

**Yakima County Planning Commission
Findings of Fact and Recommendation
September 14, 2022**

IN THE MATTER OF CONSIDERING MAP) **FINDINGS OF FACT AND**
AMENDMENTS TO THE YAKIMA COUNTY) **RECOMMENDATION**
COMPREHENSIVE PLAN – **HORIZON 2040**)
FUTURE LAND USE MAP AND TO THE) File Nos: LRN2022-00003/SEP2022-00005
COUNTY'S OFFICIAL ZONING MAP) LRN2022-00004/SEP2022-00006
ESTABLISHED BY YAKIMA COUNTY CODE)
(YCC) TITLE 19)
)

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 implementing development regulations – 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, YCC 16B.10.040(3) establishes that applications for plan amendments, with the exception of Urban Growth Area boundaries (UGA), will be considered on a biennial basis starting in 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, 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 the minimum requirements for ensuring adequate public notification and opportunities for comment and participation in the amendment process; **and**,

WHEREAS, the public was informed of the opportunity to submit formal applications for site-specific map and text amendments to **Horizon 2040** and text amendments to YCC Title 19 up to January 31, 2022; **and**,

WHEREAS, the Yakima County Planning Division received two site-specific Comprehensive Plan map amendments with concurrent rezones: LRN2022-00003/SEP2022-00005 (Jr. Achievement/Borton) to re-designate from Urban Residential (UR) to Urban Commercial (UC) and rezone from Two-Family Residential (R-2) to Professional Business (B-1); and LRN2022-00004/SEP2022-00006 (Orozco) to re-designate

1 from Urban Residential (UR) to Urban Commercial (UC) and Rezone from Multi-Family
2 Residential (R-3) to General Commercial (GC); **and**,

3
4 **WHEREAS**, on April 14, 2022, Yakima County provided a 60-Day notice to the
5 Department of Commerce, as required by RCW 36.70A.106, on the proposed map
6 amendments to the **Horizon 2040** and YCC Title 19 zoning map; **and**,

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8 **WHEREAS**, LRN2022-00003/SEP2022-00005 and LRN2022-00004/SEP2022-00006
9 were presented to the Planning Commission for a study session and their review on May
10 11, 2022; **and**,

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12 **WHEREAS**, in accordance with said public participation program, a combined
13 Notice of Environmental Review and Open Record Public Hearing was mailed on May
14 25, 2022, to property owners within 300 feet of the proposed UGA amendment
15 properties and to agencies with environmental expertise; **and**,

16
17 **WHEREAS**, the applicant for LRN2022-00004/SEP2022-00006 submitted a signed
18 certification and pictures verifying that the subject site was posted on May 23, 2022,
19 with the Planning Commission public hearing date and location; **and**,

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21 **WHEREAS**, the agent for LRN2022-00003/SEP2022-00005 submitted a signed
22 certification and pictures verifying that the subject site was posted on May 26, 2022,
23 with the Planning Commission public hearing date and location; **and**,

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25 **WHEREAS**, the Planning Commission conducted a properly advertised and
26 noticed public hearing on June 8, 2022, to hear testimony on the proposed map
27 amendments; **and**,

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29 **WHEREAS**, the Planning Commission held their deliberations on June 8, 2022,
30 immediately after the close of the open record public hearing; **and**,

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32 **WHEREAS**, the Planning Commission, having carefully considered the staff
33 recommendations, written, and oral testimonies in its deliberations, moved to make the
34 recommendations described below (III. RECOMMENDATION) to the Board of Yakima
35 County Commissioners concerning the proposed map amendments to **Horizon 2040**
36 and YCC Title 19;

37
38 **NOW, THEREFORE**, the Yakima County Planning Commission hereby makes and
39 enters the following:

40 41 42 I. REASONS FOR ACTION

43
44 Two 2022 map amendments before the Planning Commission are as follows:

- 45
46 1. Two fee-paid site-specific Comprehensive Plan map amendments with concurrent
47 rezones that are considered part of the normal Yakima County biennial plan
48 amendment cycle were submitted for review in 2022.

- 1 2. Per RCW 36.70.580, YCC 16B.10.040, and YCC 19.36.040, the Planning Commission
2 must hold an open record public hearing on any legislative map amendments
3 before providing a recommendation to the Board.
4
- 5 3. Following public testimony and deliberations, the Planning Commission made
6 recommendations on the proposed amendments.
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8 9 II. FINDINGS OF FACT

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11 -1-

12 Yakima County, in compliance with the Washington State Growth Management Act
13 (GMA), Chapter 36.70A RCW, the Board of Yakima County Commissioners adopted the
14 Yakima County Comprehensive Plan – **Horizon 2040**, on June 27, 2017, and adopted
15 development regulations – Title 19, on May 5, 2015; and
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17 -2-

18 On or around December 3, 2021, a notice of availability of Comprehensive Plan map &
19 text and development regulation text amendment applications was published in the
20 Yakima Herald-Republic and Yakima County Public Services webpage, and posted at
21 the Planning Division and County building. Applications were due to the Planning
22 Division no later than 4:00 p.m. on January 31, 2022, for consideration in the 2022
23 biennial amendment cycle.
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26 Yakima County staff provided a 60-Day notice to the Department of Commerce on
27 April 14, 2022, for the two Comprehensive Map amendments, LRN2022-00003/SEP2022-
28 00005 and LRN2022-00004/SEP2022-00006.
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31 On May 11, 2022, the Yakima County Planning Commission held a Study Session on the
32 proposed map changes.
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35 On May 25, 2022, a combined Notice of Environmental Review and Open Record
36 Public Hearing for the two fee-paid site-specific map amendments scheduled for June
37 8, 2022, was mailed to the applicants, surrounding property owners within 300 feet and
38 to agencies, in addition to publishing the combined notice in the Yakima Herald-
39 Republic.
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42 The applicant submitted a signed certification and pictures verifying that the subject
43 site for LRN2022-00004/SEP2022-00006 was posted on May 23, 2022, with the Planning
44 Commission public hearing date and location.
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47 The applicant's agent submitted a signed certification and pictures verifying that the
48 subject site for LRN2022-00003/SEP2022-00005 was posted on May 26, 2022, with the
49 Planning Commission public hearing date and location.

The Planning Commission accepted oral and written comments at a properly advertised public hearing held on June 8, 2022, on the proposed map amendments to **Horizon 2040** and the YCC Title 19 zoning map.

The hearing was closed to all oral and written public testimony and the Planning Commission held their deliberations immediately after the close of the open record public hearing on June 8, 2022, regarding LRN2022-00003/SEP2022-00005 and LRN2022-00004/SEP2022-00006.

III. RECOMMENDATION

The findings for the proposed amendments are as follows:

- LRN2022-00003/SEP2022-00005 (Jr. Achievement/Borton): The request is to change the land use designation on approximately 2.12 acres from Urban Residential (UR) to Urban Commercial (UC) and rezone from Two-Family Residential (R-2) to Professional Business (B-1). (See Exhibit 1 for map changes).

Therefore, the Planning Commission recommended in a 6 to 0 vote in favor of APPROVING the proposed Comprehensive Plan map amendment and concurrent rezone.

- LRN2022-00004/SEP2022-00006 (Orozco): The request is to change the land use designation on approximately 0.61 acres from Urban Residential (UR) to Urban Commercial (UC) and rezone from Multi-Family Residential (R-3) to General Commercial (GC). (See Exhibit 2 for map changes).

Therefore, the Planning Commission recommended in a 6 to 0 vote in favor of APPROVING the proposed Comprehensive Plan map amendment and concurrent rezone.

Voting in favor of the findings and recommendations:

Doug Mayo, Chair _____

Kyle Curtis, Vice Chair _____

Michael Shuttleworth _____

Jerry Craig _____

Holly Castle _____

Robert Tree _____

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Attest:



Thomas D. Carroll, Secretary

Dated: September 14, 2022

Exhibit 1

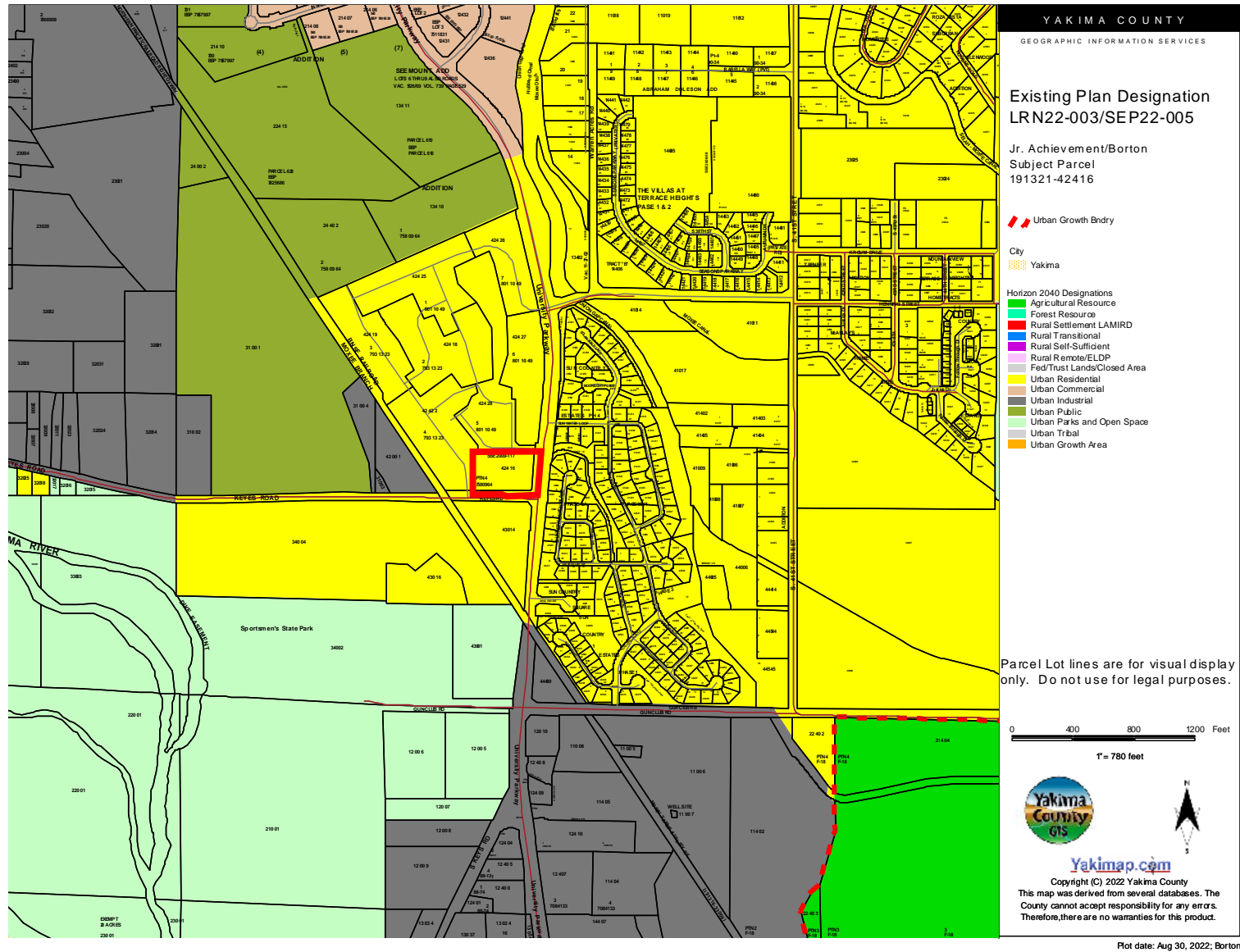


Exhibit 1

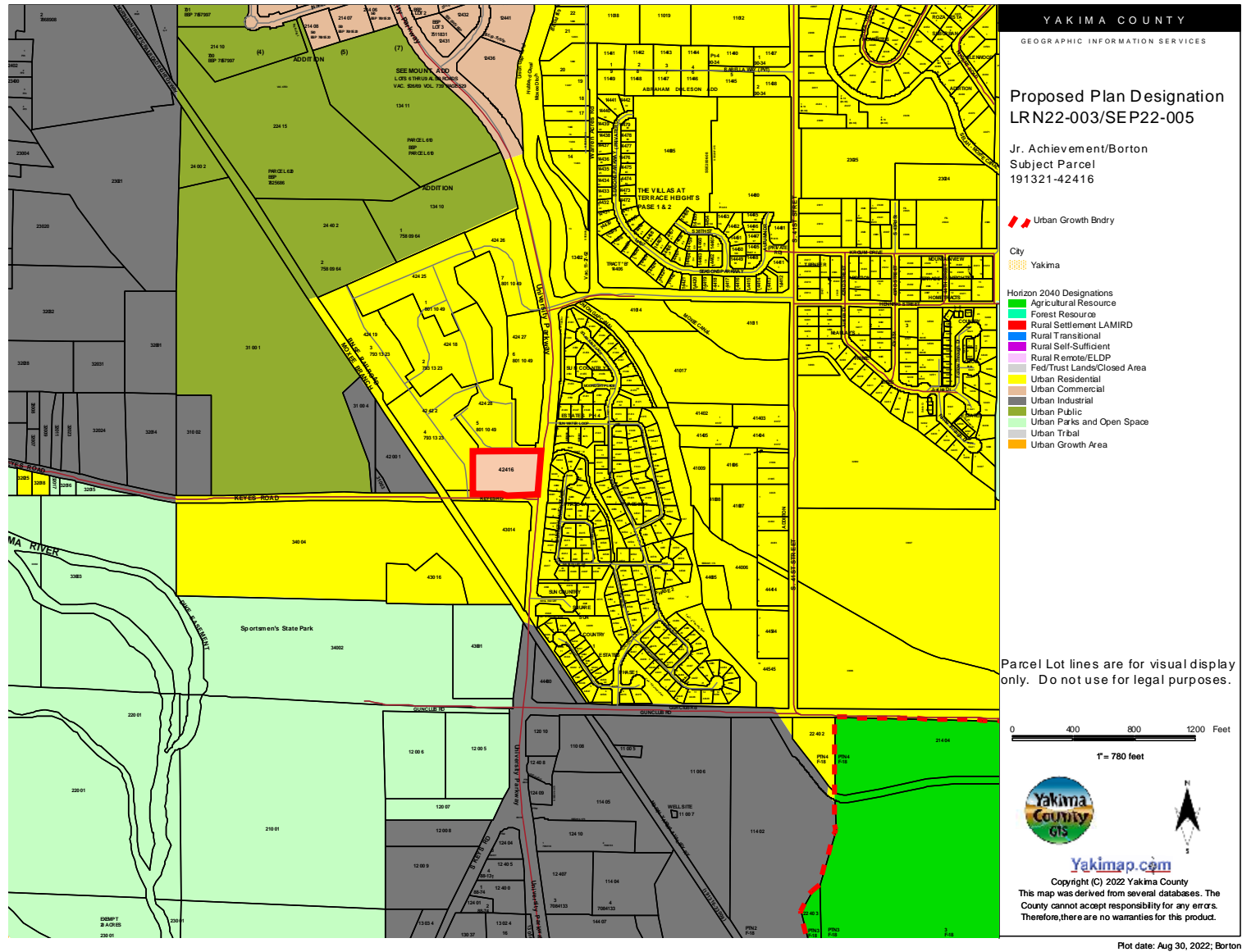


Exhibit 1

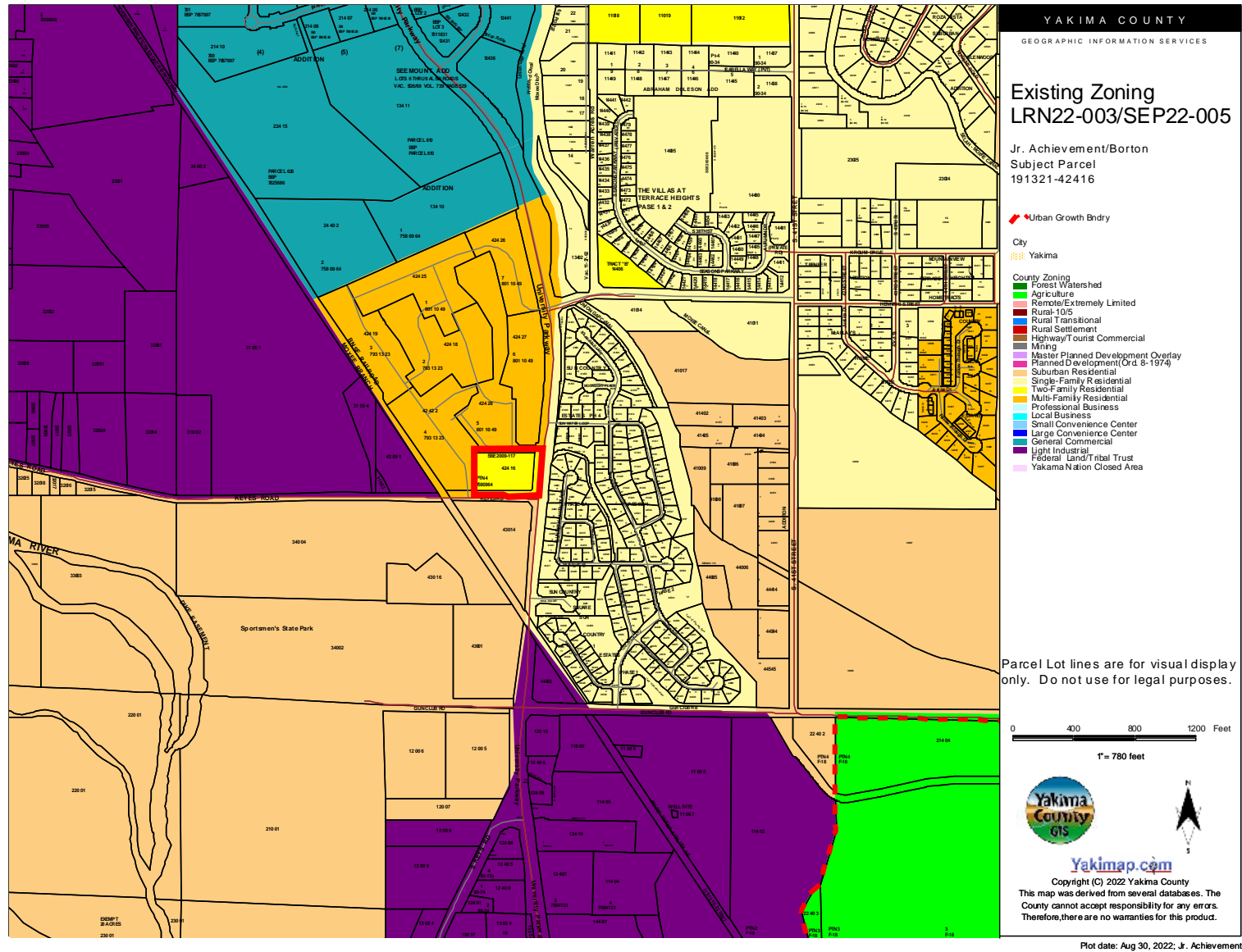


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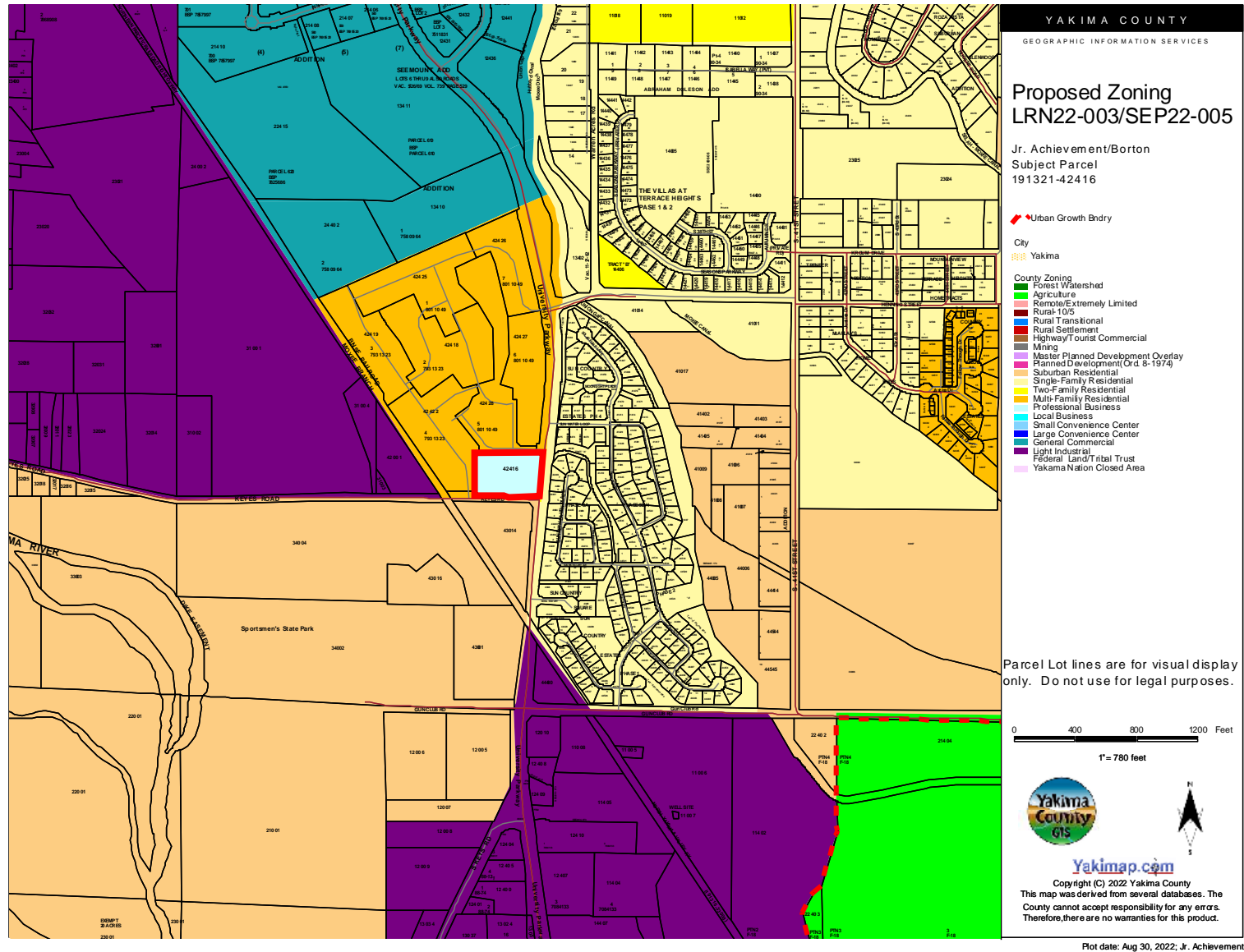


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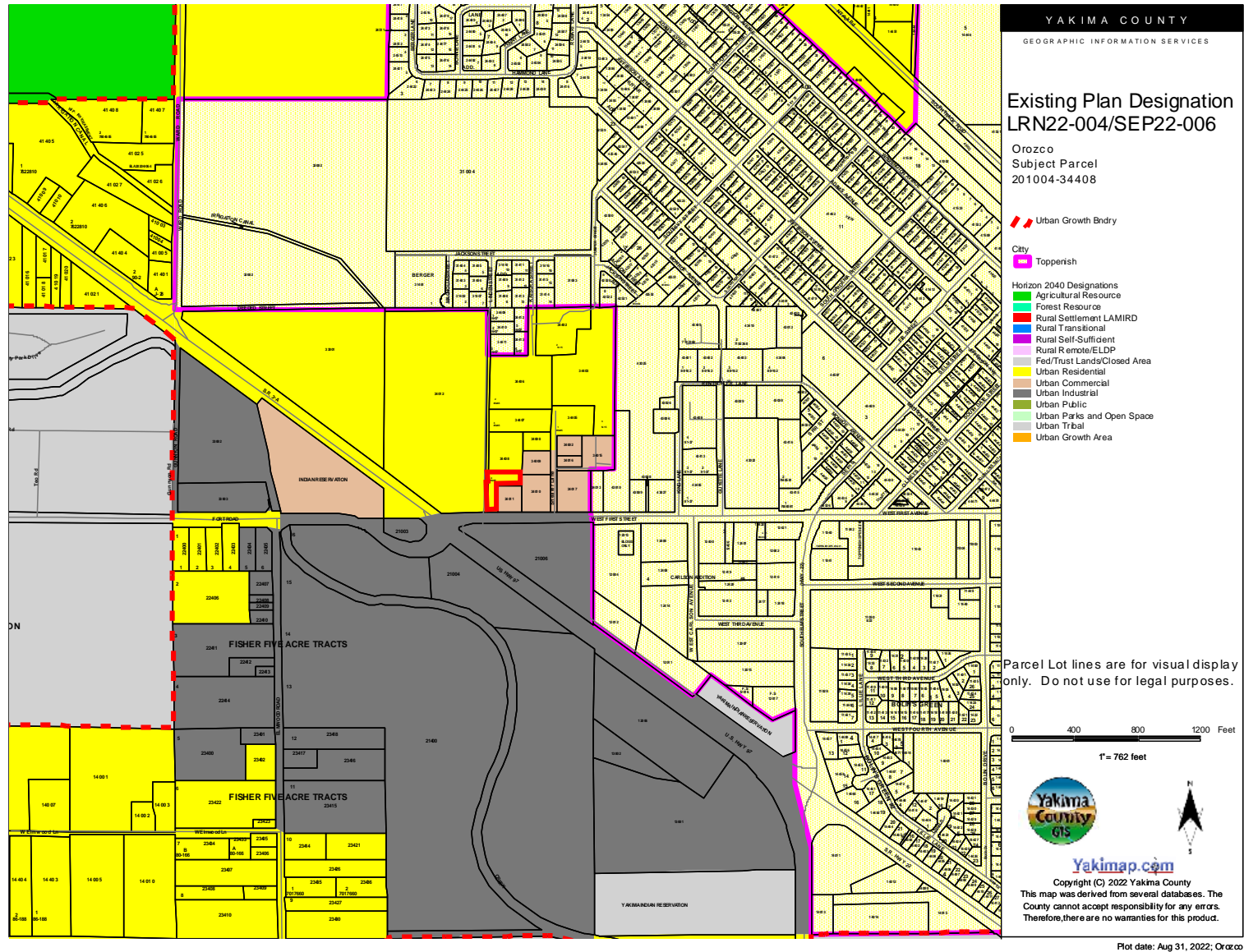


Exhibit 2

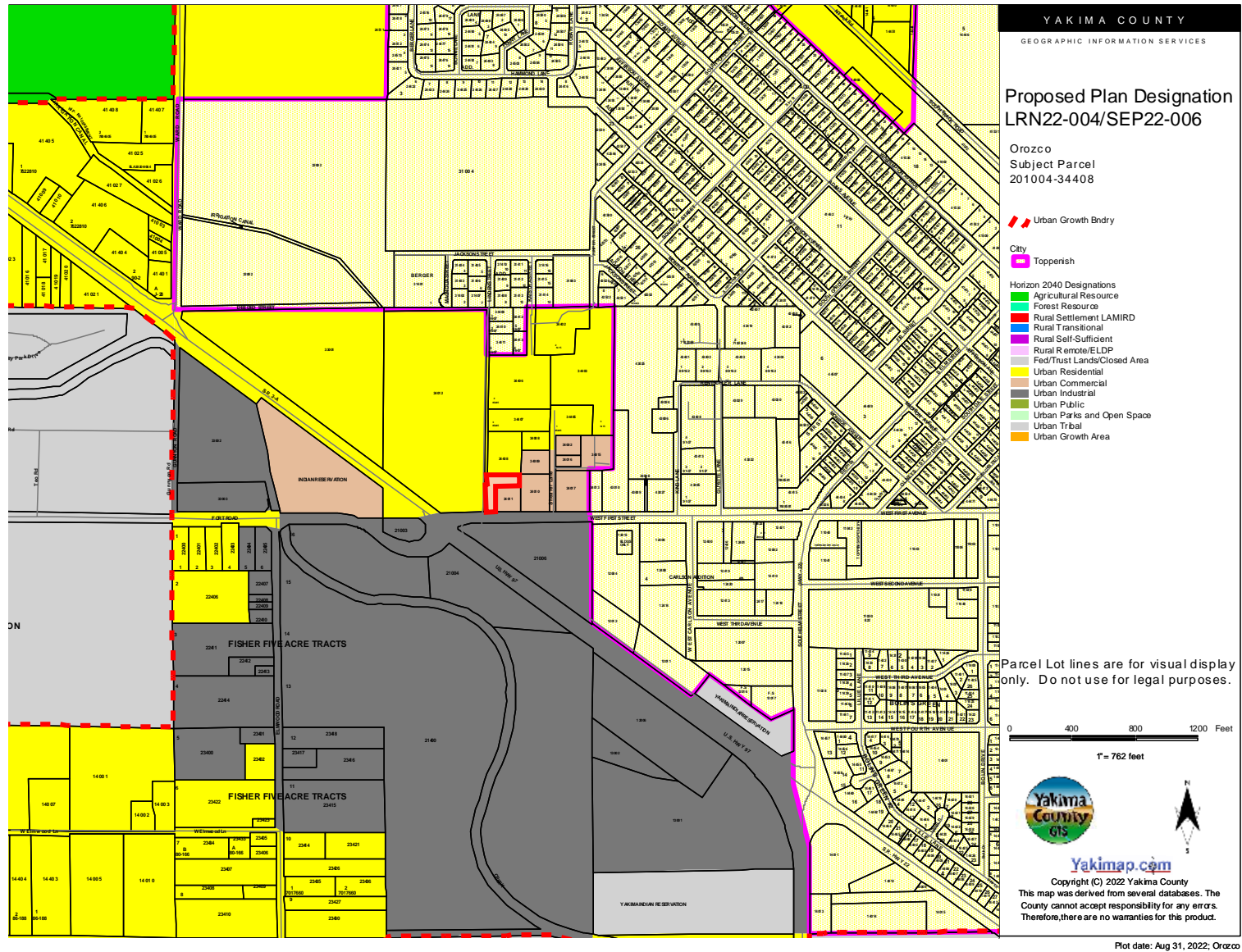


Exhibit 2

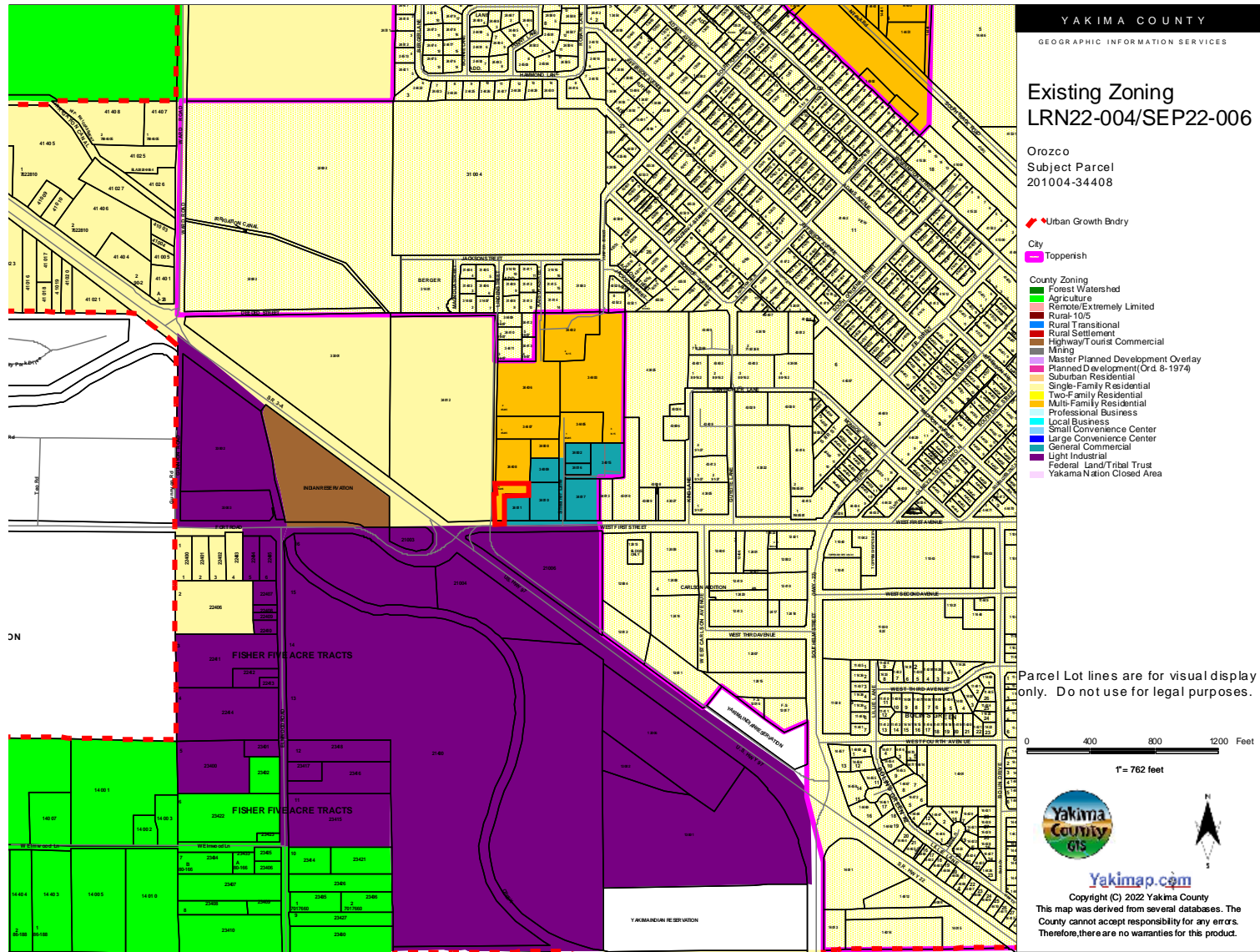


Exhibit 2

