

SUMMARY OF REQUEST

The proposal is to merge a portion of the subject property (201004-34408) into Assessor's Parcel Number 201004-34011 to increase its size through the Boundary Line Adjustment process. The total area associated with the property merger is .61 acres.

To complete the required Boundary Line Adjustment (BLA) and merge the .61 acres with adjoining property, the zoning of the property being merged (.61 acres) must match the zoning district into which it is being merged.

Presently, the comprehensive plan land use designation and zoning for the properties involved in the BLA do not match. The subject property is currently designated Urban Residential and is zoned Multi-family (R-3) and the adjoining property is designated Urban Commercial and zoned General Commercial. Each property has a different owner.

To make the two properties zoning districts match, the property owner is requesting that the southern portion (.61 acres) of Parcel Number 201204-34408 have its comprehensive land use designation changed from Urban Residential to Urban Commercial and its zoning changed from Multi-family Residential (R-3) to General Commercial (GC). This requested change will permit the portion of property to be merged to the adjoining lot through the BLA process.

The subject property contains a single-family residence, automobile cover canopy and storage shed and has an on-site well and septic system. The adjoining property contains a mini-mart with gasoline pumps and a check cashing service center.

The subject property is proposed to be 1.33 acres in size after the BLA and the adjoining property will be 1.20 acres after the BLA. As both properties have individual wells and on-site septic systems, both lots have been sized to meet Yakima Health District standards for on-site well and septic systems. The addition of the .61 acres will permit expansion of the mini-mart facility at a later date.

WRITTEN NARRATIVE #3

a. Existing and historical land use.

The existing use of the property is a residential, with accessory residential structures and residential landscaping. Based on a review of historical aerial photographs the property appears to have been used for pasture, until the single-family residence was constructed in the mid-1990's.

b. Soil types (general description).

According to the Yakima County GIS Mapping, the site consists of Naches loam, 0 to 2 percent slopes. The soil is considered prime farmland.

c. Current sewage disposal and water supply.

The property is currently served by an on-site individual well and on-site septic system.

d. Suitability of the site as resource lands (if currently designated as such).

The site is not designated as a resource land.

e. Any known cultural, archaeological or historic resources.

The property is currently fully developed. The property owner indicates that, to his knowledge, no cultural, archaeological or historic resources exist on the property.

f. Any previous land use permit activity (under current ownership).

The current owner of the property has not applied for any land use permits since he has owned the subject property.

g. The availability of public facilities, such as roads, sewer, water and other required public services.

The project site is served by Linden Street, a local access street. Domestic water and sanitary sewer are located approximately 500-800 feet east of the property. All other urban facilities such as electricity and telephone are currently connected to the property, or are located in the immediate area.

The site lies within the Toppenish School District, the Toppenish Fire District and is served by the Yakima County Sheriff's Department.

WRITTEN NARRATIVE #4

a. The proposed amendment is consistent with the Growth Management Act and requirements, the Yakima County Comprehensive Plan – Horizon 2040, applicable city comprehensive plans, applicable capital facilities plans, official population growth forecasts and allocations;

The proposed amendment is consistent with requirements of the Growth Management Act, the County Yakima County Comprehensive Plan – Horizon 2040 and other plans because the subject property lies within the Toppenish Urban Area, as anticipated by the above documents and laws.

The amendment is consistent with the Growth Management Act goals and policies because it supports the Toppenish Urban Growth Area, directs urban growth to an existing urban area (within City Limits first) and encourages infill in an area where all urban level services and facilities needed to support existing development exists, or can be extended, if needed. The proposal reduces sprawl because the proposal is located in the existing Toppenish Urban Growth Area.

The property is served with an adequate transportation system to support current and future development of the properties involved in the Boundary Line Adjustment. This proposal also has the opportunity to encourage economic development in the urban area because the subject property is being merged to a commercial property with the opportunity to expand in the future. Thus, the project site meets Growth Management goals and policies, Horizon 2040, and lies within an existing urban area which is in compliance with the current capital facilities plan.

This project reduces sprawl as contemplated by the GMA because the proposal increases the size of an existing developed commercial property. In this scenario, the commercial enterprise has the opportunity to expand, instead of creating a need for additional commercial property to be created through additional comprehensive plan/rezone requests. In essence, this project can be considered an infill proposal.

The amendment is consistent with the Yakima County Comprehensive Plan – Horizon 2040 because it meets many of the goals and policies of the Urban Growth Areas Element of the Plan. Specifically, the proposal meets:

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

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

Goal YKLU-U 8: Make commercial areas a desirable place to shop and work.

Policy YKLU-U 8.1 – Commercial uses and developments should be designed to be compatible with surrounding land uses, especially to avoid encroachment into residential areas.

Goal YKLU-U 9: Provide wide variety of commercial retail and services that are heavily dependent on convenient vehicle access and serve section of the urban area along major travel routes.

Policy YKLU-U 9.1 – General commercial uses and services that are heavily dependent on convenient vehicle access shall be located along major travel routes.

Policy YKLU-U 9.2 – Encourage the “infill” of new development within existing commercial districts to share access and parking with adjacent commercial development to minimize curb cuts.

Comment – The intent behind this proposal is to increase the size of an existing commercial property located within an existing urban growth area and is an infill project because it will provide the adjoining commercial property the opportunity to expand in the future. The existing commercial property fronts on West First Avenue, which connects to Highway 97, so the subject property being changed will ultimately end up on a property located along a major arterial and travel route. Residential property to the north will be protected from incompatible commercial impacts because a large 1-plus acre residential property will act as a buffer between the uses. Residential property to the west contains a school and should not be impacted by this proposal. Properties to the east and south are commercial and industrial in nature and will not be impacted by this proposal. For the above reasons, the proposal complies with the Growth Management Act and Yakima County Comprehensive Plan.

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;

The proposed map amendment is consistent with the mapping criteria contained within the Yakima County Comprehensive Plan – Horizon 2040 for Urban Commercial to a greater degree than the current plan designation of Urban Residential because the subject property encompasses the adjoining commercial property the south and west sides. The proposal will merge undeveloped portions of a residential property to a commercial property where it can be better used as part of the commercial corridor along West First Avenue.

Based on this, the proposed change from Urban Residential to Urban Commercial is appropriate because the proposal meets the intent of the Urban Commercial criteria of providing a commercial area where a wide range of retail activities and services is permitted. In this case, the proposal is to match the adjoining commercial land use designation and zoning with the adjacent property to provide an opportunity for future growth. For the reasons above, the property meets the Urban Commercial Land Use designation to a greater degree than the Urban Residential designation.

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;

The site is suitable for the proposed designation because of the existing commercial development located on the adjacent property can accommodate the property being merged into it. The property being merged is flat, the same elevation of the commercial property and contains residential landscaping which can easily be removed for future development.

There is no lack of appropriately designated alternative sites in the area but this proposal does need to relocate for the anticipation of future growth. In fact, this proposal helps retain existing designated properties by proposing an expansion of an existing use, instead of developing a new property.

Based on the above, the proposed site is suitable for the proposed map change request.

d. For 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;

This proposal better implements the applicable comprehensive plan policies than the current relevant comprehensive plan because this proposal merges a very small piece of residential property to a commercial property that currently meets all the criteria of the Urban Commercial designation. The addition of .61 acres which adjoins the commercial property along its north and west sides removes useless and undesirable residential property from the designation due to its odd shape. This minor proposal can be accomplished without interrupting the surrounding residential district, while at the same time, permitting an existing commercial property the opportunity to grow at its current site. Thus, better implementing the current comprehensive plan by retaining the existing residential use and commercial use next to one another while maintaining compatibility between the uses.

For the reasons above, substantial evidence exists that the proposed designation is more consistent with comprehensive plan policies than the current designation.

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

- (i) Respond to a substantial change in conditions beyond the property owners control applicable to the area within which the subject property lies;
- (ii) Better implements applicable comprehensive plan policies than the current map designation;
- (iii) Corrects an obvious mapping error;

- (iv) Address an identified deficiency in the plan. In the case of resource lands, the applicable designation criteria in the mapping criteria portion of Chapter 5 – Land Use Element of Horizon 2040, shall be followed. If the result of the analysis shows that the applicable de-designation criteria have 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;

Comment – Letter “e” above is not applicable because this is not a request to change a resource designation.

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

The project site is generally located at the northeast corner of Linden Street and West First Avenue. Since the proposal is to add additional lands to Assessor’s Parcel Number 201004-34011, it is best to describe the necessary public facilities and services that will serve this property. Currently, the property is served with an on-site well and on-site septic system. All other facilities such as electricity and telephone are currently connected to the property, or are located in the immediate area. Domestic water and sanitary sewer lie approximately 500-800 feet east of the proposal. The site lies within the Toppenish School District, the Toppenish Fire District and is served by the Yakima County Sheriff’s Department. As such, the full range of urban public/private facilities and services can be adequately provided to serve the proposed designation, as needed.

g. The proposed future land use map amendment will not prematurely cause the need for, nor increase the pressure for additional plan map amendments in the surrounding area.

This proposal will not prematurely cause the need for, nor increase the pressure for additional plan map amendments in the surrounding area because this proposal supplements the Urban Commercial land use designation in this immediate area by slightly increasing the size of the designation to accommodate future expansion. This map amendment actually benefits the Urban Commercial land use designation because it permits additional growth of an existing business without it having to relocate. The relocation of the business would remove commercial lands from the UGA inventory when this small amendment accomplishes a better result by retaining the business at its current location. Based on this, there should not be any additional requests for map amendments in the surrounding area.