settlement areas would be limited to one unit per two acres to deter urban level development within rural lands. Existing areas that have developed at densities nearing urban standards would still be considered rural, and further development at such densities would be discouraged.

*Alternative D:* Development in rural lands would be similar to Alternative B in terms of land use categories, but the mapping is somewhat different. Lands in agricultural use that were previously designated rural are now designated as resource lands. All rural categories have additional parcel size flexibility. Rural Self-Sufficient areas are subject to performance criteria related to access and emergency services, and this difference affects most of the category. Clustering is provided to allow landowners greater flexibility and infrastructure cost savings. The Transitional areas have been carefully expanded to include those areas already committed to a one unit per two and one half average density near the urban areas. A density bonus of twenty percent is provided for clustering and community water supply is required. Rural Settlement areas now include White Swan.

**Economic Resource:**

*Alternative A:* Growth would continue to follow past trends. The 1974 County zoning ordinance, including the small lot provision, would remain in place throughout the economic resource lands. Continued development within these productive lands will alter their pastoral character of the land and cause land use conflicts between incompatible land uses. Changes in zoning would occur on a case-by-case basis.

*Alternative B:* Economic resource lands would be protected from incompatible land uses through a relatively low-density requirement. Minimum lot sizes would be 20 and 40 acres for General and Exclusive Agricultural land, respectively, and 80 acres for designated Forest Resource Land. In Agricultural Resource areas, a small lot segregation, as allowed under existing zoning, would be permitted.

*Alternative C:* Development of designated Agricultural, and Forestlands for residential use would be discouraged through elimination of the current small lot segregation regulations. Minimum lot size would be 40 acres for all designated agricultural land and 160 acres for designated forest resource

lands.

*Alternative D:* Development of Resource Land for nonfarm or nonforest and residential use would be limited by minimum parcel sizes of one per quarter-quarter section (i.e., 40 acres) for Agricultural lands. Provision for farmworker housing is permitted and segregation of an owner-occupied dwelling would be allowed every fifteen years in order for a farm family to remain on the land. Nonproductive portions of the property may be divided and sold, subject to an Exception Permit Process, and a density allocation policy is established to encourage grouping of dwellings to protect agricultural operations. Incompatibility issues would be handled through buffering, setbacks, and disclosure covenants. Forest Resource lands would be subject to an eighty-acre minimum, additional buffering, and setback provisions to reduce use compatibility problems.

## BUILDOUT CAPACITY OF ALTERNATIVES

The Demographics Element, (Chapter V) details population projections used by Yakima County in drafting ***Plan 2015.*** OFM's recommended middle range twenty-year forecast of 255,253 persons is used in the Land Use Element (Chapter VII) to evaluate whether the supply of vacant buildable land can accommodate expected growth. Each alternative has more than adequate capacity to accommodate this population growth and market choice, as noted in the Land Use and Housing Elements (Chapters VII and VIII).

## SUMMARY OF RELATIVE IMPACTS, POTENTIAL MITIGATION MEASURES, AND UNAVOIDABLE ADVERSE IMPACTS

### Unavoidable Adverse Impacts

Under all alternatives, unincorporated Yakima County will increase substantially in population and associated land development. Consequently, with additional growth will come unavoidable impacts. These include:

1. Increased use of land for both urban and rural development
2. Increased loss of open space, habitat, agricultural and forest watershed land
3. Increased need for building and maintaining public infrastructure
4. Increased overall travel demand and traffic congestion
5. Increased demand for transportation system improvements
6. Increased demand for public and private utilities
7. Increased demand for public services, including fire and police protection; library and park/recreation services; schools; health care; and social and human services
8. Increased surface water runoff causing increased erosion, surface water pollution, and groundwater impacts
9. Increased emissions to air
10. Increased noise levels

A series of tables in matrix format (Tables III-3 through III-10) has been used to summarize the relative impacts of the four alternatives at the end of each Plan Element, where appropriate. It is organized to be consistent with the ***Plan 2015*** elements and incorporates Major Issues raised during EIS scoping and the ongoing public participation process. Potential mitigation measures found in the goals and policies are identified for each of the Major Issues categories (Table III-11). In some cases, no significant adverse impacts were identified for an identified Major Issue, but are listed in the environmental matrices to communicate that the issues were considered in the SEPA/GMA process, but did not emerge as significant adverse impacts.

## Table III-3 Environmental Matrix - Natural Setting

| MAJOR ISSUES | SIGNIFICANT IMPACTS | | | |
|---|---|---|---|---|
| | **Alternative A** | **Alternative B** | **Alternative C** | **Alternative D** |
| Critical Areas: Water Supply | Additional population throughout the County will cause a greater demand on the existing water supply. The potential use of domestic groundwater sources for irrigation purposes will dramatically increase demands placed on sources of potable water. Lack of state enforcement of restrictions on water use for irrigation by exempt wells will continue to undermine protection of water supply. | | | |
| | The existing pattern of development will put the most pressure on water resources as more wells are drilled throughout the rural lands. Additional irrigation of residential areas will also decrease the water supply. | The demand on water supply will be the greatest in the urban growth areas, as well as the rural settlement and transitional areas where development will be served mostly be community water systems. | Development would be concentrated in already urbanized areas served by public water. The impact on water supply in the rural lands would be minimal. | Same as Alternative B, except that there will be expanded use of community water systems in Self - Sufficient and Agricultural Resource areas. The Rural Transitional category is expanded, but the overall residential (hence well) density is reduced with clustering to one unit per two acres. The effect of this alternative will be to protect ground water supplies by increasing reliance upon regulated community wells instead of individual exempt wells. In the long term, well standards, monitoring and overall density reduction should allow better utilization of ground water sources. |

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| Critical Areas:<br>Water Quality | Increased densities and impermeable surfaces in the rural lands will affect water quality and increase stormwater runoff. Higher density unsewered areas may cause groundwater contamination. | Additional development in rural settlement and transitional areas will affect water quality as impermeable surfaces increase. | The greatest impact to water quality will occur in the urban growth areas as impermeable surfaces increase and non-point pollution sources are more difficult to control. | Alternative D policies encouraging development in areas served by public or community sewer systems will reduce the impact on water quality. Greater policy commitment to regional sewer service in urban areas and reduction in the overall density of Rural Transitional cluster development will decrease septic waste discharge to soils and thereby reduce likelihood of septic/well contamination. The lower density within the rural lands will lessen the area covered by impermeable surfaces, which in turn will reduce stormwater runoff. |
| Air Quality | Wood stove and gravel road dust pollution will be significant as development occurs in a dispersed pattern throughout the County. | Wood stove, auto emissions, and gravel road dust will increase in the rural settlement and transitional areas as densities increase in these areas. | Concentrated development in urban growth areas will increase auto and wood stove emissions in these areas. | Applying concurrency to access roads and providing specific policy direction to give greater priority to paving gravel roads in Rural Transitional and Settlement Areas will improve air quality. |
| Critical Areas:<br>Fish and Wildlife Habitat | Wildlife habitat will be destroyed by human activity associated with development and clearing. Development will also lead to a fragmentation of riparian corridors. | | | |
| | Dispersed development throughout the County will disrupt wildlife migration corridors and create a greater impact on individual habitats. | Habitat areas will be impacted most in transitional areas and urban growth areas. Development in rural lands will have a minor impact on these habitats. | Fish and wildlife habitat and migration corridors will be impacted the least in rural lands as development occurs at a very low density. | Similar to Alternative B, except that clustering in the expanded Rural Transitional and other rural categories should result in more open space that can be used as habitat. Designation of floodways as Extremely Limited Development Potential will also enhance habitat retention. |

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| Critical Areas: Wetlands | Development allowed under existing zoning will substantially impact the wetland system in the County as piecemeal development occurs. Mitigation of these impacts will occur on a case-by-case basis. | Development within UGAs, rural settlement, and transitional areas will impact the wetland system in these areas. Clustering provisions will allow siting of development in areas of least impact. | Urbanization of specified areas will result in the loss of wetlands within urban growth areas. | Expanded use of cluster development in this alternative will allow development to occur that is sensitive to the existing wetland system. |
| Critical Areas: Geologically Hazardous Areas - Steep Slopes | Development activity under each alternative may create unstable earth conditions and changes in topography. | | | |
| | The existing pattern of development will place the greatest amount of pressure on these areas as development is allowed at higher densities throughout the County. | Development within transitional areas will cause a higher impact on unstable slopes in these areas as densities increase. | Low-density development within the rural lands will lessen the impact on unstable slopes. Significant impact may be evident in urban growth areas in areas of steep slopes. | More precise use of Extremely Limited Development Potential category and expanded use of clustering will allow development to avoid unstable slopes, thereby reducing the impact on the natural environment and adjacent properties. |
| Critical Areas: Shorelines/ Floodplains | The continuation of existing development patterns in shoreline / floodplain areas will decrease the stability of these environments and increase the threat to built structures. | Development pressures on shoreline areas within transitional areas will decrease despite higher densities due to the use of clustering. | Shoreline areas within the rural lands will be protected by a very low-density threshold. The greatest impact on shoreline areas will occur in the urban growth areas. | Expanded use of the Extremely Limited Development Potential map category within floodways, coupled with plan policies encouraging clustering, will provide better protection for Shorelines and floodplains. |
| Achieving Sustainability | The existing pattern of development is not sustainable. The consumption of land at the current rate will dramatically impact the natural environment within the planning period. | The proposed development patterns will provide a balance between the desire for development options and the needs of the natural environment. | The concentration of development within urbanized areas will provide the least impact on the environment but provide fewer options for the landowner. | Alternative D land use policies provide a higher variety of densities and development options than B and C. It encourages greater reliance on community water systems and the retention of a sustainable development pattern. |

## Table III-4 Environmental Matrix - Economic Development

| Major Issues | Significant Impacts | | | |
|---|---|---|---|---|
| | **Alternative A** | **Alternative B** | **Alternative C** | **Alternative D** |
| Adequate Infrastructure/ Land Supply | The random pattern of development under existing zoning will not ensure adequate infrastructure for industrial land in all areas. | The formation of focused public investment corridors will ensure adequate infrastructure for industrial development since these areas will be "fully served." Concurrency requirements will also ensure adequate infrastructure at the time development occurs. | | As in Alternatives B and C, policies governing focused public investment corridors and concurrency will ensure adequate infrastructure upon development. Clustering and utility policies will facilitate timely, cost-effective utility service options. Local economic development goals are linked to land use category criteria to ensure adequate urban land supply. |
| Commercial/Industrial Land | The amount of buildable commercial industrial land will depend upon existing zoning. | The calculation of existing and future land use needs, as part of the comprehensive plan process will ensure that enough commercial and industrial land is designated to meet the requirements of future development. | | The designation of industrial land, as part of Plan 2015 implementation, based upon updated calculations of land use needs will ensure adequate commercial and industrial land for future development. Map designation criteria provide explicit and closer links to local economic development goals. |
| Business Recruitment/ Retention | No significant adverse impact. | | | New goal and policies added to emphasize workforce training in business retention and recruitment. Specific map designation criteria link economic development needs and land use allocation. |

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| Future Economic Base | As residential growth continues in rural lands, agriculture and forestry will become less viable and weaken the economic base of the County. Residential impacts on mineral resource extraction will increase costs of development. | No significant adverse impact. | Policies protecting natural resource lands will allow the County to maintain agriculture and forestry as a solid component of our economic base, even while other Plan policies and the efforts of other public and private interests continue to work toward diversifying the local economy. |
| Role of Government in Economic Development | No significant adverse impact. | | Clarifies County role in providing sufficient land supply, and in workforce training and education. |

## Table III-5 Environmental Matrix - Land Use

| Major Issues | Significant Impacts | | | |
|---|---|---|---|---|
| | **Alternative A** | **Alternative B** | **Alternative C** | **Alternative D** |
| Phased Urban Growth | Existing zoning allows a wide range of development options in most areas of the County. As a result, development occurs in a dispersed fashion. | Development could occur in transitional areas prior to full development of the urban growth areas. Phased growth of the urban growth areas discourages leapfrog development. | Phased growth in the focused public investment areas prohibits leapfrog development. Very low densities in the rural lands discourages over-development. | Same as B. |
| Cluster Development | Clustering development would not be an option. Development would continue to be dispersed and overly consumptive. The cost of providing services and continued environmental degradation increases. | Cluster development within urban growth areas and Rural Transitional areas will require the use and proper maintenance of community water (and sewer) systems. The cost of services and environmental impacts is lessened. | Clustering is used only in urban growth areas and not on rural land. While services provisions and environmental impacts are the least costly, the marketplace offers fewer rural land and lifestyle choices. | Rural cluster development will allow densities that can be adequately served by community water and, where appropriate, sewer systems. To protect rural character in the expanded Rural Transitional areas, the density bonus for clustering is reduced from 50% to 20%. Clustering options are provided for Rural Self-Sufficient and Ag. Resource Categories, but without density incentives. Design standards ensure that connection to a larger system, when available, is facilitated. |

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| Maintain Livability | A wide variety of development options exist under current zoning. The elasticity of the current land supply is not likely to diminish. | Options for development outside of urban growth areas (e.g., clustering in transitional areas) provide more elasticity to the land supply. | The buildable land supply will become less elastic as buildout of the urban growth areas occur. | The 50% open space requirement coupled with density reductions in the expanded Rural Transitional category and density increase in the Rural Self-Sufficient areas will provide considerable elasticity in land supply without diminishing the livability of urban areas. Policies are provided to ensure that the land supply in urban growth areas is reviewed at least every five years to determine if additional urban land is required. |
| Transition of Urban Land Uses | As growth occurs, existing land uses will change. Agricultural land within the urban growth areas will transition to more urban uses. | | | |
| | Existing zoning allows residential development in most areas of the County. Agricultural and forestland will be developed for residential use. | Transitional areas will develop up to urban-like densities as public water and sewer are extended. Ultimately these traditionally residential areas will include commercial and other uses. | Urban growth areas will experience the greatest amount of transition as development is focused in these areas. Rural lands will experience little change. | Policies that limit densities in advance of full urban services will provide basic protection for existing non-urban uses i.e., agriculture. Alternative D is careful to provide a continuum of protection for farm use from urban to rural, using setbacks, buffers, declarative covenants, title notification and other measures that alert purchasers to the potential problems associated with the adjoining non-urban use. |

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|---|---|---|---|---|
| Rural Character, Density and Services | Due to the fairly high densities allowed under existing zoning in the rural lands, these areas would lose their rural character as suburbanization occurs.<br><br>The densities allowed within the rural lands under existing zoning cannot be supported with adequate services. | The transitional areas would experience a moderate increase in density and a slight change in neighborhood character. The amount of change within self-sufficient areas would theoretically be slowed.<br><br>Transitional areas will be served by community water (and sewer) systems until public utilities are available. Other rural lands will be designated at a density that can be self-sufficient. | The amount of change in self-sufficient areas would be fairly insignificant. The pastoral character of the natural resource lands would be preserved through a very low-density threshold.<br><br>Rural densities will be maintained at a very low density. These areas will not require urban level services. | Rural character is maintained by reducing Transitional density over that provided in Alternative B, encouraging clustering to maintain open space, limiting rural densities outside Transitional categories to 5, 10 and 40 acre averages and protecting agricultural/forest lands.<br><br>Policies limiting densities in the rural lands will reduce the threat to public safety and welfare (e.g., groundwater contamination). Cluster development will allow densities that can be adequately served by community water (and sewer) systems.<br><br>Transportation improvements and other emergency services are linked to land use by refined map designation criteria. |

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|---|---|---|---|
| Incompatible Development | Existing zoning allows residential development within identified economic resource lands. This type of development heightens the conflict between residents and farmers/loggers. | The low densities proposed within the designated economic resource lands will reduce the number of land use conflicts. Land uses adjacent to and within these areas will be subject to specific setback and other requirements. | Alternative D densities within the economic resource lands, coupled with policies designed to mitigate impacts of residential uses, will substantially reduce land use conflicts. Setback and design requirements will also lessen the impact on viable natural resource lands. The impact of reducing the small lot provision (once every 15 years for a homestead) is balanced by the nonfarm dwellings/land divisions special exception process to provide flexibility and protection of farmlands for the long term. |

## Table III-6 Environmental Matrix - Housing

| Major Issues | Significant Impacts | | | |
|---|---|---|---|---|
| | **Alternative A** | **Alternative B** | **Alternative C** | **Alternative D** |
| Affordable Housing | The dispersed pattern of development allowed under existing zoning restricts low income housing in rural lands, because low-income households may lack reliable transportation to and from employment and services.<br><br>Additional residential development in the rural lands without adequate infrastructure will lead to long-term costs, causing a rise in the cost of housing. | Low-income housing will be most accessible within urban growth areas, particularly within focused public investment areas. Opportunities for low-income housing may also be available in rural settlement and transitional areas.<br><br>Cluster development allows more opportunity for affordable housing through smaller lot sizes in the transitional areas. | Focused public investment areas within urban growth areas will be the most likely area to locate low income housing, where public water and sewer are available.<br><br>Housing in the rural lands will be less affordable due to the very low-density requirement. More land will need to be purchased for a single-family home. | The Rural Transitional areas are expanded and the clustering option is provided in Rural Self-Sufficient and Agricultural Resource categories. Policies allowing cluster development will reduce the amount of land and related infrastructure costs per dwelling unit and will encourage infill development within rural settlements and transitional areas as well as urban growth areas.<br><br>Reduction of the density potential of Rural Transitional lands could affect the cost of land for rural housing. |
| Housing Type/Mix | Existing zoning allows the greatest flexibility in housing types and the largest mix of densities. | Cluster development offers an increased opportunity to site housing in the rural settlement and transitional areas. | The mix of housing is more distinct between the urban and rural lands. Less flexibility is provided in the rural lands. | Policies expanding the use of cluster development will allow more housing opportunities in the rural lands than Alternatives B and C.<br><br>Farmworker housing options in the Ag. Resource category are clarified. |

## Table III-7 Environmental Matrix - Parks, Recreation, and Open Space

| Major Issues | Significant Impacts | | | |
|---|---|---|---|---|
| | **Alternative A** | **Alternative B** | **Alternative C** | **Alternative D** |
| Location of Open Space | As development occurs under current zoning, particularly within the rural lands, accessible open space will need to be designated within limited rural lands to meet the demands of future residents. | Open space within the rural lands will be more accessible as more land is preserved through lower densities. Park and recreational facilities will be located near urban growth areas to serve urban populations and rural transitional areas. | The possible locations for public open space will be more diverse outside of urban growth areas due to the concentrated form of urban development. | Expanded use of clustering option in rural and agricultural areas increase likelihood of permanent private open spaces throughout the County. Designation of floodways as Extremely Limited Development Potential also increases open space protection. Inadequate property management of private open spaces could become source of nuisance. |
| Relation of Open Space Needs to Resource Lands and Critical Areas | Current zoning allows the creation of small-non-productive parcels on resource lands, which reduces the open space function of these lands. | Larger minimum lot sizes in the resource lands will preserve productive resource lands, which will allow the retention of private open space. Open space needs can be partially met through the preservation of these large tracts of lands. | | Same as B and C, except that clustering of residential development in Ag. Resource could protect more open space in active farming areas. |
| Open Space Corridors and Greenbelts | Current zoning will allow more residential development within riparian corridors, which will limit the provision of open space corridors and greenbelts. Growth in rural lands between communities will limit greenbelts. | Low densities in the rural lands, particularly the riparian corridors, will allow the extension of existing open space corridors and greenbelts. Additional land will be available for the creation of additional corridors to link the various jurisdictions. | | Mapping of Extremely Limited Development Potential areas that include steep slopes and floodways, along with clustering options for rural and ag. lands provide greater protection of private open spaces. Perceived abundance of open spaces could undermine efforts to generate support for acquiring and developing public parks and open space systems for the future. |

| | | | |
|---|---|---|---|
| Public versus Private Open Space | The dispersion of growth resulting from current zoning will consume more land and limit the large tracts of private open space. Demand for additional public open space will increase. | The low densities allowed in the rural lands will limit extensive rural residential development and create more private open space. The concentrated densities in the urban areas will create more demand for public open space and park and recreational facilities within the urbanized areas. | As noted above, the clustering and other rural land use policies could result in greater amounts of private open space that is not accessible for public use. Perceived abundance of open spaces could undermine efforts to generate support for acquiring and developing public parks and open space systems for the future. |
| Cost of Open Space | The consumption of land in the rural lands will increase the demand for public open space, which provides maximum control but at the highest cost. | The low densities allowed in the rural lands will limit extensive rural residential development and create more private open space corridors and greenbelts. Fewer public dollars will need to be expended since private open space will be more plentiful. | Open space and current use tax assessment programs, if more broadly applied to private open space, could increase tax burden of other property owners. Acquisition of designated open space for public use would be less expensive. |

## Table III-8 Environmental Matrix - Utilities

| Major Issues | Significant Impacts | | | |
|---|---|---|---|---|
| | **Alternative A** | **Alternative B** | **Alternative C** | **Alternative D** |
| Service Provision | A dispersed pattern of growth will not lend itself to an efficient provision of services and will necessitate longer service extensions to scattered development. | A more concentrated pattern of growth within transitional and rural settlement areas as well as UGAs will limit the length of service extensions. | The concentration of growth within the urban growth areas will provide the most efficient provision of services. | Policies encouraging clustering in rural lands as well as the unincorporated urban growth areas will limit the physical length and costs of service extensions. Reduction of density in the Rural Transitional areas would decrease the likelihood of community septic systems that could be linked to a regional system in the future. |
| Coordination of Service Providers | Coordination between service providers will be minimal as development occurs in a sprawled pattern across the County. | Focused public investment corridors will coordinate service providers and guide the individual efforts of each agency. The methodical order of development will help each agency plan efficiently for the future, instead of responding to needs as they arise. | | Policies governing service agreements, intergovernmental coordination, and focused public investment areas will increase the cooperation between service providers. Explicit references to need for regional wastewater solutions. |
| Concurrency and Implications for growth | Infrastructure improvements will not necessarily be concurrent with growth. Services and improvements will be supplied as the market demands. | Improvements will be concurrent with growth under the requirements of the Growth Management Act. | | |
| Environmental Sensitivity | Satellite systems will be utilized on an as-needed basis throughout the County in response to threats to public health and safety. | Satellite systems will be utilized in the transitional and rural settlement areas and in the unincorporated urban growth areas. | Satellite systems will only be utilized in the unincorporated urban growth areas. | Expanded use of satellite systems is emphasized for both rural and urban lands. Thresholds for the use of satellite systems, including ownership and management are clarified to ensure the efficient distribution of management and financial responsibility of these systems while maintaining public health and safety. |

## Table III-9 Environmental Matrix - Transportation

| Major Issues | Significant Impacts | | | |
|---|---|---|---|---|
| | **Alternative A** | **Alternative B** | **Alternative C** | **Alternative D** |
| Safety | Ensuring the safety of the transportation system will be more costly as the extent of the system grows throughout the County. | The establishment of focused public investment corridors will focus safety improvements within these areas. Additional safety improvements will be prioritized by level of critical need. | | |
| Mobility | Maintaining the transportation system will be more costly as the extent of the system grows throughout the County under existing zoning. | The concentrated form of development within the urban growth areas and the focused public investment areas will allow for more efficient and cost-effective maintenance of the transportation system. . | | |
| Economic Development | Under each alternative, truck traffic associated with commercial or industrial uses will have an impact on the transportation system. These impacts can be anticipated through zoning and designated uses in the Plan. | | | |
| Alternative Modes | The dispersed nature of development under existing zoning will make the use of alternative transportation modes difficult. | The concentrated form of development within the urban growth areas and the focused public investment areas will accommodate alternative transportation modes more easily. | | |
| Neighborhood Needs | Under existing zoning, the resulting dispersed pattern of development will impact more neighborhoods with additional traffic. | The additional traffic from concentrated development within the urban growth areas and the focused public investment areas will impact fewer neighborhoods, particularly within the rural lands. | | Same as B and C, but in addition, Transportation Improvement Plans will be more specifically linked to Plan Map categories by concurrency and TIP project rating criteria. |

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| Transportation Demand Management | The dispersed pattern of development under existing zoning would result in a less efficient and more costly method of transportation demand management as the extent of the system grows throughout the County. | The concentrated form of development within the urban growth areas and the focused public investment areas will allow for more efficient and cost-effective transportation demand management. | |
| Funding | Growth will occur throughout the County, which will create a demand for transportation improvements on a widespread basis, requiring more funds. | The establishment of focused public investment areas would concentrate the transportation improvements in areas of anticipated growth. As a result, funds will be used more efficiently and effectively than Alternative A. | Focused public investment in the urban areas, coupled with the link between density and road conditions in the Rural Transitional and Self-Sufficient areas will result in development within areas where road improvements have been made or are planned within the current TIP funding cycle. |

## Table III-10 Environmental Matrix - Capital Facilities

| Major Issues | Significant Impacts | | | |
|---|---|---|---|---|
| | **Alternative A** | **Alternative B** | **Alternative C** | **Alternative D** |
| Mitigation of Development Impacts | Mitigation of development impacts will continue on a case-by-case basis, primarily under SEPA. | The analysis of development impacts of anticipated growth consistent with the County's comprehensive plan will determine mitigation requirements for future development. | | |
| Infrastructure Cost Recovery | Cities and the County will continue to approach this problem on a case-by-case basis as annexations occur. | The coordination of infrastructure improvements between cities and the County will make it easier to determine methods of infrastructure cost recovery. | | |
| Siting of Essential Public Facilities | No significant adverse impact. | | | |
| Service Agreements | The random pattern of development under existing zoning will make service agreements difficult. | Growth in anticipated areas will be managed by service agreements between districts, cities, and the County. | | |
| Focused Public Investment | Infrastructure will be constructed on an as-needed basis as development occurs. | Focused public investment corridors will concentrate infrastructure improvements within these areas so that the land is "fully served" upon development. | | Focused public investment more likely with this alternative's emphasis on regional services and community systems. Policies creating public investment corridors will improve service efficiency of public utilities. |
| Level of Service Measures | No significant adverse impact. | | | |
| Level of Service in Urban and Rural Lands | Urban levels of service may be found within rural lands as the market demands. | The level of service in rural lands will be consistent with the level of development in the different types of designated rural lands. | Urban levels of service will be found within urban areas while rural levels of service will be found within all rural lands. | Same as B, except that policies governing the type and level of service for each land category are more clearly distinguished in this alternative. |
| Regional Infrastructure and Service Delivery | The random pattern of development under existing zoning will regional coordination difficult. | The ability to anticipate growth in designated areas throughout the county will make it easier to coordinate and provide public facilities and services on a regional basis. | | Alternative D provides a clear commitment to support equitable delivery of urban services within the UGAs. Policies regarding intergovernmental coordination will provide a foundation for the provision of regional services. |

## Table III-11 Mitigation Measures

| MAJOR ISSUES | MITIGATION |
|---|---|
| **Natural Setting** | |
| Critical Areas: Water Supply | Policies requiring community water systems in certain areas will reduce the demand on water resources in the rural lands.<br><br>Encourage water conservation efforts. |
| Critical Areas: Water Quality | Policies encouraging development in areas served by public or community sewer systems will reduce the impact on water quality. Reduction of rural density will lessen well/on-site septic system impacts. The lower density within the rural lands will lessen the area covered by impermeable surfaces, which in turn reduces stormwater runoff. |
| Air Quality | Support air quality control efforts by appropriate agencies.<br><br>Implement policies that encourage dust suppression on gravel roads and during construction. Encourage development within areas served by paved roads. |
| Critical Areas: Fish and Wildlife Habitat | Policies should ensure the protection of significant fish and wildlife habitat areas.<br><br>Development proposals impacting significant habitat areas should be limited and/or mitigation measures required. |
| Critical Areas: Wetlands | Cluster development policies will allow development to occur that is sensitive to the existing wetland system. |
| Critical Areas: Geologically Hazardous Areas - Steep Slopes | Policies restricting development on unstable slopes will reduce the impact on the natural environment and adjacent properties. Clustering in rural lands will provide flexibility to move development away from the critical area without loss of development density. |
| Critical Areas: Shorelines/ Floodplains | The existing Shoreline Management Program within the Critical Areas Ordinance establishes regulations for the protection of designated shorelines. Cluster development will help by providing flexibility to move development away from shorelines and critical areas. |
| Achieving Sustainability | Land use policies that provide a variety of densities and development options but require sensitivity to the natural environment will create a sustainable development pattern. |
| **Economic Development** | |
| Adequate Infrastructure/ Land Supply | Policies governing focused public investment corridors and concurrency will ensure adequate infrastructure upon development. Clear, explicit linkage to city economic development strategies emphasized by mapping criteria. Local economic goals help determine urban land supply needs. |

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| Commercial/ Industrial Land | The zoning designation of buildable commercial and industrial land based upon updated calculations of land use needs will ensure adequate commercial and industrial land for future development. |
| Business Recruitment/ Retention | None. |
| Future Economic Base | Policies protecting natural resource lands will allow the County to maintain agriculture as a solid economic base. Drafting clear and objective zoning performance standards will ensure that the exceptions process is appropriately applied to requests for nonfarm land divisions/development. |
| Role of Government in Economic Development | None. |
| **Land Use** | |
| Phased Urban Growth | The formation of focused public investment area focuses growth in fully served areas. Accompanying land use policies that limit densities outside these areas will restrict leapfrog development. |
| Cluster Development | Policies limiting densities in the rural and unserved urban lands will reduce the threat to public safety and welfare (e.g., groundwater contamination). Clustering development will allow higher densities that can be adequately served by community water and sewer systems. County maintenance and/or ownership of new systems provides qualified operation. Design standards ensure that tie into a larger system, when available, is facilitated. |
| Maintain Livability | Review the boundaries of the urban growth areas every five years to determine if additional urban land is required. |
| Transition of Urban Land Uses | Policies that limit densities in advance of full urban services will provide basic protection for existing non-urban uses i.e., agriculture. Additional policies that provide for setbacks and title notification alert purchasers to the potential problems associated with the adjoining non-urban use. |
| Rural Character, Density and Services | Policies limiting rural densities and protecting agricultural and forestlands will maintain the existing rural character of these areas.<br><br>Policies limiting densities in the rural lands will reduce the threat to public safety and welfare (e.g., groundwater contamination). Cluster development will allow higher densities that can be adequately served by community water and sewer systems. |
| Incompatible Development | Policies restricting the densities within the economic resource lands will substantially reduce land use conflicts. Setback and design requirements will also lessen the impact on viable natural resource lands. |

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| **Housing** | |
| Affordable Housing | Encourage public/private/nonprofit partnerships to provide low-income housing.<br><br>Encourage local lending institutions to provide additional financing mechanisms for low-income housing.<br><br>Policies allowing cluster development will reduce the amount of land and infrastructure costs required per dwelling unit.<br><br>Encourage infill development within urban growth and transitional areas.<br><br>Rehabilitate existing dwelling units.<br><br>Work with the agricultural community and other interests to implement farmworker-housing policies. |
| Housing Type/Mix | Policies allowing cluster development will allow more housing opportunities in rural settlement and transitional areas. |
| **Parks and Open Space** | |
| Location of Open Space | Policies guiding the types of open space and priorities for open space preservation will dictate the general location where open space will be feasible. |
| Relation of Open Space Needs to Resource Lands and Critical Areas | The Critical Areas Ordinance preserves open space corridors through the establishment of vegetative buffers along streams and rivers. Policies limiting development of resource lands will help retain private open space. |
| Open Space Corridors and Greenbelts | Policies guiding development within riparian corridors will allow for uses other than primarily residential development. |
| Public versus Private Open Space | Policies directing growth in the rural lands will retain existing private open spaces. Policies guiding the provision of park and recreational facilities will meet the demand for these facilities and open space as growth occurs. However, the perceived abundance of private open space could undermine efforts to create public parks and open spaces. |
| Cost of Open Space | The Open Space Tax Program grants tax breaks based on the current use of the land. Increased use of tax benefits to encourage preservation of open space may shift the tax burden to other property owners (i.e., those not participating in the open space tax program). Other financing measures to establish and develop community and regional parks will need to be implemented. |

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| **Utilities** | |
| Service Provision | Policies regarding clustering in the rural lands as well as the unincorporated urban growth areas will limit the length of sewer and water service extensions and provide more efficient service provision in the future. Common development standards will be needed to ensure that utility systems can interconnect, where appropriate. |
| Coordination of Service Providers | Policies governing service agreements, intergovernmental coordination, and focused public investment areas will increase the cooperation between service providers. Completion of the Coordinated Water Systems Plan and the Sewerage General Plan for the County will ensure the level of detail needed to coordinate services is provided. |
| Concurrency and Implications for growth | Policies detailing the requirements of concurrency will ensure that infrastructure is concurrent with development. |
| Environmental Sensitivity | Policies outlining thresholds for the use of satellite systems, including ownership and management, will ensure the efficient distribution of management and financial responsibility of these systems while maintaining the public health and safety. |
| **Transportation** | |
| Safety | None (see Land Use Coordination). |
| Mobility | Maintaining the transportation system (e.g., streets, roads, bridges and culverts) will ensure that the quality of life and economic vitality of the County are not degraded. |
| Economic Development | Adequate level of service standards and development standards will ensure that truck routes and other roads are designed and constructed to accommodate the amount and type of use designated. |
| Alternative Modes | Policies guiding denser development into certain areas will increase the feasibility of alternative transportation modes. |
| Neighborhood Needs | Rural settlements and transitional areas receive additional points in County's rating system for prioritizing paving of access roads. |
| Transportation Demand Management | By proper and effective land use planning, adjacent land use demands on the transportation system can be directed to corridors that have excess capacity, or have future improvements planned. |
| Funding | The concentration of improvements in focused public investment corridors along with lesser demand for improvements in rural lands will decrease the amount of funding necessary. |

| **Capital Facilities** | |
|---|---|
| Mitigation of Development Impacts | Refinement of the County's mitigation model and cafeteria plan of mitigation measures will reduce analysis at the plan review level. |
| Infrastructure Cost Recovery | The formation of service agreements will include guidelines for infrastructure cost recovery formulas. |
| Siting of Essential Public Facilities | None. |
| Service Agreements | Policies governing intergovernmental coordination will provide the groundwork for future service agreements. |
| Focused Public Investment | Policies creating public investment corridors will improve service efficiency of public utilities. |
| Level of Service Measures | None. |
| Level of Service in Urban and Rural Lands | Policies governing the type and level of service for each type of land designation will create a distinction of levels of service between urban and rural lands. |
| Regional Infrastructure and Service Delivery | Policies regarding intergovernmental coordination will provide a foundation for the provision of regional services. |