



# Planning Commission

Yakima County

Comprehensive Plan & Urban Growth Area Update

Workshop

July 9, 2014

# Introductions



Lynn Deitrick, AICP Planning Division Senior Manager/Zoning Official (June)



Tommy Carroll, Planning Section Manager



Keelan McPhee, Project Planner (May)

Marla Powers, Project Planner (April)



Judy Pozarich, Long Range (June)

Byron Gumz, Senior Planner



Rebecca Brown, Project Planner

# Presentation Outline



Overview of the Growth Management Act (GMA) (Marla)



Review of the Comprehensive Plan Update  
Urban Growth Area Update (Tommy)



Environmental Review (Byron)



Public Participation Plan (Marla)

Visioning (Keelan)

Website Overview (Judy)

Next Steps (Marla)





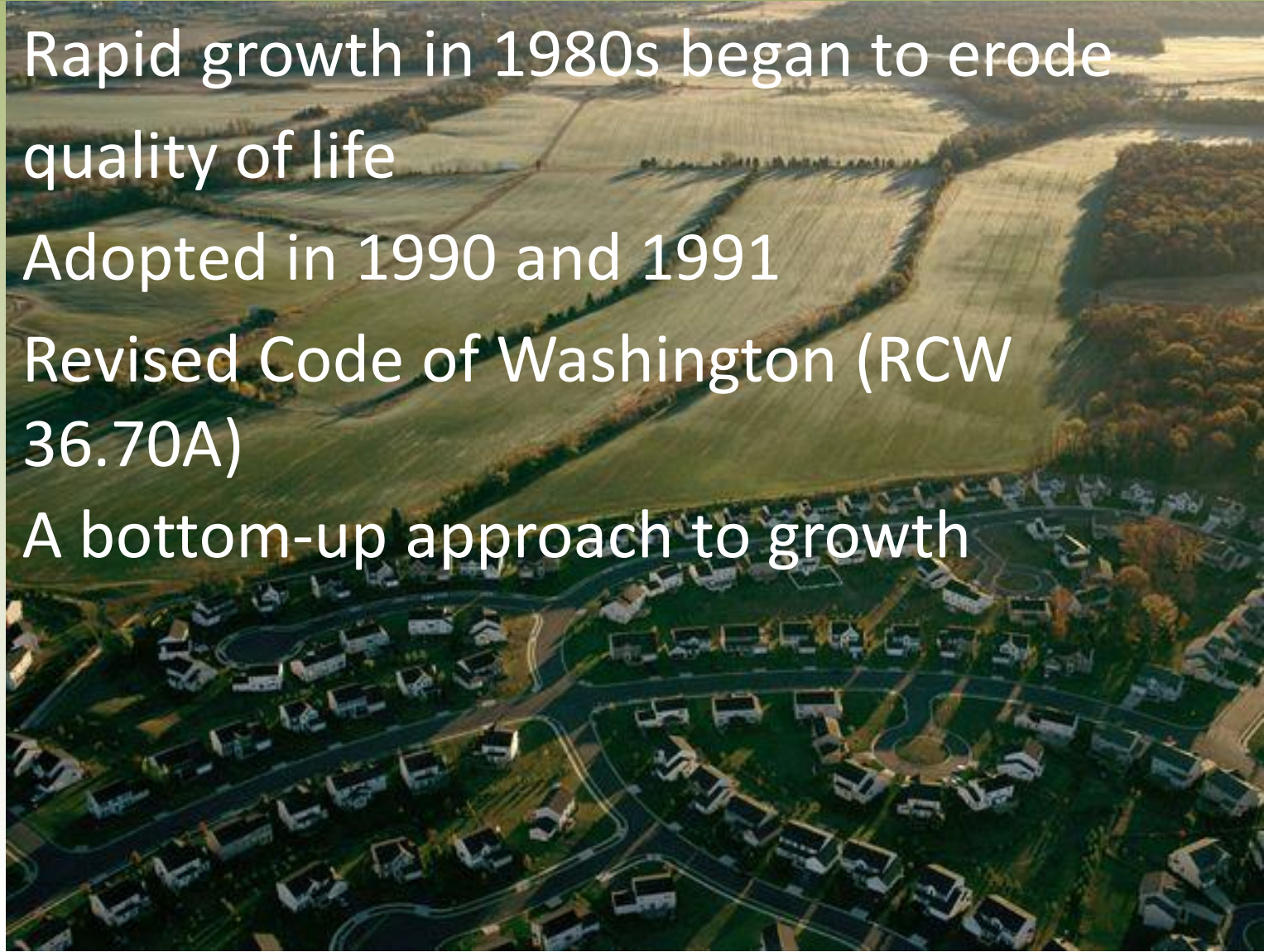
# Growth Management Act

Rapid growth in 1980s began to erode quality of life

Adopted in 1990 and 1991

Revised Code of Washington (RCW 36.70A)

A bottom-up approach to growth



# Growth Management Act

14 Goals in no order of priority

Urban Growth

Reduce Sprawl

Transportation

Housing

Economic Development

Property Rights

Permits

Natural Resource Industries

Open Space & Recreation

Environment

Citizen Participation &  
Coordination

Public Facilities & Services

Historic Preservation





# Growth Management Act

## Required Elements

Land Use

Housing

Capital Facilities Plan

Utilities

Rural

Transportation

Economic Development

Park & Recreation

Shorelines

## Optional Elements

Subjects related to  
physical development:

Conservation

Solar Energy

Subarea Plans



**Deadlines**  
**36.70A.130(5)**

- 2015
- 2016
- 2017
- 2018
- Critical areas and resource lands planning only

**Department of Commerce**  
 Innovation is in our nature.

Updated September 2012

# GMA Framework

**Growth Management Act (GMA)**  
Revised Code of Washington (RCW) Washington Administrative Code (WAC)

**Yakima County Countywide Planning Policies (CWPP)**

Comprehensive Plan  
Plan 2015

Comprehensive Plan  
Horizon 2040

Development Regulations

Project Review





# Horizon 2040 Principles (DRAFT)



- Maintain consistency with the GMA
- Keep community vision in mind at all times
- Integrate CWPP throughout
- Reduce bulk and preamble
- Organize document to be clear & easy to use
- One document (rather than three volumes)
- Holistic document to include/incorporate all county and subarea related plans
- Capital facility integration
- Maintain relevancy with regular public and municipal interface

# What is Involved?

Must be consistent with:

- Changes made by the State Legislature
- Updates in Population & Other Relevant Data
- Countywide Planning Policies
- Relevant Court Cases
- Hearings Board Cases

And must also be:

Consistent  
Compatible  
Coordinated  
Concurrent



# Yakima County Comprehensive Plan

- Sets vision & policy framework

Adopted 1997

- Guides growth & development

Last Updated 2007

20-Year Lifespan in 2015

- Critical Area & Resource Lands
- Policies that anticipate population and employment growth over a 20-year planning period





# Yakima County Comprehensive Plan

Plan 2015 to be replaced with Horizon 2040

## – Composition

- Volume I, II and Appendix Volume III
- Topics covered in all three volumes
- Topic changes will be holistic

Periodic Update due June 30, 2017

## Scope of Work

- Dept. of Commerce Checklist



# Phase 1 of 3

## Phase I

- To include items that require language and number updates that do not affect major goal and policy direction
- Elements include:

|                          |                               |
|--------------------------|-------------------------------|
| Overview/Organization    | Plan Development (Vol 2)      |
| What is the Policy Plan? | Keeping Plan Current (Vol 2)  |
| Implementation           | NEW Hazard Mitigation Element |
| Demographics Overview    |                               |

# Phase II: Two Components

## Phase II: Component One

- More in-depth review with major language and number update with some potential goal & policy redirection
- Conclude in second quarter of 2016

Elements include:

|                      |                                |
|----------------------|--------------------------------|
| Natural Settings     | Intergovernmental Coordination |
| Economic Development | Acronyms & Definition          |
| Housing              |                                |



# Phase II: Two Components

## Phase II: Component Two

- More in-depth review with major language & number updates with potential goal & policy redirection.
- Direction of change tied to UGA Update
- Conclude second quarter of 2017

## Elements Include:

|                    |                    |
|--------------------|--------------------|
| Land Use           | Transportation     |
| Parks & Open Space | Capital Facilities |
| Utilities          |                    |

# Phase III



- Environmental Review
- Conducted concurrently with Phase II
- Byron will take it from here

# Environmental Review

- The Washington State Environmental Policy Act (SEPA) requires that all “actions” be reviewed to determine if/what environmental impacts will result from the proposal, unless the proposal falls under a categorical exemption.
- There is no categorical exemption for a Comprehensive Plan update.
- Therefore, a SEPA review is required for Horizon 2040.





# Environmental Review

It is not possible to meet the goals and requirements of GMA or to make informed planning decisions without giving appropriate consideration to environmental factors.



# Two primary SEPA Processes

Determination of  
Non-Significance

**DNS**

**MDNS**

Determination of  
Significance

**EIS**

**SEIS**



# EIS vs. SEIS

- An SEIS is appropriate when the original EIS was issued for a different proposal (such as ***Plan 2015***), but provides the basis for review of the current proposal.
- An EIS and SEIS generally follow the same process, with the main difference being that scoping is not required for an SEIS.



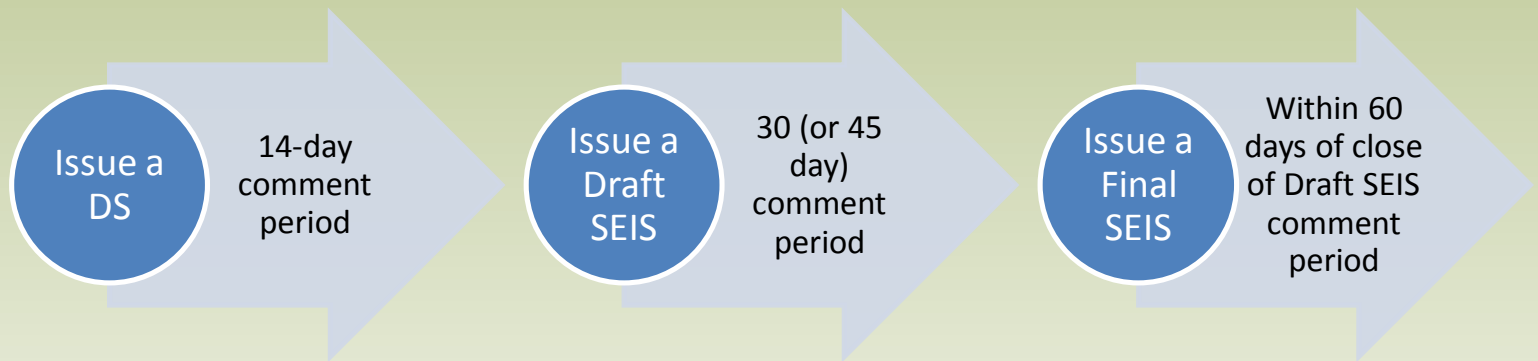


# Phased SEPA Review

SEPA encourages the use of phased environmental review to focus on issues that are ready for decision, and to exclude from consideration issues already decided or not yet ready for decision-making [WAC 197-11-060 (5)]. Phased review is appropriate where the sequence of a proposal is from a programmatic document, such as an EIS addressing a comprehensive plan, to other documents that are narrower in scope, such as for a site-specific, project-level analysis.



# SEIS Process



# UGA Update

- Required to review UGAs and densities permitted in both incorporated and unincorporated portions of each UGA in conjunction with periodic review of comprehensive plans
- Self imposed deadline: June 30, 2016
- Urban Growth Boundary (UGB) updated 2007
- Countywide Planning Policy Committee 2011





# UGA Update: Work Program

- Meet with jurisdictions and introduce process
- County to propose population projections to each jurisdiction
- Establish population densities and building intensities
- Conduct land capacity analysis
- Determine housing needs
- Determine necessary residential, commercial, retail, non-industrial, and industrial acreage
- Identify Capital Facilities Plans (CFPs)
  - ability to serve desired UGA areas
  - fund extension of services



# Public Participation Plan



## YAKIMA COUNTY URBAN GROWTH AREA AND COMPREHENSIVE PLAN UPDATE PUBLIC PARTICIPATION PLAN

### Goal and Objectives

**Goal:** Provide all residents, property owners, business owners and other stakeholders, an opportunity to understand and participate in the Urban Growth Area (UGA) and Comprehensive Plan Update process.

Required to establish and broadly disseminate to the public a public participation program for early and continuous public participation in the development and amendment of comprehensive plans

# Public Participation Plan

## Public Involvement/Outreach

- Study Sessions
- Open Houses
- Meetings
- Group Presentations (road show)
- Social Media
- Public Hearings



# Public Participation Plan

## Three-Prong Approach

- Events
- Community Groups
- Electronic Communication





# Public Participation Plan

## Notification Methods

- Newspaper Advertisements
- Spot Light Newsletter (paper & electronic)
- E-mail Notice
- Press Releases
- Direct Mail Notice
- Utility Billing Flyer (determine customer distribution)
- Postings on Social Media
- YPAC TV (commercial, short interview)
- Posters/Notice Boards



# Public Participation Plan

What would the Planning Commission like to add, change, modify?



# Public Participation Plan

Keelan will discuss Visioning



# Visioning

## Our Next First Big Step

*"If you don't know where you're going, you will probably end up somewhere else."* J. Peter

- Collecting Stories and Ideas
- Give citizens a place to share their ideas about the future of Yakima County.
- Plan for all citizens of the County, including:
  - People who are already actively engaged
  - General Public
- "Minorities" for example
  - Latino/Hispanic community
  - Young people
  - Public outreach





# What are Yakima County's "Assets"?

- Very productive farmland
- Attractive climate
- Small Business Opportunities
- Scenic views
- Outdoor recreation opportunities
- Good place to live and raise a family



# Visioning

- An extensive Visioning Process was included as part of the development of *Plan 2015* 1990-1992.
- In the Lower Valley, the Focus 2010 Program:
  - Began with a survey mailed to 1500 randomly selected residents in 1990 (80% responded);
  - Planning Advisory Committee (PAC) and Steering Committee created the Visioning Report, released in 1992.
  - 48 Goals identified in report.
- The Upper Valley Visioning occurred between 1991-1992.
  - Nine committees met covering nine issue areas.
  - The Upper Valley Visioning Report included goals and objectives “focus” topics within each of the nine issue categories.
  - 82 Goals identified. Report also includes objectives.



# Visioning

Are there goals that may (or may not) have been achieved?

- “The establishment of an adequate industrial campus in the upper Yakima Valley” (UV)
- “Develop a major international airport in the Yakima Valley” (UV)
- “By the year 2010, 75% of the county’s population should reside within incorporated cities and 25% outside the cities.” (LV)

Are there goals that may change a little or not be within the scope of the Plan Update?

- “Attract more than our share of the retirement, tourism, recreational and convention business to the Yakima area as a destination of choice.”



# Visioning

Examples of goals from Focus 2010 likely to stay the same...



- “Promote orderly development while recognizing private property rights”



- “Protect (Lower Valley) farmlands and agricultural areas from urban encroachment and incompatible land uses.”



- “Establish education and training programs to qualify workers for skilled and semi-skilled jobs. Develop and expand vocational educational facilities and skill centers.”



- “Provide for the development of knowledge, skills and attitudes that will enable all students to be successfully employed and be lifelong learners.”



- “Develop a strong value added product industry which supports our agricultural base.”



# Visioning

1. Defining the geographic area: Vision for rural Yakima County and Urban Growth Areas of the cities and towns within Yakima County
2. Questions to get at through the Visioning process (examples):
  - History: Tell us the *story* of your town/your community. Tell us the *defining events* that have shaped the community and made it what it is today.
  - What do people want to *preserve* in the Yakima Valley?
  - What do people want to *create* in the Yakima Valley?
  - What do people want to *see* in the Yakima Valley?
  - What *opportunities* do people want for themselves and future generations in the Yakima Valley?



# Visioning

## Products of the Visioning Process:

### 1. Vision Statement.

#### Example Vision Statements:

- From the City of Spokane's updated Strategic Plan: "A city near nature, unequalled for living, working, learning and leisure."
- From the City of Austin, Texas Visioning process: "We will become a City of Complete Communities."

### 2. Updated Visioning report, including updated goals.

- This may be an updated combined list of the Upper Valley and Lower Valley Visioning Reports, or a new list. The result is as of yet undetermined.



# Visioning

## Timeline:

- Gather the demographic “current conditions” data and put together background information this summer.
- Decide on scope of Visioning approach- number of meetings, committees, etc.
- Begin Visioning outreach and exercises Fall 2014 (3 months).
- Prepare Visioning products (anticipated about 3 months)



# Website Upgrade and Design

## Our Goals are to:

- Create visual aspects of the website that are appealing
- Ease of navigation
- Frequent updates and news
- Public outreach information
- Institute the use of various social media outlets
- Gain public participation by the use of:
  - Surveys
  - Interactive Questions



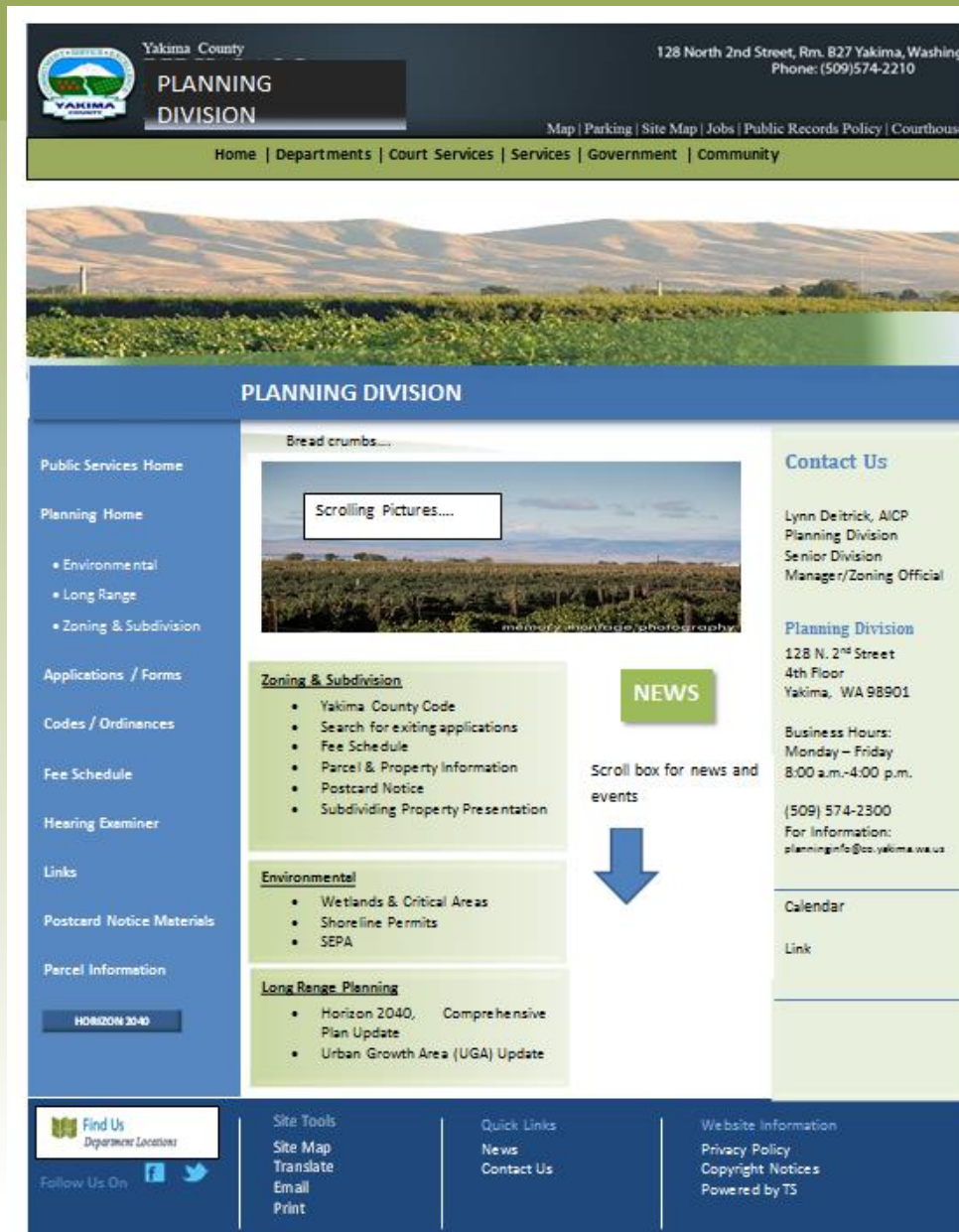


# Existing Website Page for Long Range



The design of the earlier web page was done as a static page with the though that the information would not change.

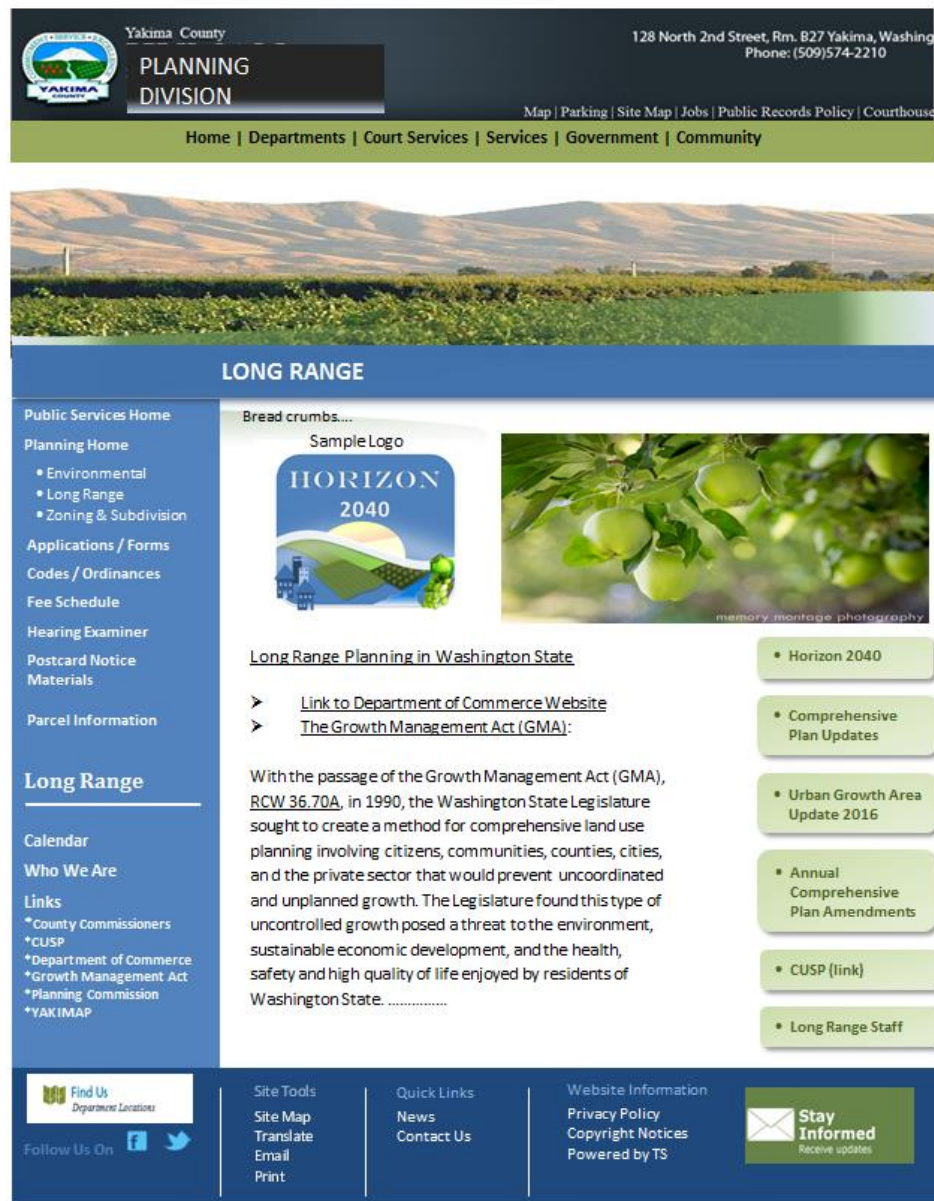
# Proposed Planning Home Page



- Clarity of information
- Ease of Navigation
- Easy access to division information
- Current up to date news



# Proposed Long Range page



**Yakima County**  
PLANNING DIVISION  
128 North 2nd Street, Rm. 827 Yakima, Washington  
Phone: (509)574-2210



Map | Parking | Site Map | Jobs | Public Records Policy | Courthouse

Home | Departments | Court Services | Services | Government | Community

## LONG RANGE

Bread crumbs...

Sample Logo



[Long Range Planning in Washington State](#)

- [Link to Department of Commerce Website](#)
- [The Growth Management Act \(GMA\):](#)

With the passage of the Growth Management Act (GMA), RCW 36.70A, in 1990, the Washington State Legislature sought to create a method for comprehensive land use planning involving citizens, communities, counties, cities, and the private sector that would prevent uncoordinated and unplanned growth. The Legislature found this type of uncontrolled growth posed a threat to the environment, sustainable economic development, and the health, safety and high quality of life enjoyed by residents of Washington State. ....

- [Horizon 2040](#)
- [Comprehensive Plan Updates](#)
- [Urban Growth Area Update 2016](#)
- [Annual Comprehensive Plan Amendments](#)
- [CUSP \(link\)](#)
- [Long Range Staff](#)

**Long Range**

- Public Services Home
- Planning Home
  - Environmental
  - Long Range
  - Zoning & Subdivision
- Applications / Forms
- Codes / Ordinances
- Fee Schedule
- Hearing Examiner
- Postcard Notice Materials
- Parcel Information



**Calendar**

**Who We Are**

**Links**

- \* County Commissioners
- \* CUSP
- \* Department of Commerce
- \* Growth Management Act
- \* Planning Commission
- \* YAKIMAP

**Find Us**  
Department Locations

Follow Us On  

**Site Tools**

- Site Map
- Translate
- Email
- Print

**Quick Links**

- News
- Contact Us

**Website Information**


- Privacy Policy
- Copyright Notices
- Powered by TS

**Stay Informed**  
Receive updates

## Features:

- Easy Navigation
- Up to-date News
- Keeping the Public Informed
  - \* Twitter
  - \* Facebook
  - \* Stay Informed Link (email notifications & mailings)

# Proposed Plan Update Page



Yakima County  
PLANNING  
DIVISION

128 North 2nd Street, Rm. B27 Yakima, Washington  
Phone: (509)574-2210

Map | Parking | Site Map | Jobs | Public Records Policy | Courthouse

Home | Departments | Court Services | Services | Government | Community



## LONG RANGE

Public Services Home

Planning Home

- Environmental
- Long Range
- Zoning & Subdivision

Applications / Forms

Codes / Ordinances

Fee Schedule

Hearing Examiner

Postcard Notice Materials

Parcel Information

Bread crumbs....



## HORIZON 2040

**What's on the Horizon?** Yakima County's currently adopted Comprehensive Plan - *Plan 2015* - is a policy document that guides County decisions related to growth and development in unincorporated Yakima County. The comprehensive plan is the centerpiece of local planning in Washington State. Like business plans, comprehensive plans provide the framework for how our communities will grow. And like business plans, they must evolve over time to be effective. Yakima County is required to update our comprehensive plan by June 30, 2017. The comprehensive plan update process (*Horizon 2040*) includes:

- Updating out-of-date information in the plan about the community and incorporating changes that have taken place in the Yakima Valley since *Plan 2015* was adopted in 1997;
- Ensuring that GMA amendments have been incorporated into the Plan
- Inventory housing, capital facilities, and transportation;
- Reviewing and updating Land Use policies, capital facilities and transportation elements, and consistency with local and state codes and laws
- The County is also required by state law to review the Critical

- Horizon 2040
- Comprehensive Plan Updates
- Urban Growth Area Update 2016
- Annual Comprehensive Plan Amendments
- CUSP (link)
- Long Range Staff

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Department Locations

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 Stay Informed  
Receive updates

Dedicated Pages for:

- Horizon 2040
- Urban Growth Area Update 2016



# Next Steps

- Scope of Work
- Web site live or beta
- Visioning Outreach & Goal Kickoff in September
- Phase I Review Beginning

Next PC meeting is August 13, 2014

