

BOARD OF YAKIMA COUNTY COMMISSIONERS

ORDINANCE NO. 5-2020

005-2020

IN THE MATTER OF AMENDING BOTH THE YAKIMA COUNTY COMPREHENSIVE PLAN - *HORIZON 2040* AND YAKIMA COUNTY CODE TITLE 19 – UNIFIED LAND DEVELOPMENT CODE PERTAINING TO THE 2020 BIENNIAL MAP AND TEXT AMENDMENT CYCLE.

GENERAL

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

WHEREAS, RCW 36.70A.130 requires that Yakima County as a “fully planning” county; shall update its comprehensive plan and development regulations, as necessary, to reflect local needs, new data, and current laws; **and**,

WHEREAS, under RCW 36.70A.130, the plan and development regulations are subject to continuing review and evaluation, but the plan may be amended no more than one time per year; **and**,

WHEREAS, the GMA, RCW 36.70A.130(2)(b), requires Yakima County to establish procedures and schedules whereby comprehensive plan amendments are considered by the Board; **and**,

WHEREAS, under YCC 16B.10.040, applications for plan amendments, apart from Urban Growth Area (UGA) boundaries, will be considered on a biennial basis starting 2013 and must be submitted in writing, to the Planning Division, no later than January 31 in order to be considered for that biennium’s amendment process; **and**,

WHEREAS, Resolution No. 439-2012 suspended the 2013 biennial plan amendment cycle in accordance with 16B.10 to allow for the Code Update/Simplification Project (CU/SP) and update of the County-wide Planning Policies (CWPP); and rescheduling the next biennial amendment cycle for the 2014 calendar year; **and**,

WHEREAS, Resolution No. 103-2015 resolved a scheduling conflict with the 2016 biennial amendment cycle and GMA required comprehensive plan update June 30, 2017, deadline that moved the next scheduled biennial amendment cycle up a year from 2016 to 2015, thus keeping the next biennial amendment cycle for the calendar year 2018, then every other year after that; **and**,

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WHEREAS, as part of its comprehensive plan and development regulations update process, the County has established a public participation program, YCC 16B.10, which sets forth minimum requirements for ensuring adequate public notification and opportunities for comment and participation in the amendment process; **and**,

2020 BIENNIAL MAP AND TEXT AMENDMENTS

WHEREAS, Yakima County's procedures and schedules are established by YCC 16B.10, which provides that applications for biennial plan amendments must be submitted in writing no later than January 31; **and**,

WHEREAS, the Yakima County Planning Division published in the Yakima Herald-Republic a legal notice and a display ad to inform the public of the opportunity to submit formal applications for site-specific comprehensive plan map amendments, together with the forms to request a comprehensive plan and development regulation text amendments by the January 31, 2020 deadline; **and**,

WHEREAS, prior to the deadline, applications for two applicant initiated proposed site-specific map amendments to *Horizon 2040*: LRN2020-00001 and SEP2020-00003 (Two Bluffs Hordan rezone), and LRN2020-00004 and SEP2020-00004 (Caton/Strutner major rezone); **and**,

WHEREAS, the Yakima County Planning Division imitated four development regulation text amendments (LRN2019-00005, LRN2020-00005, LRN2020-00008, and LRN2020-00010) to amend portions of YCC Title 19; **and**,

WHEREAS, in accordance with YCC 16B.10.040, on February 12, 2020, the Planning Commission was presented with two proposed site-specific map amendments (LRN2020-00001 and LRN2020-00004); **and**,

WHEREAS, on April 9, 2020, notices of completeness, application, environmental review, and future hearing were mailed to adjacent property owners within 300 feet of the proposed amendment properties for LRN2020-00001 and LRN2020-00004, and to those agencies with environmental expertise, interested parties, and published in the Yakima Herald-Republic; **and**,

WHEREAS, LRN2019-00005 text amendment to YCC Title 19 was presented to the Planning Commission on August 14 and September 11, 2019; **and**,

WHEREAS, LRN2020-00001 and LRN2020-00004 site-specific map amendments to *Horizon 2040* were presented to the Planning Commission for their review on June 10, 2020; **and**,

WHEREAS, LRN2020-00005, LRN2020-00008, and LRN2020-00010 text amendments to YCC Title 19, were presented to the Planning Commission for their review June 10, 2020; **and**,

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WHEREAS, the Planning Commission conducted a properly advertised and noticed public hearing for LRN 2019-00005 on October 9, 2019, hearing testimony on the proposed text amendment; **and**,

WHEREAS, the Planning Commission conducted a properly advertised and noticed public hearing on July 8, 2020, to hear testimony on the proposed site-specific map and text amendments; **and**,

WHEREAS, the Planning Commission held deliberations for LRN2019-00005 on October 9 and November 13, 2019; **and**,

WHEREAS, the Planning Commission held their deliberations for LRN2020-00001, LRN2020-00005, LRN2020-00008, and LRN2020-00010 on July 8, 2020; **and**,

WHEREAS, the Planning Commission held deliberations for LRN2020-00004 on August 12, 2020; **and**,

WHEREAS, on August 3, 2020 Yakima County provided a 60-day notice to the Department of Commerce, as required by RCW 36.70A.106 for LRN2019-00005; **and**,

WHEREAS, on July 6, 2020 Yakima County provided a 60-day notice to the Department of Commerce, as required by RCW 36.70A.106 for LRN2020-00001, LRN2020-00004, LRN2020-00005, LRN2020-00008, and LRN2020-00010; **and**,

WHEREAS, the Planning Commission, having carefully considered the applicants' justifications, the staff recommendation, and the written and oral testimonies in its deliberations approved their Findings and Recommendations on January 8, 2020 for the proposed text amendment LRN2019-00005; **and**,

WHEREAS, the Planning Commission, having carefully considered the applicants' justifications, the staff recommendation, and the written and oral testimonies in its deliberations approved their Findings and Recommendations on September 9, 2020 for the proposed site-specific map and text amendments LRN2020-00001, LRN2020-00004, LRN2020-00005, LRN2020-00008, and LRN2020-00010; **and**,

WHEREAS, the Planning Commission's Findings and Recommendations, the two proposed site-specific map amendments to *Horizon 2040*, and the four proposed text amendments to YCC Title 19, were presented to the Board of Yakima County Commissioners for their review on September 9, 2020; **and**,

WHEREAS, the Board of Yakima County Commissioners conducted a properly advertised public hearing on November 17, 2020, to hear testimony on the proposed site-specific map amendments outlined in the Planning Commission recommendations; **and**,

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WHEREAS, the Board of Yakima County Commissioners held their deliberations on November 17, 2020, immediately after the close of the open record public hearing and did adopt motions approving, denying or modifying the proposed site-specific map and text amendments; **and**,

WHEREAS, site-specific map amendments, applicant and Yakima County initiated text amendments must be processed in compliance with the State Environmental Policy Act (SEPA); **and**,

WHEREAS, the following SEPA determinations were made: LRN2020-00001 (SEP2020-00003) - Yakima County staff issued a Determination of Non-Significance) on September 21, 2020; LRN2020-00004 (SEP2020-00004) – Yakima County issued a Determination of Non-Significance on November 18, 2020; and LRN2019-00005, LRN2020-00005, LRN2020-00008, and LRN2020-00010 (SEP2020-00028) – Yakima County issued a Determination of Non-Significance on October 19, 2020. All SEPA reviews analyzed the environmental and growth management impacts of all proposed actions and considered all submitted comments from agencies and parties of record; **now, therefore**,

BE IT HEREBY ORDAINED by the Board of Yakima County Commissioners:

Section 1. Reasons for Action.

The 2020 amendments before the Board of Yakima County Commissioners are as follows:

- A. Two fee-paid site-specific comprehensive plan map amendments with concurrent rezones that are considered part of the normal Yakima County biennial plan amendment cycle were submitted for review in 2020.
- B. Yakima County Planning initiated amendments to the development regulations (Title 19 – Unified Land Development Code) that were necessary to better implement the code.
- C. The Planning Commission must hold an open record public hearing on any legislative map amendment proposal and on any Title 19 amendment proposal before providing a recommendation to the Board of Yakima County Commissioners.

Staff reports for each of the site-specific map and development regulation text were provided to the Planning Commission that identified specific issues and recommended approval, modification or denial of the proposed amendments. Following public testimony and deliberations, the Planning Commission has determined which of the proposed amendments are needed to correct errors, address deficiencies or more closely correspond to the goals, policies and intent of *Horizon 2040* and presented their findings and recommendations to the Board of Yakima County Commissioners for their

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consideration. The Board of Yakima County Commissioners then reviewed said amendment requests, held a public hearing and decided to approve, modify or deny the proposed amendments.

Section 2. Findings.

- A. Compliance with Growth Management Act. The Board of Yakima County Commissioners find that the amendments to Yakima County Comprehensive Plan - *Horizon 2040*, and YCC Title 19, adopted by this ordinance are in substantial compliance with RCW 36.70A (the Growth Management Act, or GMA). The Comprehensive Plan is internally consistent and policies within and among elements are complementary, not contradictory. The Comprehensive Plan contains policies, implementation measures, and procedures which provide for its review and adjustment if internal conflicts are discovered.
- B. State Environmental Policy Act (SEPA). Yakima County adopted *Horizon 2040* on June 27, 2017, and adopted by reference *Plan 2015's*, Chapter III Environmental Analysis. *Plan 2015* was originally designed to integrate SEPA and GMA consistent with the provisions of WAC 197-11-210 through 197-11-235. The issuance of the November 21, 2020, *Final Notice of Determination of Non-Significance for the 2020 Comprehensive Plan and YCC Title 19 Official Zoning Map and Text Amendments* (SEP2020-00003, SEP2020-00004, and SEP2020-000028) provides the environmental evaluation and documentation required under SEPA for the plan, development regulation, and emergency UGA amendments.
- C. Analysis of Cumulative Effects. The cumulative effects have been considered as part of the SEPA review process outlined in subsection B. above.
- D. The Board of Yakima County Commissioners adopts the proposed site-specific comprehensive plan map amendment (LRN2020-00001) without any modifications as detailed in the Findings and Recommendations of the Planning Commission dated September 9, 2020, which includes:
 - i. LRN2020-00001/SEP2020-00003 – Two Bluffs, LLC. (see Exhibit 1) – The request is to change the land use designation on approximately 5.51 acres from Rural Self Sufficient (RSS) to Rural Transitional (RT), and Rezone Rural 10/5 to Rural Transitional.
- E. The Board of Yakima County Commissioners denies the proposed site-specific comprehensive plan map amendment (LRN2020-00004) without any modifications as detailed in the Findings and Recommendations of the Planning Commission dated September 9, 2020, which includes:
 - i. LRN2020-00004/SEP2020-00004 – Caton/Strutner. (see Exhibit 2) – The request is to apply the Mineral Resource Overlay (MRO) to the 744-acre site (and retaining the existing Rural Self-Sufficient (RSS) and Agricultural Resource (AR)

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as the underlying land use designations of *Horizon 2040*) and to rezone the site from Agriculture (AG) and Rural-10/5 (R-10/5) to Mining (MIN),

- F. The Board of Yakima County Commissioners adopts the four staff-initiated proposed development regulation text amendments without any modifications as detailed in the Findings and Recommendations of the Planning Commission dated January 8 and September 9, 2020, which includes:
- i. LRN2019-00005/SEP2020-00028 – Yakima County – Limit the RV Stays – This amendment will add limitations on the length of stays in campgrounds and RV parks, amending YCC 19.18.130. (See Exhibit 3 for text changes).
 - ii. LRN2020-00005/SEP2020-00028 – Yakima County - Table 19.13.030-1 Rear Setback – This amendment will correct Table 19.13.030-1 (Yakima County Unified Land Development Code (ULDC)) which has a missing value for the rear setback. (See Exhibit 4 for text changes).
 - iii. LRN2020-00008/SEP2020-00028 – Yakima County – This amendment will correct Table 19.36-1 (Yakima County Unified Land Development Code), which is the Zoning District and Comprehensive Plan consistency table. This proposal will provide more consistency between the ULDC and the comprehensive plan to better implement the code. (See Exhibit 5 for text changes).
 - iv. LRN2020-00010/SEP2020-00028 – Yakima County – Update Table 19.14.010 Residential Uses (Yakima County Unified Land Development Code) to change the required level of review for the placement of manufactured homes from a Type 2 review to a Type 1 review. (See Exhibit 6 for text changes).

Section 3. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the resolution, or the validity of its application to any other persons or circumstances.

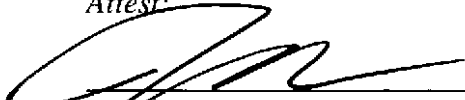
Section 4. Effective Date. Pursuant to the Growth Management Act (RCW 36.70A), Yakima County must publish a Notice of Adoption within 10 days after the Board's approval of this ordinance, thus starting the required 60-day appeal period. Therefore, this ordinance becomes effective on the 61st day after publishing of the Notice of Adoption.

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DONE

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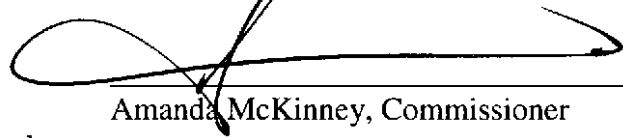
Attest:



Julie Lawrence, Clerk of the Board
Linda Kay O'Hara, Deputy Clerk of the Board



Ron Anderson, Chairman



Amanda McKinney, Commissioner



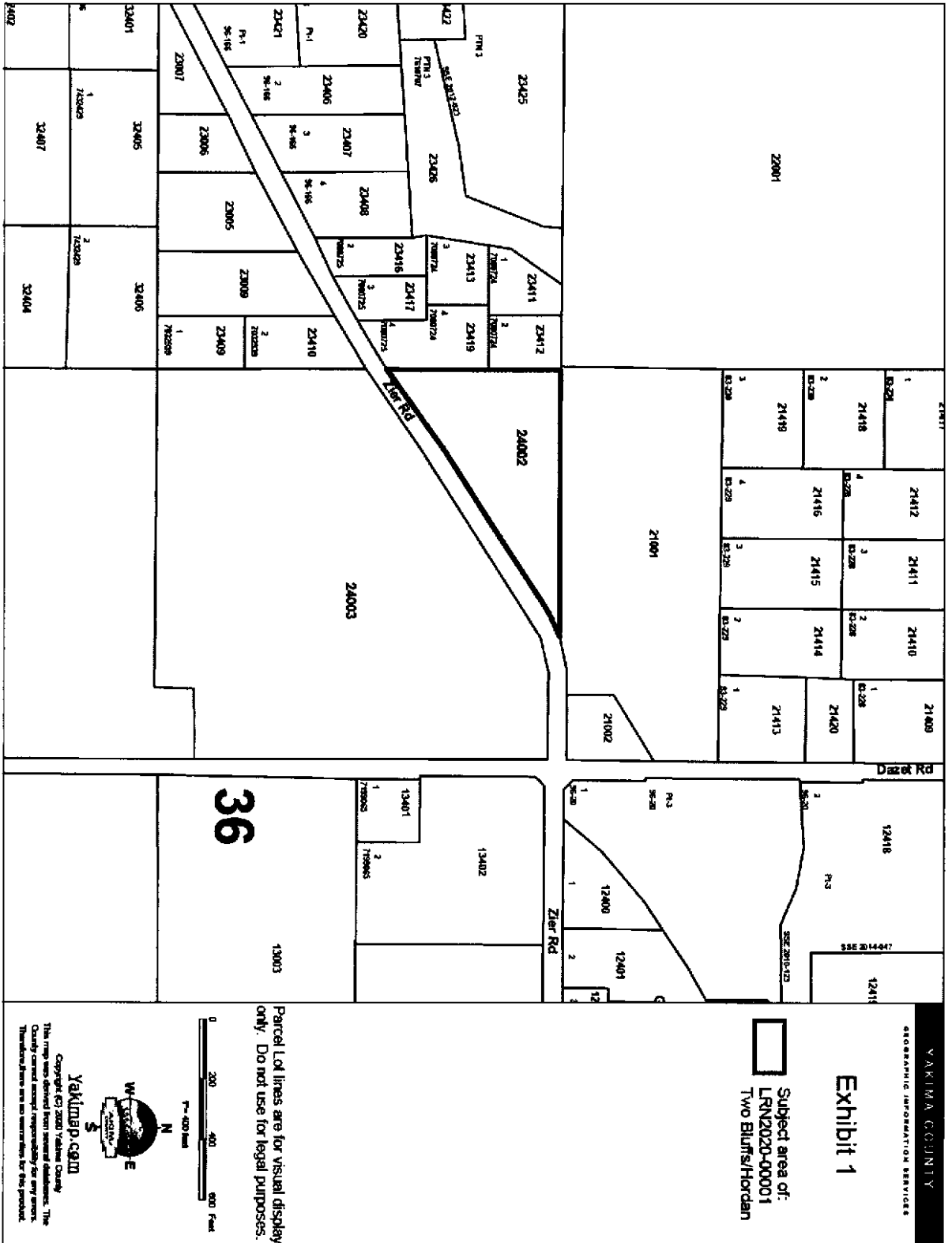
LaDon Linde, Commissioner
*Constituting the Board of County Commissioners
for Yakima County, Washington*

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- Exhibit 1 - LRN2020-00001/SEP2020-00003: Two Bluffs Hordan (map attached)
- Exhibit 2 - LRN2020-00004/SEP2020-00004: Caton/Strutner (map attached)
- Exhibit 3 - LRN2019-00005/SEP2020-00028: Yakima County Staff (YCC Title 19 text amendment attached)
- Exhibit 4 - LRN2020-00005/SEP2020-00028: Yakima County Staff (YCC Title 19 text amendment attached)
- Exhibit 5 - LRN2020-00008/SEP2020-00028: Yakima County Staff (YCC Title 19 text amendment attached)
- Exhibit 6 - LRN2020-00010/SEP2020-00028: Yakima County Staff (YCC Title 19 text amendment attached)

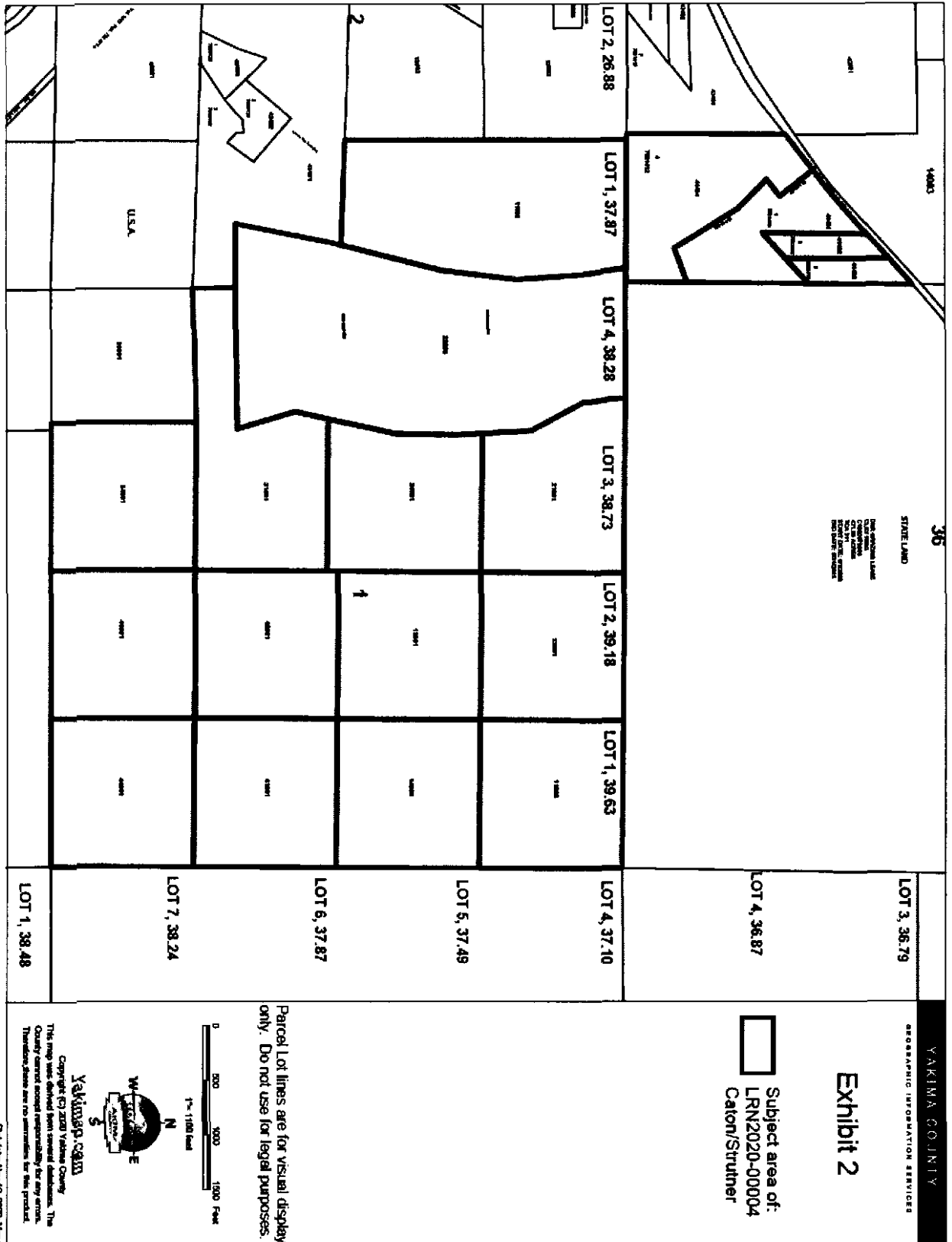
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Exhibit 1



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Exhibit 2



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Exhibit 3

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Chapter 19.18

SPECIAL USES AND STANDARDS

19.18.130 Campgrounds and Recreational Vehicle Parks.

(1) Legislative Intent. This Section is intended:

- (a) To implement various goals and policies of Yakima County's adopted Comprehensive Plan(s) and Regional Shoreline Master Program, including land use, community facilities and services, environment, economic development, and housing, relative to unincorporated areas of Yakima County, under authority of RCW 36.70A and responsibility to adopt official land use controls under RCW 36.70.640 and shorelines regulations under Chapter 90.58 RCW.
- (b) To ensure the public health, safety and welfare of campgrounds and recreational vehicle parks within Yakima County land use jurisdiction, through the application of the health regulations adopted under authority and responsibility granted the Yakima Health District under RCW 70.05.070.
- (c) To ensure the public health, safety and welfare of campgrounds and recreational vehicle parks within Yakima County land use jurisdiction, through applying the Building and Fire Safety regulations adopted under authority and responsibility granted to the Building Official and the Yakima County Fire Marshal under YCC Title 13 under RCW Chapter 19.27.
- (d) To provide, under authority in RCW 58.17.035 and 58.17.040(5), for a Binding Site Plan method of land subdivision in unincorporated Yakima County for purposes of lease of commercial property where camping units are permitted to be placed upon the land.
- (e) To provide for the creation of new and expansion or modification of existing campgrounds and recreational vehicle parks in unincorporated areas of Yakima County that meet the needs and protect the interests of users and adjacent landowners.
- (f) To assure the compatibility of recreational vehicle parks and campgrounds in the unincorporated areas of Yakima County with adjacent and nearby land uses by establishing development standards, while providing for flexible designs.

(2) Applicability.

- (a) Any person who proposes to establish, construct, alter, expand or modify a campground or recreational vehicle park in unincorporated Yakima County shall comply with the requirements of this Chapter.
- (b) For any proposal to expand a pre-existing campground or recreational vehicle park within Yakima County land use jurisdiction, only the new or expanded portion of the development shall be required to meet the standards and requirements of this chapter, unless there is a public health or public safety issue involved in the existing development; in which case upgrades of existing park or campground development may be required as part of the preliminary site plan review process.
- (c) ~~Any person who proposes to continue operation of an existing campground or recreational vehicle park anywhere in Yakima County shall obtain an annual operating permit from the Building and Fire Safety Division under YCC Title 13. No land area may be created, sold or leased for overnight occupancy of two or more camping units in unincorporated Yakima County, except in conformance with this Section.~~

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(3) Exceptions. The following do not require separate approval under this Section; provided that such uses otherwise comply with Yakima County Code:

- (a) Day use areas, with appropriate sanitary facilities are provided as required by the Yakima Health District.
- (b) Recreational vehicle parking normally accessory to a residence or approved location.
- (c) Recreational vehicle storage areas permitted as an accessory use to an approved principal use provided the area set aside for this purpose is subject to land use and environmental requirements attendant to the underlying land use decision.
- (d) A single recreational vehicle approved for occupancy for the care of a terminally ill person under Section 19.18.480 as it now exists or is amended.
- (e) A single recreational vehicle located on a lot under the same ownership as the recreational vehicle, for not more than 30 days for temporary use under Section 19.18.480.
- (f) Multiple camping or recreational vehicles may be located on a lot for temporary accommodation accessory to an approved recreational use (such as a livestock event facility, off-road recreational vehicle facility, or similar use). See Section 19.18.135.
- (g) Campgrounds and recreational vehicle parks associated with and integral to an approved Master Planned Resort are subject to the standards of this section unless equivalent or better standards are proposed in the Resort Development Plan of the Master Planned Resort.

(4) Health Standards Applicable Countywide. All recreational vehicle parks and campgrounds shall comply with all health standards for campgrounds and RV parks as required by the Yakima Health District, WAC 246-290 or WAC 246-291 or as amended, and as administered by the Yakima County Building Official under YCC Title 13. All proposed water supply and sewage disposal sites must be depicted on the final site plan.

(a) Solid Waste. No person shall dispose of or discard sewage, gray water, or other waste materials onto the ground. All storage, collection, and disposal of solid waste in the campground or recreational vehicle park shall be in conformance with the minimum functional standards set forth by the Washington State Department of Ecology and administered by the Yakima Health District.

- (i) Approved solid waste containers shall be placed within 200 feet of each camping space;
- (ii) Solid waste collection areas having more than one container shall require screening with a sight-obscuring fence or Standard C sitescreening as provided in Chapters 19.21; and
- (iii) All solid waste containers shall have covers that prevent access by birds and other animals and minimize the creation of nuisances from odors and fugitive materials.

(5) Minimum Land Use and Site Design Standards. Each campground or recreational vehicle park shall meet Chapter 19.10 and the following standards:

- (a) Size. The minimum area for a recreational vehicle park shall be two acres. The minimum area for a campground shall be one acre.
- (b) Camping Space Standards. Standards for camping unit spaces within recreational vehicle parks and campgrounds shall be as follows:
 - (i) Width. The minimum space width shall be 20 feet.
 - (ii) Use.

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- (A) No more than three camping units shall occupy any individual space in a campground.
- (B) Only one recreational vehicle shall occupy an individual space at any time, though a camping space may be occupied by one recreational vehicle and one or two tents.
- (C) No decks, porches, outdoor storage, or other exterior additions shall be attached to a recreational vehicle or constructed or erected on a camping space; provided, however, that an awning designed as part of and permanently attached to a recreational vehicle shall be allowed.
- (D) Wheels and tires shall not be removed from any recreational vehicle, nor shall skirting be allowed.

(iii) Nothing in this Subsection shall conflict with YCC Title 13 accessibility requirements, where applicable, for access to an individual recreational vehicle.

(c) **Grading and Surfacing.** All camping spaces shall be designed to provide drainage to a stormwater treatment area. Cinder, gravel, or comparable non-dust-creating, semi-permeable, all weather surfaces of a size approved by the Reviewing Official shall be provided for all recreational vehicle pad areas.

(i) **Fences and Walls.** No fence or wall shall be erected between camping unit spaces, except a retaining wall or a guardrail meeting YCC Title 13 requirements may be installed for safety purposes;

(ii) **Space Identification Numbers.** Camping space numbers at least four inches in height shall identify each space and shall remain readily identifiable while in use;

(iii) **Design.** Each camping space shall be designed and constructed at such elevation, distance, and angle regarding its access to provide for safe and efficient placement and removal of camping units; and

(iv) **Setbacks.** The setback for camping spaces from any public road or private road right-of-way exterior to the campground or recreational vehicle park shall be 25 feet from the edge of the right-of-way or road easement, or 60 feet from the road centerline, whichever is greater. Natural and landscape vegetation shall be retained and maintained along exterior property lines and within exterior setback areas of the campground or recreational vehicle park to the maximum extent possible. Other setback standards are as listed in Table 19.18.130-1 below.

Table 19.18.130-1. Minimum Setback Standards

	Setback (feet)
Camping site boundary to exterior side or rear property line	15
Distance between camping unit or awning to camping unit or awning on an adjacent space	10
Distance for camping unit from travel surface of interior roads	10
Cabin or tent cabin setback from interior roads	20
Distance between fire pit and exterior property line	30

No camping unit shall be placed or parked within a required setback area. Uses in setback areas shall be restricted to underground utility lines, exterior boundary fences, or security posts, and landscape vegetation; provided, a towed passenger vehicle, other than a recreational vehicle, may be parked within an internal front yard setback area required for an individual camping unit space. Fences, utility

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lines, or landscape vegetation located within a setback area, if permitted, shall not interfere with access and driving sight distances.

(d) **Exterior Fencing or Buffering.** A campground and/or RV Park which abuts a residence either to the side or rear exterior boundary shall comply with the sitescreening standards of Chapter 19.21. Fences shall be no less than six feet in height, and shall be sight obscuring (Standard C) as provided in Chapter 19.21 and shall conform to YCC Title 13. Any such fence shall be installed prior to operation of the campground or recreational vehicle park. Any fence shall be neutral in color and blend with the surrounding area. The fencing requirement may be waived if the campground or recreational vehicle park owner is also the owner of the contiguous residence.

(e) **Roads.** The road system, both within and adjacent to the proposed campground or recreational vehicle park, shall be designed to meet the requirements of the County Fire Marshal and the County Engineer.

(f) **Drainage.** Drainage facilities shall be designed by a registered engineer to provide no measurable increase in the rate of stormwater runoff into the receiving drainage for a 25 year storm event, consistent with YCC Chapter 12.10.

(g) **Parking.** A campground or recreational vehicle park shall meet the following parking standards:

(i) There shall be no on-street parking.

(ii) There shall be no parking permitted within required exterior front, side or rear yard setbacks.

(iii) A campground or recreational vehicle park and its associated buildings, structures, and uses shall provide off-street parking for passenger vehicles and recreational vehicles under Chapter 19.22. In addition to the parking spaces required, one or more disabled parking spaces shall be provided in locations convenient to origins and destinations. Guest parking spaces shall be provided at a ratio of one parking space per eight camping spaces. Any towed passenger vehicle shall be parked within the boundary of the camping space, or when a recreational vehicle fully occupies the camping space such passenger vehicle shall be parked in a guest parking space. Guest parking spaces shall be grouped and distributed evenly throughout the campground or recreational vehicle park.

(h) **Density.**

(i) For campgrounds without sanitary sewer service, the maximum density of a campground or recreational vehicle park shall be based on consideration of the capacity of the soils to handle on-site sewage disposal as determined by the Yakima Health District, consistent with applicable requirements of Chapter 246-272A WAC; provided, however, that such density must be found to be compatible with surrounding land uses and consistent with the County's Comprehensive Plan.

(ii) Campgrounds served with on-site sewage disposal shall have a maximum density of six units per gross acre unless a higher density, not to exceed ten units per gross acre, is approved by the Yakima Health District.

(iii) For recreational vehicle parks or campgrounds with an approved sanitary sewer connection to each camping space, the density shall not exceed 20 camping spaces per gross acre; provided such density is consistent with site development standards of this Title and other applicable regulations and meets environmental policies of the County.

(i) **Electrical and Other Utility Connections.** Electrical hookups may be provided to each camping space in a developed campground or recreational vehicle park. If provided, the minimum amperage shall be specified by the Washington Department of Labor and Industries (L&I). Other services, such

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as television and telephone cable service, may be permitted. All electrical and other connections shall be:

- (i) In compliance with applicable local and state codes; and
 - (ii) In close proximity to the user.
- (j) **Lighting.** All security or safety lighting shall be designed as provided in Section 19.10.040 so as to limit illumination to the campground or recreational vehicle park, without interfering with the motoring public on adjacent roads.
- (k) **Fire Protection.** Fire safety precautions for campgrounds and recreational vehicle parks shall be provided as required by the International Fire Code (IFC) and International Wildland Urban Interface Code (IWUIC), and YCC Title 13.
- (l) **Caretaker's Residence.** One caretaker's residence and/or office facility for the owner or operator of the campground or recreational vehicle park may be allowed. A manufactured home can be utilized as the caretaker's residence, however no other manufactured homes shall be occupied, stored, or parked in a campground or recreational vehicle park. No manufactured home unit shall be used for commercial use, assembly of people, or accessory use within a campground or recreational vehicle park.
- (m) **Accessory Uses.** Laundry, assembly, or commercial accessory or service uses may be allowed in a developed campground or recreational vehicle park provided, each structure meets building code standards. The appropriateness of all proposed accessory uses and their compatibility with adjacent land uses will be considered as part of the site plan review. Such accessory uses are restricted in their use to occupants of the campground or recreational vehicle park. Each accessory use or structure shall be accessible by improved pedestrian path convenient to occupants of the park or campground. Any manufactured coach used for laundry, assembly or commercial use shall be a commercial coach.
- (n) **Water Recreation Facilities.** All water recreation facilities shall:
- (i) Comply with the rules and regulations under Chapter 246-260 WAC and/or Chapter 246-262 WAC, as now exists or are amended;
 - (ii) Be approved and permitted by the Yakima Health District; and
 - (iii) Meet the pool barrier requirements of YCC Title 13.
- (o) **Exterior Boundary Survey.** Exterior boundaries and all road centerlines shall be surveyed and monumented by a surveyor licensed in the State of Washington.
- (p) **Open Space and Recreation.** A minimum 15% of the total site area within the campground or recreational vehicle park shall be set aside as community open space as defined in Section 19.01.070. The minimum area may be reduced to ten percent of the total site area where the campground is developed in conjunction with a master planned resort.
- (q) Duration of Occupancy. Campgrounds and recreational vehicle parks are intended for recreational or temporary occupancy. Accordingly, the Reviewing Official shall require the following conditions and limitations on occupancy when approving permits for land uses under this section:
- (i) The maximum length of stay of any camper shall be 180 consecutive days.
 - (ii) Camper's may stay the maximum consecutive days in a permitted facility as provided in (i) above, after which they must vacate the facility for at least seven consecutive days.

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(iv) The facility's management shall maintain accurate records of each camping site's occupancy and provide Yakima County code enforcement personnel with access to such records when requested.

(Ord. 6-2017 § 2(C) (Exh. 1) (part), 2017; Ord. 7-2013 § 1 (Exh. A) (part), 2015).

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Exhibit 4

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Subject		Zone	
		M-1	M-2
Minimum lot area ⁽¹⁾ New parcels smaller than one-half acre are not permitted unless consistent with a binding site plan approval for the use		One-half acre	One-half acre
Minimum lot width		60 feet	60 feet
Maximum lot coverage		100 percent	100 percent
		or less as required by Section 19.21.030 for sitescreening/landscaping	
Maximum building height Additional restrictions may apply within the Airport Safety Overlay. See Section 19.17.030.		60 feet	None
Minimum vision clearance triangle at intersections, railroads, curbcuts and driveways		See Subsection 19.10.040(7)	
Minimum building setback ⁽²⁾			
Front/street side* ⁽³⁾	Classified road (arterial or collector)	50 feet from planned centerline	
	Roads with a right-of-way or vehicular access easement greater than 60 feet in width	25 feet from planned right-of-way edge	
	Turnaround or cul-de-sac		
	Local access or private roads ⁽⁴⁾	50 feet from planned centerline	
	Private, shared driveway or alley ⁽⁴⁾ (see Chapter 19.23)	10 feet from edge of easement	
Side (interior)*	Not adjoining an RT, SR, R-1, R-2 or R-3 district	0 feet	0 feet
	Adjoining an RT, SR, R-1, R-2 or R-3 district	One-half building height or fifty feet, whichever is greater	
Rear*	Right-of-way or vehicular access easement	Same as front setback	Same as front setback
	Not adjoining an RT, SR, R-1, R-2 or R-3 district	0 feet	0 feet
	Adjoining an RT, SR, R-1, R-2 or R-3 district	One-half building height or fifty feet, whichever is greater	
*Dwellings and other especially sensitive land uses (ESLU) adjacent to designated resource lands and/or activities are subject to additional setbacks		See Section 19.18.205	
Additional setback to conform to sitescreening requirements		See Section 19.21.030	

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Exhibit 5

BOARD OF YAKIMA COUNTY COMMISSIONERS

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

ZONING → Plan Designation ↓	AG	FW	R- 10/5	RT	RS	R/ 40	R/ELDP- SR	R- 1	R- 2	R- 3	B- 1	B- 2	HTC	SCC	LCC	GC	M- 1 ⁽¹⁾	M- 2 ⁽²⁾	MIN	MPDO	ASO	GO	MPR
Unincorporated Rural and Resource Areas																							
Agricultural Resource	EP	El	I	I	I	El	I	I	I	I	I	I	I	I	I	I	EP	EP	I	EP	EP	EP	EP
Forest Resource	I	EP	I	I	I	I	I	I	I	I	I	I	I	I	I	I	EP	EP	I	EP	EP	EP	EP
Mineral Resource Overlay	EP	EP	EP	EP	EP	EP	El	I	I	I	I	I	EP	I	I	I	EP	EP	EP	EP	EP	EP	EP
Rural Settlement	I	I	I	I	EP	I	I	I	I	I	I	I	I	I	I	I	I	I	I	EP	EP	EP	EP
Rural Transitional	I	I	El	EP	I	El	I	I	I	I	I	I	EP	I	I	I	EP	EP	I	EP	EP	EP	EP
Rural Self-Sufficient	El	El	EP	I	I	El	I	I	I	I	I	I	EP	I	I	I	EP	EP	EP	EP	EP	EP	EP
Rural Remote/Extremely Limited Development Potential	EP	EP	I	I	I	EP	El	I	I	I	I	I	El	I	I	I	EP	EP	I	EP	EP	EP	EP
(Urban Growth Areas) ⁽²⁾																							
Urban Residential	I	I	I	I	I	EP	EP	EP	EP	EP	I	I	I	I	I	I	I	I	I	EP	EP	EP	EP
Urban	I	I	I	I	I	EP	I	I	I	I	EP	EP	EP	EP	EP	EP	EP	EP	I	EP	EP	EP	EP

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

ZONING → Plan Designation ↓	AG	FW	R- 10/5	RT	RS	R/ELDP- 40	SR	R- 1	R- 2	R- 3	B- 1	B- 2	HTC	SCC	LCC	GC	M- 1 ⁽¹⁾	M- 2 ⁽¹⁾	MIN	MPDO	ASO	GO	MPR
Commercial																							
Urban Industrial	I	I	I	I	I	EP	I	I	I	I	I	I	I	I	I	I	EP	EP	EP	EP	EP	EP	EP
Urban Public	I	I	I	I	I	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP
Urban Parks and Open Space	I	I	I	I	I	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP
Urban Tribal	I	I	I	I	I	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP	EP

KEY: EP = Potentially Consistent I = Inconsistent

Notes:

- (1) The Industrial zoning district may only be applied outside of urban growth areas when it meets state siting criteria (see plan policy ED 3.14).
- (2) The zones within Urban Growth Areas must also be consistent with the applicable city's comprehensive plan or neighborhood plan future land use maps.

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Exhibit 6

BOARD OF YAKIMA COUNTY COMMISSIONERS

Table 19.14-1 Allowable Land Uses

	AG	FW	MIN	R/ELDP	R-10/5	RT	RS	HT	CS	R-1	R-2	R-3	B-1	B-2	SCC	LCC	GC	M-1	M-2
RESIDENTIAL†																			
Accessory dwelling unit*† – Attached	2	2		2	2	2	2		2	2	1 ⁽²⁾	1 ⁽²⁾							
Accessory dwelling unit*† – Detached	2	2		2	2	2	2		3	3	3 ⁽²⁾	3 ⁽²⁾							
Dwelling for occupancy by guards, watchmen, caretakers or owners of non-residential permitted use†			1				1						1	1	1	1	1	1	1
Manufactured/Mobile home parks*†						2			3			2							
Manufactured or mobile or homes*† of any size in approved or existing mobile/manufactured home parks*	1	1		1	1	1	1		1	1	1	1	1	1					
Mixed use building/dwellings in mixed-use multi-family residential/commercial development†						2							1	1	1	1	1	1	1
Multi-family dwelling*, 12 dwellings per acre or less						2									2	1	2	2	2
Multi-family dwelling*, 13 to 18 dwellings per acre															3	2	2	2	2
Multi-family dwelling*, more than 18 dwellings per acre						2										2	2	2	2

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Table 19.14-1 Allowable Land Uses

	AGFW	MIN	R/ELDP	R-10/5	RT	RS	HTC	SR	R-1	R-2	R-3	B-1	B-2	SCCL	LCC	GCM	M-1	M-2
Multi-wide manufactured home*† on an individual lot:									1			1	2					
Previously Titled (Used)	1	1	1	1	1	1	2	2	2	2								
Not Previously Titled (New)	1	1	1	1	1	1	1	1	1	1								
Second farm dwelling on a parcel at least 20 acres in size, in addition to the owner's single-family residence, that is in active agricultural use†	1																	
Single-family attached dwelling*, (common wall)								2	2	1	1							
Single-family detached dwelling (zero lot line)*								2	2	1	1							
Single-family site built or modular* dwelling	1	1	1	1	1	1		1	1	1								
Single-wide manufactured home*†, on an individual lot:																		
Previously Titled (Used)	1	1	1	1	1	2	2	2	2	2								
Not Previously Titled (New)	1	1	1	1	1	2	2	2	2	2								
Temporary sales office within a residential or mixed-use project while units in the project are sold by the developer						1		1	1	1	1	1	1	1	1	1		

BOARD OF YAKIMA COUNTY COMMISSIONERS

Table 19.14-1 Allowable Land Uses

	AGFW	MIN	R/ELDP	R-10/5	RT	RS	HTC	SR	R-1	R-2	R-3	B-1	B-2	SCC	LCC	CC	GC	M-1	M-2	
Two-family dwelling (duplex)*						1		3	3	1	1									

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