

 <p><b>YAKIMA COUNTY</b> WASHINGTON</p>	<p>COMPREHENSIVE PLAN MAP AMENDMENT</p> <p>CASE NUMBER(S): LRN2022-00003/SEP2022-00005</p> <p>STAFF REPORT DRAFTED BY: Tua Vang</p> <p>June 8, 2022</p>
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Applicant:	Junior Achievement of Washington/Borton		
Representative:	Bill Hordan, Hordan Planning Services		
Request:	Type of Amendment:	Comprehensive Plan Map Amendment	
	Land Use Designation	From:	Urban Residential
		To:	Urban Commercial
	Zoning	From:	Two-Family Residential (R-2)
		To:	Professional Business (B-1)
Parcel No(s):	191321-42416		
Parcel Size:	2.12 acres		
Location:	The property is located in the Terrace Heights Neighborhood in the City of Yakima's Urban Growth Area (UGA), adjacent to the intersection of Keys Road and University Parkway, and approximately 0.83 miles east from the City of Yakima.		
Proposal:	The applicant is requesting a change to the underlying land use designation with a concurrent rezone to be more consistent with the existing commercial use, approved as a "community center," and allow for more types of similar uses such as commercial retail and services, and lower levels of review.		

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## A. SUMMARY OF RECOMMENDATIONS

5 Staff recommends Approval of the requested comprehensive plan amendment from Urban Residential  
6 to Urban Commercial and Approval of the concurrent rezone from R-2 to B-1, subject to consideration  
7 of testimony from neighbors and interested parties.

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## B. SUMMARY OF REQUEST

10 The applicant requests: (1) a change in *Horizon 2040*'s Future Land Use Map from Urban Residential  
11 to Urban Commercial; and (2) a concurrent rezone from R-2 to B-1. (See Appendix A for maps.)

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## C. SUBJECT PROPERTY HISTORY

13 The entire subject property was zoned Two-Family Residential (R-2) prior to adoption of Yakima  
14 County Comprehensive Plan in 1997, which designated the subject property Urban. In February 2000,  
15 the subject property zoning remained Two-Family Residential (R-2) to be consistent with and  
16 implement the Comprehensive Plan. In May 2015, the subject property zoning remained R-2 as part  
17 of the development of the new Yakima County Code (YCC) Title 19 - Unified Land Development  
18 Code. On January 1, 2016, Ordinance 8-2015 became effective and assigned new Urban Designations  
19 to Yakima County UGAs which redesignated the subject property from Urban to Urban Residential  
20 (UR).  
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1      **D. CURRENT COMP PLAN DESIGNATIONS, ZONING AND LAND USE**

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3      The current Yakima County Comprehensive Plan - ***Horizon 2040*** designations, zoning, and land uses  
4      for the subject property and adjoining parcels are indicated in table below:

Location	Zoning	Comp Plan	Acres	# of Parcel s	Land Use
Subject Property	R-2	UR	2.12	1	Early learning community center providing youth business, finance, and civic engagement opportunities.
North and West of the subject property	R-3	UR	36.53	7	University Parkway Apartments, LLC
South of subject property	SR	UR	4.19	1	Vacant
East of subject property	R-1	UR	52	81	Sun Country Estates, Manufactured Home Park

5  
6      **E. INTENT OF PLAN DESIGNATIONS AND ZONES (CURRENT AND PROPOSED)**

7      • **Current Land Use Designation – Urban Residential - UR:**

8      **Horizon 2040 – Land Use Element 5.8.3.2**

9  
10     The intent of the Urban Residential land use category, adopted as part of the future land use map,  
11     is to provide for a full range of urban housing types, from single and multi-family development to  
12     high density family housing. The Urban Residential land use designation is a general designation  
13     intended to accommodate all the urban residential land use designations listed in each of the  
14     fourteen cities' and towns' future land use maps.

15     • **Current Zoning – Two-Family Residential - R-2:**

16     **YCC 19.12.020(1)(a)**

17     The R-2 district is intended to establish buildings that are typically single-family dwellings,  
18     duplexes and other compatible uses in areas served by local access streets and collectors. The  
19     purpose of the two-family residential district is to:

20         (i) Establish and preserve residential neighborhoods for land uses compatible with the intent of  
21         this district;

22         (ii) Locate residential development with a maximum density of 12 dwelling units per acre for  
23         duplexes, and a maximum density of 18 dwelling units per acre for multi-family dwellings under  
24         Chapter 19.14, in areas receiving a full range of public services including area-wide public water  
25         supply, regional public sewer, and police and fire protection;

26         (iii) Provide for an orderly, phased transition from rural to urban uses within Urban Growth  
27         Areas;

28         (iv) Facilitate coordinated and collaborative public infrastructure investment;

29         (v) Prevent conversion of land in the R-2 district to uses/densities that cannot be urbanized;

1  
2 (vi) Require connection to public water and sewer systems where available; and  
3  
4 (vii) Require full urban standards for developments within Urban Growth Areas, meeting the  
5 County's minimum urban standards or the respective city's standards, whichever are higher.  
6

7 • **Proposed Land Use Designation – Urban Commercial - UC:**

8 **Horizon 2040 – Land Use Element 5.8.3.2**

9 The intent of the Urban Commercial land use category, adopted as part of the future land use map,  
10 is to provide for commercial areas where a wide range of retail activities and services are permitted.  
11 The Urban Commercial land use designation is a general designation intended to accommodate all  
12 the urban commercial land use designations listed in each of the fourteen cities' and towns' future  
13 land use maps.

14 • **Proposed Zoning – Professional Business - B-1:**

15 **YCC 19.13.010(1)(a)**

16 The purpose of the Professional Business (B-1) district is to:

17 (i) Establish and preserve areas for professional offices on smaller parcel sizes;  
18  
19 (ii) Provide for a transition between commercial clusters and residential neighborhoods; and  
20  
21 (iii) Require the County's minimum urban development standards for commercial developments,  
22 or the respective city's standards, whichever are higher.

23 **F. PLAN MAP AMENDMENT AND MAJOR REZONE APPROVAL CRITERIA**

24 The approval criteria set forth in YCC 16B.10.095 shall be considered in any review and approval of  
25 amendments to Yakima County Comprehensive Plan Future Land Use Map. YCC 16B.10.090 (Major  
26 Rezones) are legislative rezones necessary to maintain consistency between the comprehensive plan  
27 policy plan map and the official zoning map and shall be completed concurrently with the plan  
28 amendment process wherever appropriate. Rezones completed as part of the plan amendment process  
29 shall be reviewed against the criteria as for plan amendments in Section 16B.10.095 of this code, and  
30 YCC Section 19.36.040 and must be consistent with the requested plan designation as indicated in  
31 Table 19.36-1. The **approval criteria** are listed below in **bold font** and the corresponding *Staff*  
32 *Findings* are *italicized*.

33 • **CONSISTENCY WITH 16B.10.095 APPROVAL CRITERIA:**

34 (1) **The following criteria shall be considered in any review and approval of amendments to**  
35 **Yakima County Comprehensive Plan Future Land Use Map:**

36 (a) **The proposed amendment is consistent with the Growth Management Act [GMA]**  
37 **and requirements, the Yakima County Comprehensive Plan and applicable sub-area**  
38 **plans, applicable city comprehensive plans, applicable capital facilities plans and**  
39 **official population growth forecasts and allocations;**

40 ○ **GMA CONSISTENCY** - This major rezone is consistent with ten of the  
41 thirteen GMA Planning goals, RCW 36.70A.020, without any order of priority.

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

4  
5                   *Staff Findings:* The proposal is consistent with this GMA goal because the subject  
6                   parcel is located in the City of Yakima's urban growth boundary where public facilities  
7                   and services are available. This property is currently served by the Terrace Heights  
8                   Sewer District, Terrace Heights Water System, natural gas, electricity, and telephone.  
9                   It lies within the East Valley School District, East Valley Fire District, and served by  
10                   the Yakima County Sheriff's Department. It is located at the northwest corner of the  
11                   Keys Road and University Parkway intersection with direct access onto both County  
12                   paved roads. The 2.12 acre subject parcel is developed with an approximate 19,865  
13                   square foot facility with associated paved parking.

14  
15                   **RCW 36.70A.020 (2) Reduce sprawl.** Reduce the inappropriate conversion of  
16                   undeveloped land into sprawling, low-density development.

17  
18                   *Staff Findings:* The proposal is consistent with this GMA goal because it is already  
19                   developed at an urban density and won't create sprawl.

20  
21                   **RCW 36.70A.020 (3) Transportation.** Encourage efficient multimodal  
22                   transportation systems that are based on regional priorities and coordinated with  
23                   county and city comprehensive plans.

24  
25                   *Staff Findings:* The proposal is consistent with this GMA goal because the subject  
26                   property has available multi-modal transportation systems except for public transit.

27  
28                   **RCW 36.70A.020 (4) Housing.** Encourage the availability of affordable housing  
29                   to all economic segments of the population of this state, promote a variety of  
30                   residential densities and housing types, and encourage preservation of existing  
31                   housing stock.

32  
33                   *Staff Findings:* Does not apply. The community center does not impact or restrict  
34                   affordable housing options. The applicant is not proposing housing and the subject site  
35                   has no existing housing stock to preserve.

36  
37                   **RCW 36.70A.020 (5) Economic development.** Encourage economic development  
38                   throughout the state that is consistent with adopted comprehensive plans,  
39                   promote economic opportunity for all citizens of this state, especially for  
40                   unemployed and for disadvantaged persons, promote the retention and expansion  
41                   of existing businesses and recruitment of new businesses, recognize regional  
42                   differences impacting economic development opportunities, and encourage  
43                   growth in areas experiencing insufficient economic growth, all within the  
44                   capacities of the state's natural resources, public services, and public facilities.

45  
46                   *Staff Findings:* The proposal is consistent with this GMA goal because it recognizes  
47                   the importance of promoting continued economic diversity by providing the  
48                   surrounding youth community with early business and financial education.

1                   **RCW 36.70A.020 (6) Property rights.** Private property shall not be taken for  
2                   public use without just compensation having been made. The property rights of  
3                   landowners shall be protected from arbitrary and discriminatory actions.  
4

5                   *Staff Findings:* The proposal is consistent with this GMA goal because no private  
6                   property would be taken for public use.  
7

8                   **RCW 36.70A.020 (7) Permits.** Applications for both state and local government  
9                   permits should be processed in a timely and fair manner to ensure predictability.  
10

11                   *Staff Findings:* The proposal is consistent with this GMA goal because the land uses  
12                   under the current zoning/land use designation or proposed map amendment will  
13                   require any future state and local permits to be processed in a timely and fair manner.  
14

15                   **RCW 36.70A.020 (8) Natural resource industries.** Maintain and enhance natural  
16                   resource-based industries, including productive timber, agricultural, and  
17                   fisheries industries. Encourage the conservation of productive forestlands and  
18                   productive agricultural lands, and discourage incompatible uses.  
19

20                   *Staff Findings:* Does not apply. The applicant is not proposing a natural resource map  
21                   amendment which would be inconsistent with uses in the UGA.  
22

23                   **RCW 36.70A.020 (9) Open space and recreation.** Retain open space, enhance  
24                   recreational opportunities, conserve fish and wildlife habitat, increase access to  
25                   natural resource lands and water, and develop parks and recreation facilities.  
26

27                   *Staff Findings:* Does not apply. The proposed map amendment is a non-project action  
28                   that does not require open space and recreation.  
29

30                   **RCW 36.70A.020 (10) Environment.** Protect the environment and enhance the  
31                   state's high quality of life, including air and water quality, and the availability of  
32                   water.  
33

34                   *Staff Findings:* The proposal is consistent with this GMA goal because this non-project  
35                   action is being reviewed under the State Environmental Policy Act (SEPA). The  
36                   associated SEPA review case number is SEP22-005. The applicant has submitted a  
37                   SEPA checklist that will provide noticing to request comments from agencies of  
38                   expertise. Comments received will be provided to the applicant to address or  
39                   conditioned to be mitigated to ensure compliance so that there are no adverse impacts.  
40

41                   **RCW 36.70A.020 (11) Citizen participation and coordination.** Encourage the  
42                   involvement of citizens in the planning process and ensure coordination between  
43                   communities and jurisdictions to reconcile conflicts.  
44

45                   *Staff Findings:* The proposal is consistent with this GMA goal because the Yakima  
46                   County Biennial Amendment process is a legislative action that requires public  
47                   participation and coordination to be implemented in accordance with YCC 16B.10.080  
48                   (Public Process and Notice). This process will provide opportunities for the public to  
49                   submit comments and participate in open record hearings.  
50

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

6  
7                   *Staff Findings:* The proposal is consistent with this GMA goal because future  
8                   development proposals will require review to ensure no level of service decreases  
9                   below locally established minimum standards.

10  
11                  **RCW 36.70A.020 (13) Historic preservation.** Identify and encourage the  
12                  preservation of lands, sites, and structures, that have historical or archaeological  
13                  significance.

14  
15                  *Staff Findings:* The proposal is consistent with this GMA goal because the current  
16                  facility was reviewed under SEP2009-048 and issued a Determination of  
17                  Nonsignificance (DNS). No cultural resource, historical or archaeological  
18                  significances were determined at the time requiring mitigation. However, future  
19                  proposals may require review.

20  
21                  ○ **HORIZON 2040 CONSISTENCY** - This map amendment is consistent with  
22                  the following Yakima County Comprehensive Plan – **Horizon 2040** goals and  
23                  policies, without any order of priority. The relevant goals and policies to the  
24                  subject application are considered below (**Horizon 2040** language is **bolded**;  
25                  and *Staff Findings* are *italicized*):

26  
27                  **ECONOMIC DEVELOPMENT ELEMENT GOALS AND POLICIES**

28                  **Goal ED 2:** Encourage economic growth within the capacity of the region's public  
29                  services and public facilities.

30  
31                  **Policy ED 2.4:** Through planning, zoning and infrastructure investments,  
32                  encourage commercial and industrial development to locate in concentrations  
33                  to promote the most efficient use of land, utilities, and transportation facilities  
34                  in the concentrated area.

35  
36                  **Goal ED 3:** Ensure an adequate supply of commercial and industrial sites to  
37                  provide opportunity for new and expanding firms wishing to locate or remain in  
38                  Yakima County.

39  
40                  **Policy ED 3.3:** Support the maintenance and improvement of existing  
41                  commercial facilities in preference to creation of new commercial areas.

42  
43                  **Goal ED 6:** Retain and expand existing Yakima County businesses.

44  
45                  **Policy ED 6.1:** Support the efforts of County-wide business expansion and job  
46                  retention programs.

47  
48                  **LAND USE ELEMENT GOALS AND POLICIES**

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

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

5  
6                   **Policy LU-U 1.7: Infill development, higher density zoning and small lot sizes**  
7                   should be encouraged where services have already been provided and  
8                   sufficient capacity exists.

9  
10                  **Policy LU-U 1.8: The County, cities, or interested citizens may initiate an**  
11                  amendment to property within an existing urban growth area through the  
12                  comprehensive plan amendment process; however, amendments will  
13                  normally be processed every other year. Only the County, cities, and towns  
14                  may initiate amendments to UGA boundaries, which will normally be  
15                  processed every five years.

16  
17                  **Goal YKLU-U 6: Provide opportunities for office development to promote**  
18                  economic growth and to meet the need for office space in the Yakima urban area.

19  
20                  **Policy YKLU-U 6.1: Use offices as transitional uses between commercial and**  
21                  residential areas.

22  
23                  **Policy YKLU-U 6.2: Promote small-scale office development that will not**  
24                  have significant adverse impacts on adjacent neighborhoods.

25  
26                  **Policy YKLU-U 6.3: Encourage placing parking lots behind buildings, or**  
27                  along the side of the buildings.

28  
29                  **Goal YKLU-U 8: Make commercial areas a desirable place to shop and work.**

30  
31                  **Policy YKLU-U 8.1: Commercial uses and developments should be designed**  
32                  to be compatible with surrounding land uses, especially to avoid  
33                  encroachment into residential areas.

34  
35                  **Policy YKLU-U 8.5: Ensure compatibility between commercial structures**  
36                  and adjoining residential uses. Require commercial structures to use building  
37                  scale, roof style, and building materials similar to, or compatible with, the  
38                  adjoining residential structures.

39  
40                  **Policy YKLU-U 8.6: Commercial uses adjacent to residential areas should**  
41                  use effective landscape buffers with living plant vegetation such as evergreen  
42                  trees, bushes, open space or other design controls to minimize noise, glare,  
43                  and other impacts associated with commercial land use to ensure that their  
44                  location will not adversely affect the residential areas.

45  
46                  **Policy YKLU-U 8.7: Parking lots for commercial land uses that are adjacent**  
47                  to residential housing should be screened from the view of residents using  
48                  vegetation, fences, berms or other screening devices.

49  
50                  **Goal THLU-U 2: Allow a mixture of commercial and residential land uses.**

## **CAPITAL FACILITIES GOALS AND POLICIES**

## **Goal CF 2: Provide a variety of responses to the demands of growth on capital facilities.**

**Policy CF 2.2: Make the most efficient use of existing capital facilities, including such techniques and programs as: encouraging development that uses existing facilities.**

**Goal CF 4: Ensure that capital facilities necessary for development are available and adequate to serve the development, based on the County's adopted minimum level of service standards.**

**Staff Findings:** The proposal is consistent with the above **Horizon 2040** goals and policies since it currently meets the above urban design standards and served by urban capital facilities and services. The **Horizon 2040** goals and policies further support this proposal by stressing the importance of retaining local businesses seeking expansion as a commercial infill location; creating economic development opportunities. Future proposals will require review to ensure additional urban design standards to the adjacent residential uses and that the existing capital facilities and services can accommodate future uses.

## ○ SUB-AREA PLAN CONSISTENCY

**Staff Findings:** Does not apply. There is no applicable sub-area plan that affects this proposal.

○ CITY OF YAKIMA COMPREHENSIVE PLAN 2040 CONSISTENCY

**Staff Findings:** A review of the City of Yakima's Comprehensive Plan finds no inconsistencies with this proposal.

## ○ CAPITAL FACILITIES PLAN CONSISTENCY

**Staff Findings:** A review of **Horizon 2040**'s Capital Facilities Element finds no inconsistencies with this request.

## YAKIMA COUNTY POPULATION PROJECTIONS AND ALLOCATION CONSISTENCY

**Staff Findings:** The proposed map amendment does not affect population projections and allocations.

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

**Staff Findings:** Does not apply. There is no mapping criteria for proposed urban land use designations.

(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 Findings:** There is a lack of appropriately designated alternative sites within the vicinity. There is a total of an approximate 2 acres of B-1 zoning district in the Terrace Heights neighborhood and is currently being used as a civic center/library and volunteer fire station (East Valley Fire Station #42). The Jr. Achievement facility is more aligned with the commercial zone and could allow for additional infill development to serve the surrounding community.

(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 Findings:** There is no substantial evidence or a special study, however, there is special interest from the property owner for a map amendment to allow for more commercial infill development that is more consistent with the current commercial use.

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

- (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
- (ii) Better implement applicable comprehensive plan policies than the current map designation; or
- (iii) Correct an obvious mapping error; or
- (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 Element of the Yakima County Comprehensive Plan – *Horizon 2040* 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 Findings:** Does not apply. The proposal is a request to change an urban designation and not a resource designation.

(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 Findings:** As discussed in GMA Goal 1, the property is located within the City of Yakima's UGA and is currently being served by urban public facilities and services. A full range of necessary public facilities and services are available if needed.

(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.

1                   *Staff Findings:* The proposal is site specific to the property that is already developed and  
2                   will not prematurely cause the need for nor increase the pressure for additional plan map  
3                   amendments to the existing surrounding residential uses.

4

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

7

8                   *Staff Findings:* Does not apply. The proposal is not requesting a change to the UGA boundary.

9

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

13

14                  *Staff Findings:* Does not apply. The proposal is not requesting a change to the UGA boundary.

15

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

18

19                  *Staff Findings:* The cumulative impacts will be addressed as part of the overall SEPA  
20                  environmental review process for the 2022 Biennial Comprehensive Plan Amendments.

21

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

25

26                  *Staff Findings:* Does not apply. The proposal is for a Comprehensive Plan map amendment.

27

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

33

34                  *Staff Findings:* Does not apply. The proposed map amendment is not a regulation text  
35                  amendment.

36

37                  **G. YCC 19.36.040 MAJOR REZONES:**

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39                  YCC 16B.10.090 states that major rezones shall be reviewed against the criteria in YCC 19.36.040  
40                  (Major Rezones), which states:

41

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

45

46                  *Staff Conclusion:* The procedures for amending **Horizon 2040** as outlined in YCC 16.10 are being  
47                  followed in the matter of rezoning the subject property.

1      **H. ALLOWABLE USES**

2

3      The applicant requests a change in the Future Land Use Map on the subject property from Urban  
4      Residential to Urban Commercial. If the comp plan amendment is approved, a concurrent rezone from  
5      Two-Family Residential (R-2) to Professional Business (B-1) is also requested. For a full list of Type  
6      1, 2, 3, and 4 uses that would be allowed if the property were rezoned to B-1 please see Appendix B –  
7      YCC Chapter 19.14 Allowable Land Use Table.

8

9      *Staff Conclusion: The site does meet the criteria for rezoning to B-1 and therefore suitable for the*  
10     *allowable B-1 uses. The “community center” is also a Type 2 use in the B-1 zone.*

11     **I. DISCUSSION OF ENVIRONMENTAL ANALYSIS (SEPA)**

12

13     Staff has completed an assessment of the potential environmental impacts associated with the proposed  
14     plan and zoning amendment and proposes mitigation, where appropriate.

15

16     ○ **LRN22-003/SEP22-005: Jr. Achievement/Hordan.** The Environmental Checklist submitted  
17     by the applicant discloses no direct adverse environmental impacts associated with the  
18     proposal. However, if approved, the increased number of possible uses and greater  
19     development potential allowed on the property could potentially create significant adverse  
20     environmental impacts. When future development applications are submitted, additional  
21     environmental review may be required of most projects. Depending on the type of  
22     expansion in the future, a project SEPA may be required to mitigate for ground disturbance,  
23     lot coverage, parking, and water quality.

24

25     **J. CONCLUSIONS**

26

27     1. Subject to additional comments and information to be received during the request for comment  
28     periods and open record public hearings, the comprehensive plan map amendment and rezone  
29     meets the approval criteria of YCC 16B.10.095. The proposal is consistent with the goals and  
30     policies of the Growth Management Act (RCW36.70A), the Yakima County Comprehensive Plan  
31     (**Horizon 2040**), and the City of Yakima’s Comprehensive Plan.

32

33     2. Environmental review is currently being conducted to determine if any probable significant  
34     environmental impacts will result from approval.

35

36     **K. RECOMMENDATIONS**

37

38     The Yakima County Planning Division recommends **APPROVAL** of the **Horizon 2040** map  
39     amendment and rezone request, subject to consideration of testimony from neighbors and interested  
40     parties.

41

42                    ####

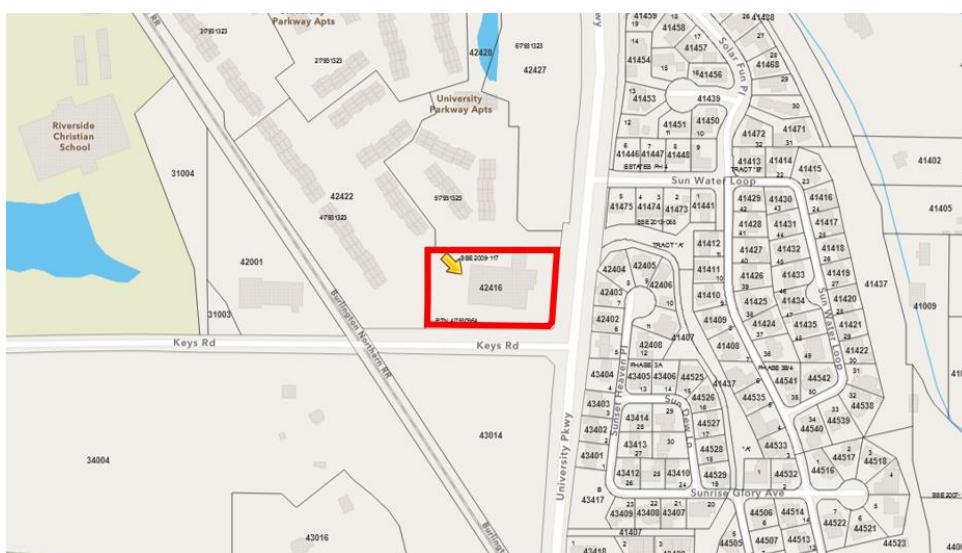
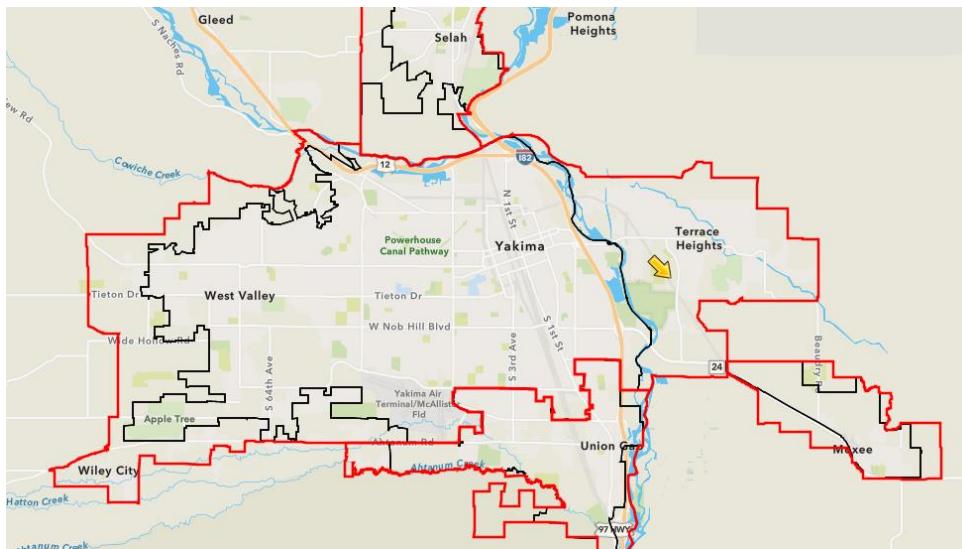
43

44     **APPENDICES: A – Maps**

45     **B – YCC Chapter 19.14 Allowable Land Use Table**

**LRN22-003/SEP22-005**  
**Rezone Location, Zoning, and Plan Designation**

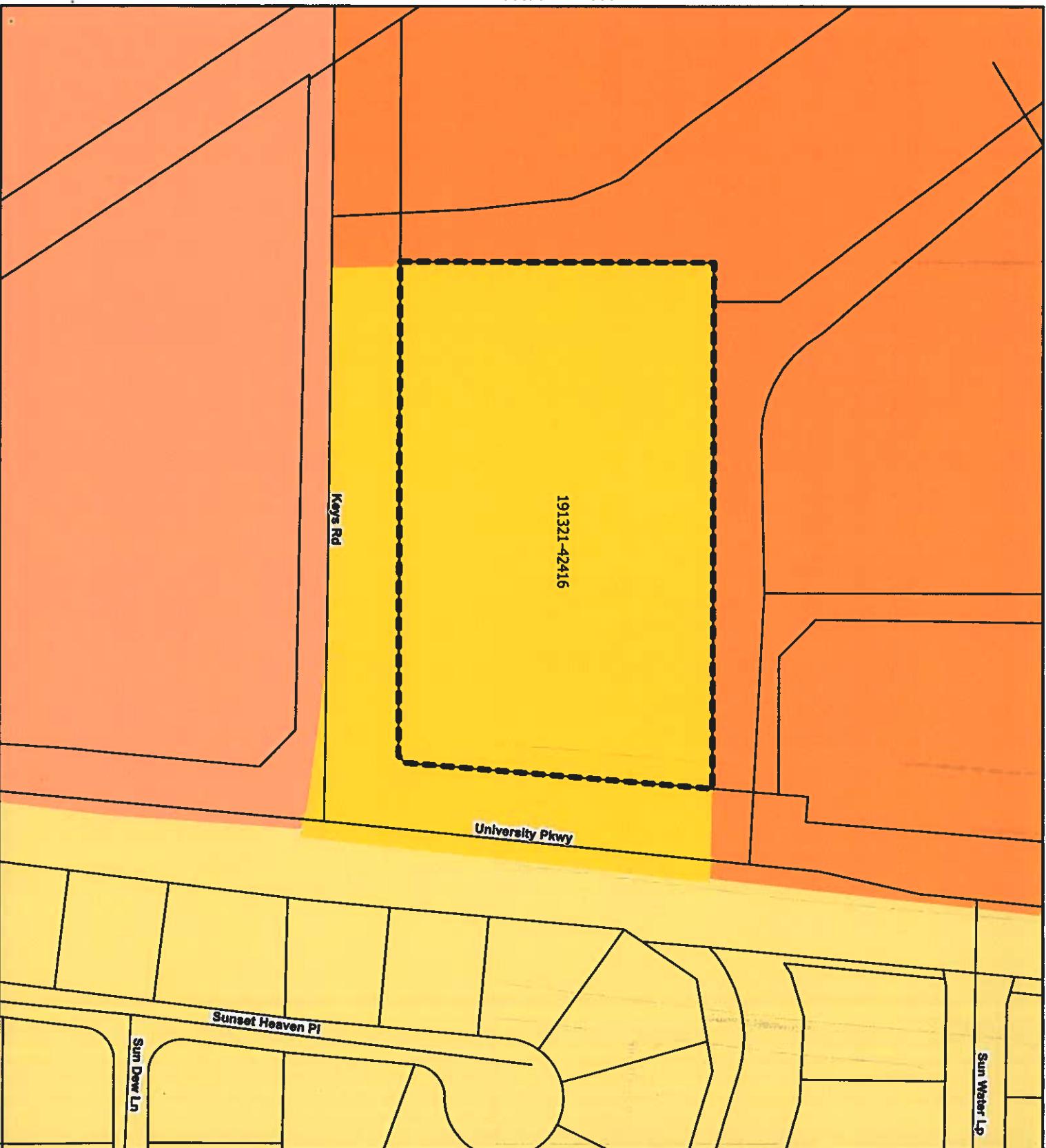
**Appendix A**



**Current Zoning**

**Junior Achievement**  
**191321-42416**

-  Subject Parcel
-  Yakima County Zoning
-  Suburban Residential
-  Single-Family Residential
-  Two-Family Residential
-  Multi-Family Residential
-  Tax Lots
-  All Roads



**Proposed Zoning**

**Junior Achievement**  
**191321-42416**

191321-42416

-  Subject Parcel
-  Yakima County Zoning
-  Suburban Residential
-  Single-Family Residential
-  Two-Family Residential
-  Multi-Family Residential
-  Professional Business
-  Tax Lots
-  All Roads

University Pkwy

Sunset Heaven Pl

Sun Dew Ln

1 inch equals 100 feet  
0 15 30 60 80 120  
Feet



**Yakimap.com**

**YAKIMA COUNTY**  
GEOGRAPHIC INFORMATION SERVICES

**Current Plan  
Designations**  
**191321-42416**

-  Subject Parcel
-  Horizon 2040 Designations
-  Urban Residential
-  Tax Lots
-  All Roads

University Pkwy

191321-42416

Keys Rd

Sunset Heaven Pl

Sun Dew Ln



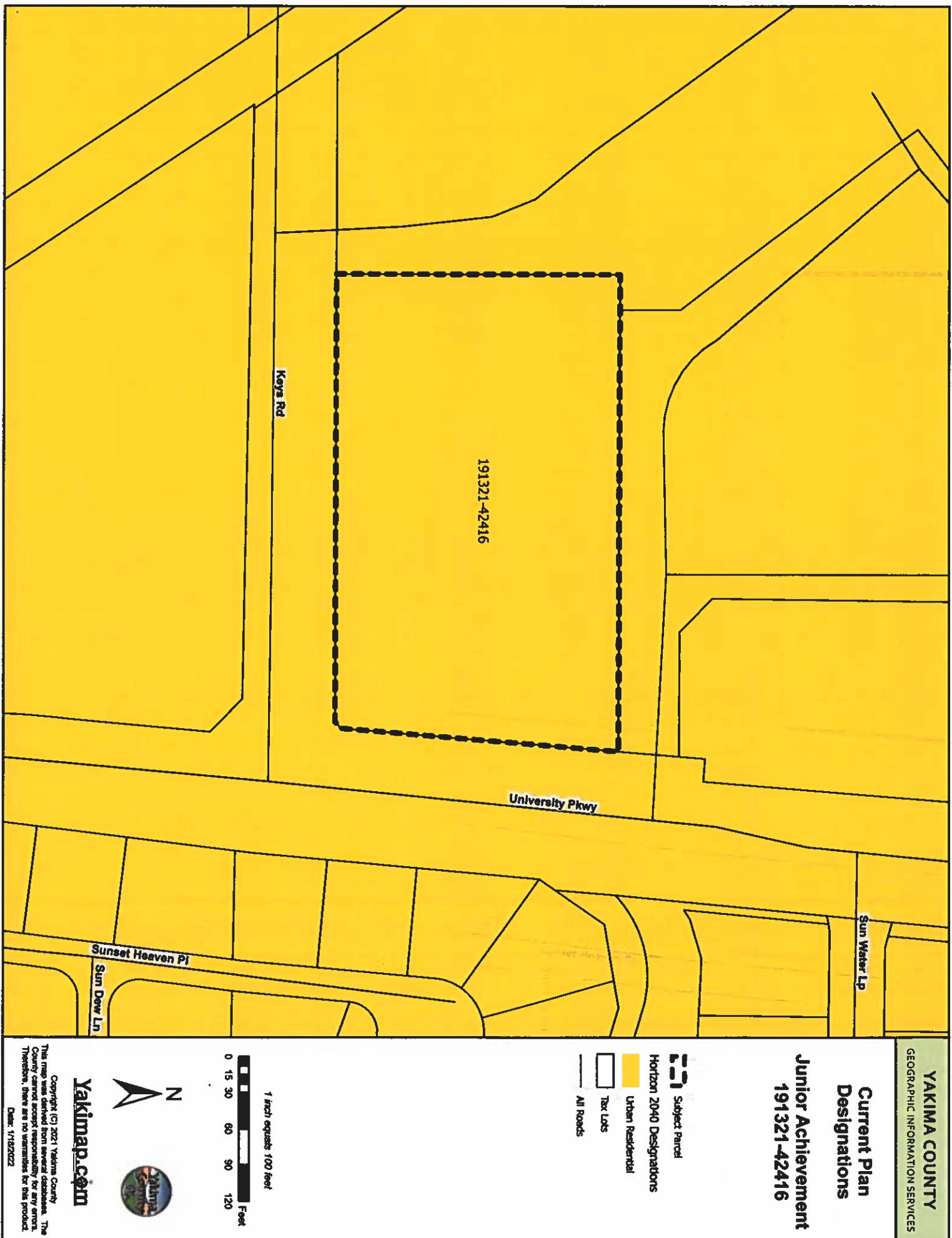
1 inch equals 100 feet

0 15 30 60 90 120  
Foot



**Yakimap.com**

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Date: 1/18/2022



Sun Water Ln

**YAKIMA COUNTY**  
GEOGRAPHIC INFORMATION SERVICES

**Proposed Plan  
Designations**  
**Junior Achievement**  
**191321-42416**

- Subject Parcel
- Horizon 2040 Designations
- Urban Residential
- Urban Commercial
- Tax Lots
- All Roads

University Pkwy

Sunset Heaven Pl

Sun Dew Ln

Keys Rd

191321-42416

0 15 30 60 90 120  
Feet  
1 inch equals 100 feet



**Yakimap.com**

This map was derived from several databases. The County cannot accept responsibility for any errors. Therefore, there are no warranties for this product.  
Date: 1/1/2022

**Chapter 19.14****ALLOWABLE LAND USE TABLE**

## Sections:

19.14.010 Allowable Land Use Table.

**19.14.010 Allowable Land Use Table.**

(1) The following Table 19.14-1 indicates those uses which may be permitted through Type 1, 2, 3 or 4 review in the various zoning districts defined in this title. In addition to Table 19.14-1, reference to the individual zoning districts and, where indicated, the notes following the table and definitions of 19.01.070, is necessary in order to determine if any specific requirements apply to the listed use.

(2) Uses. The uses set out in Table 19.14-1 are examples of uses allowed in the various zoning districts defined in this title. The appropriate review authority is mandatory. See YCC Title 16B for more explicit definitions of Type 1, 2, 3, and 4 uses/reviews.

“Type 1”	Uses allowed subject to approval of applicable permits where required. Type 1 uses usually require Type 1 review, but may require Type 2 review under certain conditions.
“Type 2”	Uses allowed upon Type 2 administrative review and approval as set forth in Section 19.30.030 uses subject to review and approval. Type 2 uses require administrative review by the Administrative Official and may be referred to the Hearing Examiner.
“Type 3”	Uses which may be authorized subject to the approval of a conditional use permit as set forth in Section 19.30.030. Type 3 conditional uses are not generally appropriate throughout the zoning district. Type 3 uses require Hearing Examiner review of applications subject to a Type 3 review under the procedures of Section 19.30.100 and YCC Subsection 16B.03.030(1)(c).
“Type 4”	Uses which may be allowed subject to the approval of a project permit as set forth in Section 19.30.030. Type 4 uses require both the Hearing Examiner and Board of County Commissioners review of applications subject to a Type 4 review under the procedures of Sections 19.30.080, 19.36.030, and YCC 16B Subsection 16B.03.030(1)(d).
“Blank”	Uses specifically prohibited.

A higher level of review may be required for a use located within one or more overlay districts, designated in Chapter 19.17, or where circumstances merit a higher level of review as described in Section 19.30.030. Where a use is not listed, it is specifically prohibited or subject to a similar use interpretation in Chapter 19.31.

\*\*\*The **highlighted yellow** below represents a new use, lower, or higher level of review if rezoned from R-2 to B-1.

Table 19.14-1 Allowable Land Uses

	R-2	B-1
<b>AGRICULTURE &amp; FORESTY (COMMERCIAL)</b>		
Agricultural building*†	1	
Agricultural market*		
Agricultural stands*† not exceeding 1,000 square feet in area		
Agricultural service establishments*		
Agricultural tourist operation*† (ATO):		
(1) Retail ATO*		
(2) Destination ATO*		
(3) Resort ATO*		
Agriculturally related industry*		
Agriculture*, silviculture, wholesale nurseries*†, and animal feeding operations*† ( <b>Excluding:</b> concentrated animal feeding operations*, livestock auction/sale yards, rendering plants and slaughter houses)	1	
Aquaculture*		
Brewery, domestic*		
Brewery, micro*		
Concentrated animal feeding operations*		
Distillery*		
Distillery*, craft*		
Farm Labor housing:		
Farm labor center*†		
Farm labor shelter*†		
Seasonal duration temporary worker housing†		
Forest industries*		
Irrigation distribution/drainage facilities*	1	1
Livestock auction/sale yards*		

Winery*		
<b>AMUSEMENT AND RECREATION</b>		
Adult entertainment facilities*†		
Amusement park (permanent) fairgrounds, racetracks and other outdoor amusements*†		
Aquatic center†		
Bowling alleys		
Campground*† and RV park*†		
Drive-in theatres†		
Exercise Facilities, gymnasiums		2
Game rooms*, electronic game rooms*, excluding social card rooms*		
Social card room*, including casinos†		
Golf courses, clubhouses, pro shops, driving ranges	3	
Miniature golf courses†		
Historic landmark* allowable use permits†	3	2
Hunting and fishing services, horse rental, pony rides		
Livestock event facilities		
Movie theaters, auditoriums, exhibition halls		
Off-road vehicle recreation facilities*†		
Parks, playgrounds, greenways and other public or private outdoor recreational facilities	2	2
Public or private camps* and guest ranches*		
Recreational services including equipment sales and rentals		
Shooting range, indoor		
Shooting range, outdoor		
Sporting goods, Retail		
Sports facility, indoor		
<b>COMMUNITY SERVICES</b>		

Cemetery†, crematorium columbaria and mausoleums	3	
Church or other place of worship*	2	2
Community center*	2	2
Correctional facilities		
Crisis residential facilities*	2	
Day care center, child*	3	2
Family home services*, other than safe/shelter home	1	1
Safe/shelter home* (see Family Home Services)	2	2
Fraternal organizations*, lodges and clubs, meeting/reception hall*		
Funeral home, without cemetery or crematorium		2
Funeral homes with crematorium		2
Grange halls and other agriculturally related clubs and organizations		
Group care facilities (large)**, foster family homes (large)**, or licensed boarding homes for more than six residents** (**Exceed definitions under Family Home Services)	2	3
Halfway house/clean and sober facility*	3	
Health care facilities*	3	3
Libraries	3	2
Museums, art galleries	3	2
Opiate substitution treatment facility defined under RCW 36.70A.200†		3
Police, fire station, ambulance service†	3	2
Public buildings and uses*	2	2
Residential care facility*	2	
Residential care facility* within five road miles of a year-round responding fire station		
Retirement homes*		
School bus storage & maintenance facilities	2	2

Schools: Elementary and middle*, senior high school*	3	3
Business incubator facilities, single- or multi-tenant		
Business school*	3	3
Commercial education services and studios		2
Community college/university	3	3
Vocational school*	3	3
Treatment centers for drug and alcohol rehabilitation		3
<b>MANUFACTURING</b>		
Agricultural product support		
Aircraft, aircraft parts		
Aircraft, commercial and industrial uses		
Apparel and accessories		
Bakery products (wholesale)		
Beverage industry*, not including wineries		
Canning, preserving, processing and packaging fruits vegetables and other foods not with definition of ag. related industry		
Cement and concrete plants		
Chemicals (industrial, agricultural, wood, etc.)		
Concrete, lime, gypsum and plaster		
Confectionery and related products (wholesale)		
Drop forge products		
Drugs and pharmaceutical products		
Electrical transmission and distribution equipment		
Electronic components and accessories		
Engineering, medical, optical, dental and scientific instruments		
Explosives and ammunition		
Fabricated structural metal products		

Fertilizer, chemical		
Food processing		
Furniture and custom cabinet shops		
General hardware, including hand tools, cutlery, etc.		
Glass pottery and related products		
Grain mill products		
Heating apparatus, wood stoves		
Leather products		
Leather tanning and finishing		
Machinery and equipment		
Major industrial development*		
Meat, poultry and dairy products		
Metal, plastic or glass containers		
Paints, varnishes, lacquers, enamels and allied products		
Paperboard containers and boxes		
Petroleum products, refining and manufacture		
Plastic products		
Prefabricated structural wood products and containers		
Printing, publishing and binding		
Printing trade (service industries)	2	
Rendering plants, slaughterhouses		
Rubber products		
Rubber reclaiming		
Sawmills and planing mills		
Sheet metal and welding shops		
Sign manufacturing*		
Signs, printed, painted or carved		
Stone products (includes finishing or monuments for retail sales)		
Transportation equipment, including camping and recreational vehicles		
Vehicle assembly, including automobile, truck, farm, heavy equipment, etc.		
Woodworking, not otherwise listed		

<b>MINING/REFINING/OFFSITE HAZARDOUS WASTE TREATMENT</b>		
<b>The following mining related uses within areas designated Mineral Resource by the comprehensive plan:</b>		
Chemical washing, blending, or extraction of precious or semi-precious minerals		
Manufacture, fabrication and sale of concrete, asphalt, and mineral products		
Mineral batching* (Long-term)†		
Mineral batching* (Temporary)†		
Mineral processing*, mining site/operation (Long-term or temporary) †		
Recycled asphalt or concrete, stockpiling or storage of, (when accessory to an approved mining site/operation)†		
<b>The following mining related uses within areas not designated Mineral Resource by the comprehensive plan:</b>		
Chemical washing, blending, or extraction of precious or semi-precious minerals		
Manufacture, fabrication and sale of concrete, asphalt, and mineral products		
Mineral batching* (Long-term)†		
Mineral batching* (Temporary) †		
Mineral processing*, mining site/operation* (Long-term) †		
Mineral processing*, mining site/operation* (Temporary) †		
Recycled asphalt or concrete, Stockpiling or storage of†		
<b>Additional Uses:</b>		

Extraction of mineral resources as part of a federal or state approved fish or wildlife habitat restoration/enhancement project (Temporary)	2	2
Federal or state approved wetland mitigation projects requiring extraction of mineral resources (Temporary)	2	2
Hazardous waste treatment and storage facilities subject to the state siting criteria of Chapter 70.105 RCW: Offsite, and storage of chemicals and empty chemical containers		
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	1	1
Petroleum, natural gas and geothermal exploration and production		
Recycling center*		
Refuse landfills*		
Solid waste drop box site*†	2	2
Solid waste transfer stations*†		
Stockpiling of earthen materials not within FEMA Flood Plain*†	2	
<b>RESIDENTIAL†</b>		
Accessory dwelling unit*† – Attached	1 <sup>(2)</sup>	
Accessory dwelling unit*† – Detached	3 <sup>(2)</sup>	
Dwelling for occupancy by guards, watchmen, caretakers or owners of non-residential permitted use†		1
Manufactured/Mobile home parks*†		

Manufactured or mobile or homes*† of any size in approved or existing mobile/manufactured home parks*	1	1
Mixed use building/dwellings in mixed-use multi-family residential/commercial development†		1
Multi-family dwelling*, 12 dwellings per acre or less	2	2
Multi-family dwelling*, 13 to 18 dwellings per acre	3	2
Multi-family dwelling*, more than 18 dwellings per acre		2
Multi-wide manufactured home*† on an individual lot:		
Previously Titled (Used)	1	
Not Previously Titled (New)	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†		
Single-family attached dwelling* (common wall)	1	
Single-family detached dwelling (zero lot line)*	1	
Single-family site built or modular* dwelling	1	
Single-wide manufactured home*†, on an individual lot:		
Previously Titled (Used)	1	
Not Previously Titled (New)	1	
Temporary sales office within a residential or mixed-use project while units in the project are sold by the developer	1	1
Two-family dwelling (duplex)*	1	
<b>RETAIL TRADE AND SERVICE</b>		
Addressing, mailing, and stenographic services		1

Administrative offices, not otherwise listed		1
Agricultural implements, parts, tools and machinery		
Amateur radio antenna and support structure*†, communication tower*†, anemometer*† or personal wind energy tower*† and related facilities	Note 1	Note 1
Antique store*		
Art Supplies		
Auction house/yard*, excluding livestock		
Automobile, motorcycle, truck, trailer, manufactured home & RV sales		
Auto wrecking, dismantling, salvage or junk yard		
Bail Bonds		
Bakery, butcher shop, delicatessen, specialty food store		3
Beauty and barber shops		2
Bed and breakfast inn* with a maximum of five guest bedrooms and/or receptions, group meetings and/or special gatherings†	2	2
Bed and breakfast inn* with a maximum of two guest bedrooms and without receptions, group meetings or special gatherings†	1	1
Boarding or lodging house*	3	
Boats and marine accessories		
Books, stationery, office supplies		2
Building and trade contractors†, not qualifying as home occupations*		
Call center		2
Candy store		2
Car wash†, detailing		
Clothing and accessories		3
Commercial services*		3

Computer, camera and electronic stores		2
Convenience* store*†		
Department, discount, variety stores, 25,000 square feet or less		
Department, discount, variety stores, more than 25,000 square feet		
Drive-through food, espresso/coffee and beverage vendor*†		3
Mobile food vendor located on a site longer than four hours within a 24 hour period.		3
Drug stores*, pharmacies, optical goods, orthopedic supplies		2
Espresso/coffee stand*		
Fabric store		
Farm and ranch supplies		
Financial institutions		1
Florist		2
Fuel oil and coal distributors†		
Furniture, home furnishings, appliances, including service		
Gift shop*, souvenirs, coins, stamps, toys, hobby store		
Grocery Store		
Hardware, garden equipment and supplies, farm and ranch supplies, building and trade retailers (e.g., plumbing, glass, heating, electrical, lumber, paint, wallpaper)		
Heavy construction equipment sales and rental		
Heavy construction equipment storage, maintenance, repair and contracting services		
Home business, major*†	2	2
Home business, minor*†	1	1
Jewelry, watches, silverware		
Kennels*†		

Laundries, laundromats and dry cleaners		
Liquor stores†		
Lumber yards		
Maintenance and repair shops, including specialized repair (radiator, etc.)		
Marinas* (may include accessory sales of marine products)		
Massage therapy/spa*		1
Medical and dental laboratories, offices and clinics		1
Motorcycle repair and maintenance		
Music stores		
Nursery, retail*†		
Opiate substitution treatment facility		3
Outdoor advertising (billboard)		
Overnight lodging facilities*		
Paint and body repair shops		
Parking lots and garages		2
Parking lots and garages accessory to another allowed use		2
Parts and accessories (tires, batteries, etc.)		
Pawnbroker		
Pet daycare*, grooming, animal training*		
Pet stores, pet supplies		
Photographic studios		1
Printing services, commercial		
Printing, photocopy service		1
Professional, scientific, technical or other services (i.e., advertising, architects, attorneys, engineers, real estate, insurance, surveyors, employment agencies), may include multi-tenant and administrative offices not otherwise listed		1
Radio/TV Studio		3

Railroad switch yards, maintenance and repair facilities, etc.		
Rental agencies: Auto, truck, trailer, fleet leasing services		
Repairs: Re-upholstery and furniture, small engines and garden equipment, golf carts, refrigerators, large items, etc.		
Repairs: Small appliances, TVs, business machines, jewelry, locksmiths, gunsmiths, watches, etc.		
Restaurant, café and drive-in eating facilities		3
Roller skating or ice skating rink		
Seamstress, tailor, shoe repair		2
Second hand store*		
Second hand store* without outdoor storage		
Service station, automotive*†		
Shoe repair		
Stone products (includes finishing or monuments for retail sale)		
Tasting room*		
Taverns*†, bars†, dance establishments		
Technical equipment sales*		2
Towing services*		
Veterinarian/animal clinic/hospital* (see also Ag. Service)		2
Video sales/rental		
Waste material processing and junk handling*		
Zoo†		
<b>TRANSPORTATION</b>		
Air, rail, truck terminals (for short-term storage, office, etc.)		
Airports and landing fields, personal or restricted use*†		
Airports and landing fields, public use*†		

Bus storage and maintenance facilities, excluding school buses		
Bus terminals		
Contract truck hauling, rental and trucks with drivers		
Taxicab terminals, maintenance and dispatching centers, etc.		
Transportation brokerage offices*; with truck parking		
Transportation brokerage offices*; without truck parking		
Truck service stations, washes and shops		
<b>UTILITIES</b>		
Impoundment of water, including dams and frost ponds		
Linear transmission facilities*†	2	2
Power generating facilities		
Sewage treatment plants	3	3
Utility services* (substations, reservoirs, etc.), when no building or series of buildings exceeds 120 sq. ft. and the SEPA threshold is not exceeded	3	3
Utility services* (substations, reservoirs, etc.), when the building or series of buildings exceeds 120 sq. ft. or the SEPA threshold is exceeded	3	3
Wastewater lagoons and sprayfields*		
<b>WHOLESALE TRADE – STORAGE</b>		
Agricultural chemical sales/storage		
Mini-storage*†		
Storage facilities: bulk* (see also agriculturally related industry)		
Storage facilities: Commercial*		
Vehicle storage*		
Warehouse*		
Wholesale trade*		

Notes:

\* References to a definition in Section [19.01.070](#)

†Refers to a special use and standard in Section 19.18

- (1) The type of review of towers and associated structures varies depending on height, diameter and other factors listed in Section [19.18.490](#).
- (2) Allowed as an accessory uses to an existing detached, single-family residence.
- (3) Seasonal-duration temporary worker housing, located on a rural worksite, is limited to review only for height, setback and access requirements under RCW [70.114A.050](#).
- (4) In the Agricultural district, boarding/lodging houses and overnight lodging facilities are allowed only where accessory to an agricultural tourist operation.

(Ord. 5-2020 § 2(F) (Exh. 6), 2020; Ord. 9-2019 (Exh. 5), 2019; Ord. 6-2018 §§ 2(F)(ii), (G)(i)(1), (2) (Exhs. 5, 6(1), (2)(c)), 2018; Ord. 6-2017 § 2(C) (Exh. 1) (part), 2017; Ord. 4-2016 § 2 (Exh. 1), 2016; Res. 80-2016 (Exh. A) (part), 2016; Ord. 8-2015 § 2 (Exh. 4) (part), 2015; Ord. 7-2013 § 1 (Exh. A) (part), 2015).