

 <p><b>YAKIMA COUNTY</b> WASHINGTON</p>	COMPREHENSIVE PLAN MAP AMENDMENT
	CASE NUMBER(S): LRN2024-00002
	STAFF REPORT
	DRAFTED BY: Aaron M. Cohen

June 3, 2024

1

Applicant:	Price Cold Storage and Packing Company LLC		
Representative:	Wade Kabrich, PLSA		
Request:	Type of Amendment:	Comprehensive Plan Map Amendment	
Request:	Land Use Designation	From:	Rural Settlement LAMIRD
		To:	Rural Self-Sufficient
Request:	Zoning	From:	RS
		To:	R-10/5
Parcel No(s):	181432-32416		
Parcel Size:	20.58-acres		
Location:	91 North Gleed Road. The subject property contains frontage along East Gleed Road and North Gleed Road, and is located close to the southeast corner of the East Gleed Road and North Gleed Road intersection. The property is approximately 2 ½ miles northwest of the city limits of the City of Yakima.		

2

## A. SUMMARY OF RECOMMENDATIONS

3

4 Staff recommends Approval of the requested comprehensive plan amendment from Rural Settlement  
 5 - Limited Areas of More Intensive Rural Development (LAMRID) to Rural Self-Sufficient and Approval  
 6 of the concurrent rezone from RS to R-10/5, subject to consideration of testimony from neighbors  
 7 and interested parties.

8

## B. SUMMARY OF REQUEST

9

10 The applicant requests: (1) a change in *Horizon 2040*'s Future Land Use Map from **Rural Settlement**  
 11 **LAMIRD** to **Rural Self-Sufficient**; and (2) a concurrent rezone from **RS** to **R-10/5**. (See Appendix A for  
 12 maps.)

13

## C. SUBJECT PROPERTY HISTORY

14

15 The current RS zoned part of the subject property was zoned Rural Settlement (RS) prior to adoption  
 16 of the Yakima County Comprehensive Plan in 1997, which designated the subject property Rural  
 17 Settlement LAMIRD. In May 2015, this part of the property maintained the zoning of RS as part of the  
 18 development of the new YCC Title 19 - Unified Land Development Code.

19

20 The current R-10/5 zoned part of the subject property was zoned General Rural (GR) prior to adoption  
 21 of the Yakima County Comprehensive Plan in 1997, which designated the subject property Rural Self-  
 22 Sufficient. In May 2015, the subject property was rezoned from VR to R-10/5 as part of the  
 23 development of the new YCC Title 19 - Unified Land Development Code.

24

1 The subject property was created through the merger of two properties in 2008. The first land-use  
2 action associated with the properties that were later combined to comprise the property as it is today  
3 was a boundary line adjustment in 1984 under SSE1984-00058. From there, each respective property  
4 has its own history prior to the merger in 2008. The remaining parts of this section are broken up into  
5 the following sections: the property history of the separate properties before the merger, description  
6 of the merger itself, and property history after the merger.

7

8 *Western Portion Before the Merger.* The western half of the property is currently within the Rural  
9 Settlement (RS) Zoning District and used to be identified as Parcel 181432-32025. According to records  
10 held by the Yakima County Assessor's Office, the existing, approximately 950 square foot office was  
11 placed on the property in 1965. In 1984, 1986, and 1991, building permits were obtained for the first  
12 cold atmosphere storage and other storage buildings on the property (see BLD1984-20387, BLD1986-  
13 23764, and BLD1991-01213). In 1994, there was a boundary line adjustment that established the  
14 current lot that has the Fire District 6 fire station (see SSE1994-0103). On October 2, 2003, the Hearing  
15 Examiner issued an approval subject to conditions for the placement of a 150-foot  
16 telecommunications tower under CUP2003-00059. A concurrent environmental review occurred  
17 under SEP2003-00030 and a Determination of Non-Significance was issued on August 26, 2003. The  
18 tower was never placed, and those applications are now expired.

19

20 *Eastern Portion Before the Merger.* The eastern portion of the property is within the Rural – 10/5 (R-  
21 10/5) Zoning District and used to be identified as Parcel 181432-32415. In 1999, the property was  
22 subdivided into its current configuration under SUB1999-00026. The final short plat map is recorded  
23 under Auditor's File Number 7128686.

24

25 *Property Merger.* On May 1, 2008, Parcels 181432-32025 & 181432-32415 were merged to form the  
26 subject property (Parcel 181432-32416) under Segregation-Merger Number SM080062.

27

28 *After Property Merger.* On June 4, 2009, Yakima County issued an approval subject to conditions under  
29 CUP2008-00035 for the addition of multiple cold atmospheric storage buildings to be placed on the  
30 property. The only approved building that was constructed is the portion of the existing building  
31 straddling both the RS and R-10/5 Zoning Districts. An environmental review occurred concurrently,  
32 and a Final Mitigated Determination of Non-Significance was issued on July 3, 2008, under SEP2008-  
33 00018. The final, most recent land-use applications are CUP2023-00058 & SEP2023-00036, which  
34 approved approximately 134,000 square feet of cold atmospheric storage to be placed on the  
35 property.

36

37 **D. CURRENT COMP PLAN DESIGNATIONS, ZONING AND LAND USE**

38

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

Location	Zoning	Comp Plan	Acres	# of Parcels	Land Use
Subject Property	RS	RS LAMIRD	5.88		Cold Atmosphere Storage Building, storage shed
Subject Property	R-10/5	RSS	14.7		Cold Atmosphere Storage Building, storage shed
North of the subject property	RS	RS LAMIRD	2.12	8	Single-family residences
North of subject property	R-10/5	RSS	3.2	4	Single-family residences
East of subject property	R-10/5	RSS	9.77	1	Single-family residence
West of subject property	RS	RS LAMIRD	2.64	5	Single-family residences, trail right-of-way, storage lot
South of subject property	R-10/5	RSS	4.23	1	Single-family residence
Southwest of subject property	RS	RS LAMIRD	3.01	4	RV storage and commercial

1

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

3

4 **• Current Land Use Designation – Rural Settlement LAMIRD - RS:**

5 Properties in the RS LAMIRD designation are intended to “implement several Growth  
 6 Management Act Planning Goals (Urban Growth, Reduce Sprawl, Protect and Promote Natural  
 7 Resource-Based Industries, Affordable Housing, Adequate Public Facilities and Services) by  
 8 recognizing and maintaining the role of unincorporated communities throughout rural Yakima  
 9 County. These rural centers have historically provided for small lot residential development,  
 10 mixed-use commercial and resource-related industrial uses in a variety of locations. Continued  
 11 infill development, or redevelopment of existing commercial, industrial, residential, or mixed-use  
 12 areas within Rural Settlement LAMIRDS is encouraged by the Growth Management Act and  
 13 Horizon 2040, to the extent that appropriate services and facilities are available. Some Rural  
 14 Settlements provide limited employment opportunities and an array of convenience goods and  
 15 services reflecting farm, tourists and rural consumer needs.”

16

17 **• Current Zoning – Rural Settlement - RS:**

18 Properties in the RS Zoning District are “limited areas of more intensive rural development  
 19 (LAMIRDs) intended to recognize and maintain the role of unincorporated communities  
 20 throughout rural Yakima County. This zoning district shall apply in small, compact, isolated, rural  
 21 community centers that primarily exist to provide convenience goods and services reflecting farm  
 22 and rural consumer needs in the surrounding rural area. The Rural Settlement zoning district is a  
 23 “general use” zone and is utilized in those rural centers where a mixture of land uses (i.e.  
 24 commercial, industrial and low to moderate density residential) is the established development

1 pattern. Rural settlements also provide informal community centers for area residents. Continued  
2 infill development within rural settlements is allowed by the Comprehensive Plan, if appropriate  
3 services and facilities are available. The following types of LAMIRDs under RCW 36.70A.070(5)(d)  
4 may be designated:

- 5 - Residential development at low to moderate densities depending on utilities, soil  
6 characteristics, road conditions and other essential public services;
- 7 - Small-scale recreational or tourist uses, including commercial facilities to serve those  
8 recreational or tourist uses that rely on a rural location and setting; or
- 9 - Isolated cottage industries and isolated small businesses that need not be principally  
10 designed to serve the existing and projected rural population and nonresidential uses, but  
11 provide job opportunities for rural residents" (YCC19.11.040(1)(a)).

13 • **Proposed Land Use Designation – Rural Self-Sufficient:**

14 Properties within the RSS designation are intended "to implement Growth Management Act  
15 Planning Goals related to reducing sprawl, protecting the environment and providing adequate  
16 facilities and services commensurate with the density of development. The Rural Self-Sufficient  
17 category provides a broad choice of areas within rural Yakima County where an independent and  
18 private lifestyle can be sustained on acreage homesites. This category is intended to maintain  
19 rural character by establishing lot sizes which will make feasible individual wells and septic  
20 systems on each parcel, and by minimizing conflicts with adjoining or nearby resource land uses  
21 through buffers and special setbacks that will permit farm, forestry and mineral resource uses to  
22 continue. The category provides density incentives to encourage development where fire  
23 protection services and hard-surfaced County Roads or State Routes are available. The Rural Self-  
24 Sufficient category also provides for flexible parcel sizing or clustering to encourage development  
25 that more effectively uses the site to reduce infrastructure and service costs. These lands are  
26 generally found at the periphery of Urban Growth Areas and Rural Transitional areas separating  
27 designated farm or forest lands and the remote rural and developmentally constrained lands."

28 • **Proposed Zoning – Rural 10/5 - R10/5:**

29 Properties in the R-10/5 Zoning District are "intended to maintain rural character and provide  
30 density incentives to encourage development where fire protection services and access to roads  
31 with a paved or other hard surface are available" (YCC19.11.030(1)(b)).

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

33 The approval criteria set forth in YCC 16B.10.095 shall be considered in any review and approval of  
34 amendments to the Yakima County Comprehensive Plan Future Land Use Map. YCC 16B.10.090  
35 (Major Rezones) are legislative rezones necessary to maintain consistency between the  
36 comprehensive plan policy plan map and the official zoning map and shall be completed concurrently  
37 with the plan amendment process wherever appropriate. Rezones completed as part of the plan  
38 amendment process shall be reviewed against the criteria as for plan amendments in Section  
39 16B.10.095 of this code, and YCC Section 19.36.040 and must be consistent with the requested plan  
40 designation as indicated in Table 19.36-1.

1     • Consistency with 16B.10.095 Approval Criteria:

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

4           (a) The proposed amendment is consistent with the Growth Management Act and  
5           requirements, the Yakima County Comprehensive Plan and applicable sub-area plans,  
6           applicable city comprehensive plans, applicable capital facilities plans and official  
7           population growth forecasts and allocations;

8  
9           ○ GMA Consistency - This major rezone is consistent with nine of the thirteen GMA  
10           Planning goals, RCW 36.70A.020, without any order of priority.

11  
12           RCW 36.70A.020(1) Urban growth. Encourage development in urban areas where  
13           adequate public facilities and services exist or can be provided in an efficient manner.

14  
15           Staff Findings: *Consistent. The subject property is outside of all urban growth areas  
16           within Yakima County. The property is currently within and adjacent to properties  
17           within the Rural Settlement Zoning District, which are intended for higher density and  
18           development as opposed to other rural zoning districts. Based on current water line  
19           maps provided by the City of Yakima, a twelve-inch diameter water line runs along the  
20           frontage of North Gleed Road. Depending on the needs of future developments and  
21           capacity of the water lines, the water lines could provide water to future  
22           developments. This creates an opportunity that future development may have access  
23           to a public water system.*

24  
25           RCW 36.70A.020 (2) Reduce sprawl. Reduce the inappropriate conversion of  
26           undeveloped land into sprawling, low-density development.

27  
28           Staff Findings: *Consistent. The subject property is already developed with a cold  
29           atmosphere storage building, and recently CUP2023-00058 was approved to add  
30           approximately 134,000 square feet of additional cold atmospheric storage buildings  
31           onto the property. The rezoning of the property will not allow sprawling development  
32           due to the anticipated amount of building square footage on the property.  
33           Additionally, once rezoned, one additional lot may be created. Multi-family dwellings  
34           are not allowed within the R-10/5 Zoning District. Therefore, at the most four  
35           additional homes may be established from the property (two single-family residences  
36           and two accessory dwelling units).*

37  
38           RCW 36.70A.020 (3) Transportation. Encourage efficient multimodal transportation  
39           systems that are based on regional priorities and coordinated with county and city  
40           comprehensive plans.

41  
42           Staff Findings: *Inconsistent. The proposal does not encourage multimodal  
43           transportation systems. The current area has no transit service, sidewalks, or bike  
44           facilities, and the proposal does nothing to encourage such systems. The  
45           transportation system of rural low-density development is based on private motor  
46           vehicles.*

1                   RCW 36.70A.020 (4) Housing. Encourage the availability of affordable housing to all  
2                   economic segments of the population of this state, promote a variety of residential  
3                   densities and housing types, and encourage preservation of existing housing stock.  
4

5                   *Staff Findings:* *Consistent. The proposal will maintain the potential of housing allowed*  
6                   *within the R-10/5 Zoning District. However, the applicants have indicated residential*  
7                   *development is not desired for the lot or anticipated in the future. Yakima County Code*  
8                   *allows one home per property by right (YCC19.18.390(2)).*

9  
10                   RCW 36.70A.020 (5) Economic development. Encourage economic development  
11                   throughout the state that is consistent with adopted comprehensive plans, promote  
12                   economic opportunity for all citizens of this state, especially for unemployed and for  
13                   disadvantaged persons, promote the retention and expansion of existing businesses  
14                   and recruitment of new businesses, recognize regional differences impacting  
15                   economic development opportunities, and encourage growth in areas experiencing  
16                   insufficient economic growth, all within the capacities of the state's natural resources,  
17                   public services, and public facilities.  
18

19                   *Staff Findings:* *Consistent. More manufacturing land-uses are allowed within the RS*  
20                   *Zoning District; however, the RS portion of the subject property is mostly developed*  
21                   *and contains the septic and well, for which, there are setbacks and restrictions to*  
22                   *building on and up to. Additionally, the Yakima County Planning Division does not*  
23                   *guarantee pre-approval on any land-use application, therefore, though more*  
24                   *manufacturing land-uses are available within the RS zoning district it does not mean*  
25                   *they would be approved. In short, the proposed rezone is not expected to hamper the*  
26                   *economic development opportunities on the property.*

27  
28                   RCW 36.70A.020 (6) Property rights. Private property shall not be taken for public  
29                   use without just compensation having been made. The property rights of landowners  
30                   shall be protected from arbitrary and discriminatory actions.  
31

32                   *Staff Findings:* *Consistent. The proposal would not take private property for public use.*  
33                   *The transparent public review process, which allows the applicant as well as adjacent*  
34                   *landowners to have verbal and written input, will protect them from arbitrary and*  
35                   *discriminatory actions.*

36  
37                   RCW 36.70A.020 (7) Permits. Applications for both state and local government  
38                   permits should be processed in a timely and fair manner to ensure predictability.  
39

40                   *Staff Findings:* *Not applicable. No permits are requested as part of this application.*  
41                   *The review of this application is a legislative action that will occur in a predictable*  
42                   *manner established by YCC 16B.10.*

43  
44                   RCW 36.70A.020 (8) Natural resource industries. Maintain and enhance natural  
45                   resource-based industries, including productive timber, agricultural, and fisheries  
46                   industries. Encourage the conservation of productive forestlands and productive  
47                   agricultural lands, and discourage incompatible uses.  
48

1                   *Staff Findings: Consistent. Though there is a cold atmosphere storage building already*  
2                   *established on the property and three more buildings are expected to be placed on the*  
3                   *property over the next five years (see CUP2023-00058). There is no direct relation to*  
4                   *the rezoning and the enhancement of timber, agricultural, and fisheries industries. As*  
5                   *the current owners are heavily involved in the agricultural industry, it is expected that*  
6                   *this use will continue on the property. This would not detrimentally affect timber or*  
7                   *fishery industries within Yakima County.*

8  
9                   RCW 36.70A.020 (9) Open space and recreation. Retain open space, enhance  
10                  recreational opportunities, conserve fish and wildlife habitat, increase access to  
11                  natural resource lands and water, and develop parks and recreation facilities.

12  
13                  *Staff Findings: Currently unknown. Though the proposed development under*  
14                  *CUP2023-00058 meets all required setbacks from the Category IV wetlands on the*  
15                  *property, the actual action of the rezoning does not contribute to the enhancement of*  
16                  *recreational opportunities, conserve fish and wildlife habitat, increase access to*  
17                  *natural resource lands and water, and develop parks and recreation facilities. The*  
18                  *wetlands are also deemed to have been caused by irrigation facilities. The rezoning of*  
19                  *the property does not prevent the current property owners or future property owners*  
20                  *from taking action to achieve these open space and recreation goals in the future.*

21  
22                  RCW 36.70A.020 (10) Environment. Protect the environment and enhance the state's  
23                  high quality of life, including air and water quality, and the availability of water.

24  
25                  *Staff Findings: Currently unknown. There is not a specific action within the proposed*  
26                  *rezoning that indicates this goal will be met.*

27  
28                  RCW 36.70A.020 (11) Citizen participation and coordination. Encourage the  
29                  involvement of citizens in the planning process and ensure coordination between  
30                  communities and jurisdictions to reconcile conflicts.

31  
32                  *Staff Findings: Consistent. YCC 16.10 encourages the involvement of citizens in this*  
33                  *planning process and ensures that the views of communities and jurisdictions are*  
34                  *heard and considered before making any decision concerning the proposal.*

35  
36                  RCW 36.70A.020 (12) Public facilities and services. Ensure that those public facilities  
37                  and services necessary to support development shall be adequate to serve the  
38                  development at the time the development is available for occupancy and use without  
39                  decreasing current service levels below locally established minimum standards.

40  
41                  *Staff Findings: Consistent. The rezoning of the property does not change the water or*  
42                  *sewer order of priority established within Table 19.25-1 & Table 19.25-2 within the*  
43                  *Yakima County Code. There is a City of Yakima water line along the western frontage*  
44                  *of the property, for which a connection could be required depending on the*  
45                  *development and service ability by the City of Yakima.*

46  
47                  RCW 36.70A.020 (13) Historic preservation. Identify and encourage the preservation  
48                  of lands, sites, and structures, that have historical or archaeological significance.

1                   *Staff Findings: Consistent. As part of the application material submitted for CUP2023-  
2                   00058, the applicants included a cultural resource report. The report indicated that  
3                   there are no items of archeological or cultural significance located on the property.*

4

5                   ○ **Horizon 2040** Consistency - This major rezone is consistent with eleven of the Yakima  
6                   County Comprehensive Plan – **Horizon 2040** goals or policies, without any order of  
7                   priority.

8

9                   Land Use Element Rural Lands Policy LU-R 1.1. Ensure that only rural densities and  
10                  uses are permitted.

11

12                  *Staff Finding: If the proposal is approved, Title 19's Rural – 10/5 Zoning District will  
13                  ensure that only rural densities will be permitted. Additionally, the R-10/5 Zoning  
14                  District focuses on more rural uses than the RS Zoning District which allows some  
15                  urban level uses. This proposal will maintain the rural character of the County as  
16                  through the rezone only one additional lot can be established, whereas in the RS  
17                  Zoning District more than one lot can be established.*

18

19                  Land Use Element Rural Lands Policy LU-R 3.1. Environmental, health and safety  
20                  concerns will be a part of the criteria used to determine the intensity to which a  
21                  specific parcel can be used.

22

23                  *Staff Findings: At this time, there are approved land-use applications for buildings,  
24                  which would cover the majority of the property (apart from existing buildings). The  
25                  remaining portions of the property are covered by fire flow easements, well control  
26                  zones, and Category IV wetlands (caused by irrigation facilities). The above elements  
27                  ensure the majority of the property that can be developed is developed and will  
28                  properly divert development away from the critical areas on the property.*

29

30                  Land Use Element Rural Lands Policy LU-R 3.2 & 3.4. Rural area residents should  
31                  expect the level of public services, such as water systems, emergency services (fire,  
32                  life, and safety) and road improvements (paving, snow removal, dust abatement) will  
33                  be limited as distance increases from the urban areas.

34

35                  Existing public water systems should be used if available and capacity exists. In Rural  
36                  Areas where an existing system is not available, and where density allocation/cluster  
37                  development is proposed, community wells will be required for new development.  
38                  Yakima County or another approved, qualified Satellite System Management Agency  
39                  will operate and manage water systems with 5 or more connections/lots. Yakima  
40                  County or other established water service provider that is an approved and qualified  
41                  Satellite System Management Agency will be the sole owner and manager for water  
42                  systems with nine or more connections.

43

44                  *Staff Finding: The subject property is adjacent to the main fire station for Fire District  
45                  #6, adjacent to two County maintained hard-surfaced roadways, and has potential  
46                  access to the City of Yakima's water system.*

1                   Land Use Element Rural Lands Policy LU-R 3.5. To meet the requirements of state law,  
2                   Yakima County must ensure water availability for all new groundwater users prior to  
3                   land use or building permit approval.

4  
5                   *Staff Finding:* *YCC Chapter 12.08 (Water System) will ensure this policy is met for new*  
6                   *domestic wells. At the time of this application, the Yakima County Water Rights*  
7                   *System (YCWRSS) has water rights available to serve the anticipated lot that could be*  
8                   *created if the subject property is subdivided or connection to the City of Yakima's*  
9                   *water system is possible.*

10  
11                   Land Use Element Rural Lands Policy LU-R 5.1. Designate a variety of rural residential  
12                   zones based on carrying capacity of the land, protection of the area's rural qualities,  
13                   and availability of basic services.

14  
15                   *Staff Finding:* *The proposal promotes the opportunity to include the subject property*  
16                   *into the surrounding land use designation and zoning district because the property*  
17                   *meets the subdivision requirements for the R-10/5 Zoning District, thus continuing the*  
18                   *established surrounding density over.*

19  
20                   Land Use Element Rural Lands Policy LU-R 5.5. Re-evaluate and, as necessary, re-  
21                   designate and rezone Rural Settlement and Rural Transitional areas to be within  
22                   logical outer boundaries consistent with RCW 36.70A(5)(d) (LAMIRDs) not later than  
23                   two years after adoption of the updated comprehensive plan.

24  
25                   *Staff Findings:* *This application is a review of the boundaries of a Type 1 LAMIRD,*  
26                   *known as Gleed. The applicants are seeking a rezone for more favorable development*  
27                   *and subdivision regulations. Throughout the staff report, the points in favor and*  
28                   *against this proposal are discussed. These points fulfill the intent of this policy.*

29  
30                   Land Use Element Rural Lands Policy LU-R 6.1. Allow a mix of commercial, industrial,  
31                   residential, public and economic resource-related uses that serve the needs of local  
32                   residents.

33  
34                   *Staff Findings:* *The development that is approved on the subject property is for cold*  
35                   *atmospheric buildings. There is no direct evidence that these buildings will employ or*  
36                   *serve the direct needs of local residents. Therefore, the rezoning/redesignation of the*  
37                   *property out of the Rural Settlement Zoning District is favorable as a mix of*  
38                   *commercial, industrial, residential, public, and resource-related uses that serve the*  
39                   *needs of local residents is not occurring on the property.*

40  
41                   Land Use Element Rural Lands Policy LU-R 6.2. Encourage growth within Type I Rural  
42                   Settlement LAMIRD boundaries through infill and the use of clustering, when  
43                   appropriate infrastructure is in place. Rural Settlement LAMIRDs are not allowed to  
44                   expand geographically.

1                   *Staff Findings: The proposal would shrink the Type 1 LAMIRD, concentrating infill*  
2                   *development that serves the needs of local residents within the area that is better*  
3                   *suited than the subject property.*

4  
5                   Land Use Element Rural Lands Policy LU-R 6.3. Promote/encourage safe and sanitary  
6                   housing (new housing, housing rehabilitation) in Type I Rural Settlement LAMIRDs.  
7  
8

9                   *Staff Findings: The subject property is in commercial use by nature. This is not to say*  
10                  *housing could not be established on the property, but future housing is not expected*  
11                  *to be placed on the property based on the recent application submitted by the*  
12                  *property owner.*

13  
14                  Land Use Element Rural Lands Policy LU-R 10.1 & 10.2. Low density residential  
15                  development, establishments that provide services to the local area, and rural home  
16                  occupations should be allowed in the Self-Sufficient areas.  
17  
18

19                  Establish lot sizes which will make feasible individual wells and septic systems on each  
20                  parcel, without unduly affecting nearby wells and septic systems. This lot size may  
21                  vary depending on water availability and soil suitability for septic systems in each  
22                  area.  
23

24                  Where County maintained hard surfaced roadways are used for access, allow a  
25                  maximum density of one unit per 5 acres, provided that the new development is  
26                  within a fire district and not more than 5 road miles from a year-round responding  
27                  fire station.  
28

29                  *Staff Findings: The property is expected to be able to provide the necessary individual*  
30                  *well and septic system area if a lot is subdivided. Connection to the City of Yakima*  
31                  *water system is potentially possible and the conversion of the existing individual well*  
32                  *to a community well could also be possible pending review by the Yakima Health*  
33                  *District. The new lot would maintain a one unit for every five acre density, a low*  
34                  *density residential that maintains rural lifestyles and characteristics. The property also*  
35                  *meets the subdivision criteria for one additional lot to be created as the property is*  
36                  *within five road miles of a year round operating fire station, within a fire district, and*  
37                  *has access to Yakima County maintained hard-surfaced roadway.*

38

- 39                  ○ Sub-Area Plan Consistency – There is no applicable sub-area plan that affects this  
40                  proposal.
- 41                  ○ City Comprehensive Plan Consistency - The site is outside of UGAs and therefore no  
42                  applicable city Comprehensive Plan affects this proposal.
- 43                  ○ Capital Facilities Plan Consistency - This major rezone is consistent with the County's  
44                  of the Capital Facilities Plan, without any order of priority.

45                  *Staff Findings: The county's 2010-2015 Capital Improvement Plan (CIP) presents the*  
46                  *funding plan for investments in transportation, utilities, surface water, parks, facilities*

1 (buildings) solid waste, equipment, and major technology systems. It includes  
2 acquisition, new construction, modernization, and rehabilitation strategies of the  
3 county. A review of the CIP, particularly the 6-year Transportation Improvement  
4 Program, finds no inconsistencies with the request.

5

6 ○ Yakima County Population Projections and Allocation Consistency - This major rezone  
7 is consistent with the Yakima County Population Projections for the unincorporated  
8 area of Yakima County.

9

10 *Staff Findings: In 2014 Yakima County developed a 20-year (through 2040) population*  
11 *forecast and allocation for each of the 14 cities and for the unincorporated areas of*  
12 *the county. Between 2014 and 2040 the forecast is for the County's unincorporated*  
13 *population to rise from 85,410 to 95,443. However, this rise represents a slight*  
14 *reduction in the percentage of the County's total population living in the*  
15 *unincorporated areas, from 34% to 33%. This reduction is in keeping with the GMA's*  
16 *goal to encourage growth in urban areas. Considering the demonstrated sufficiency*  
17 *of vacant/developable parcels currently zoned R-10/5 in the county, the request is*  
18 *inconsistent with the official population growth forecasts and allocations because it*  
19 *would enable excessive non-urban growth.*

20

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

23

24 *Staff Findings: The site is more consistent with the criteria for the RSS map designation*  
25 *than for the existing RS designation, as discussed below:*

26

27 *The proposed map amendment is constant with the mapping criteria contained within the*  
28 *Yakima County Comprehensive Plan – **Horizon 2040** for Rural Self-Sufficient to a greater*  
29 *degree than the existing plan designation mapping criteria for Rural Settlement-LAMRID*  
30 *because the subject property change to Rural Self Sufficient is consistent with the Growth*  
31 *Management Act, Countywide Planning policies and the Yakima County Comprehensive*  
32 *Plan-**Horizon 2040**, based on criteria used to classify Rural Self Sufficient lands.*  
33 *Specifically, the subject property is larger than surrounding Rural Settlement-LAMRID*  
34 *designated lands and more similar in size to surrounding Rural Self-Sufficient designated*  
35 *property. The Rural Settlement-LAMRID designation is intended for areas that before the*  
36 *passage of the Growth Management Act contained small lot residential development*  
37 *along with more mixed-use developments and community services. The subject property*  
38 *does not contain those services, but rather more agricultural uses. Though the area in*  
39 *question for the rezone could be subdivided into many small residential lots, the lack of a*  
40 *regional sewer system in the Gleed area requires the development to provide a community*  
41 *on-site septic system per Table 19.11.040-1. This means there would be less space*  
42 *available for development due to the reserve areas. The potential subdivision is also based*  
43 *on the assumption the City of Yakima could serve the development. If this is not possible,*  
44 *then the more desired small lot sizes, mixed-uses, and infill development aspects of the*  
45 *Rural Settlement-LAMRID designation is harder to achieve. As opposed to the Rural Self-*  
46 *Sufficient designation which intends for less dense residential development and is more*  
47 *accommodating to individual wells and septic systems, for which, already exist on the*  
48 *property. The rezoning of the portion of the Rural Settlement-LAMRID allows for one more*

1 additional lot to be created from the subject property. This new lot would be able to meet  
2 the R-10/5 Zoning District new lot requirements, intent of the zoning district, and align  
3 with the Rural Self-Sufficient designation. For further findings refer to the **Horizon 2040**  
4 analyses above and to the tables directly below.

5  
6 The site is consistent with five of the six mapping criteria for the proposed RSS map, and  
7 is consistent with four of the nine mapping criteria for the existing RS-LAMRID designation,  
8 as seen in the table below:  
9

<b>Proposed Land Use Designation Mapping Criteria Analysis</b>	
<b>Rural Self-Sufficient Areas Mapping Criteria</b> ( <i>italics</i> below indicates the language from <b>Horizon 2040</b> , Land Use Element):	<b>Staff analysis (Does the site meet each criterion?):</b>
1. <i>Lands that do not qualify as resource land of long term commercial significance, although parcels may be assessed as farm, forest or open space.</i>	No
2. <i>Lands located outside established Urban Growth Areas and Rural Settlements.</i>	Yes
3. <i>Lands which do not generally contain the steep slopes and other development constraints found in the Remote Rural/Extremely Limited Development Potential land use category.</i>	Yes
4. <i>Lands with soils that are generally suitable for on-site potable water supply and septic systems.</i>	Yes
5. <i>Lands generally located within a fire district and within five road miles of a fire station.</i>	Yes
6. <i>Lands with reasonable all-weather access to established County roads or State Routes.</i>	Yes

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<b>Existing Land Use Designation Mapping Criteria Analysis</b>	
<b>Rural Settlement- Type 1 LAMRID</b> ( <i>italics</i> below indicates the language from <b>Horizon 2040</b>	<b>Staff analysis (Does the site meet each criterion?):</b>
1. <i>Designation Criteria: Type I Rural Settlement LAMIRDs shall be located in areas that:</i>	
<i>a. Were characterized by existing more intensive development (residential and nonresidential) as of July 1, 1990, and</i>	Yes
<i>b. Are not currently designated as Urban Growth Areas (UGAs) or Resource Lands, and</i>	Yes
<i>c. Are not adjacent to an urban growth area (UGA) or another LAMIRD area, regardless of type.</i>	Yes
2. <i>Additional Designation Criteria: The following may serve as additional criteria for LAMIRD designation (relative to the specific circumstances of the area, and in combination with each other):</i>	
<i>a. The area has historically served as a hub of public and commercial services for the surrounding rural areas;</i>	No
<i>b. The area is not subject to critical areas constraints that result in substantial development restrictions;</i>	No
<i>c. The existing (1990) residential built environment was more intensively developed than surrounding areas;</i>	No

<p><i>d. The area has few environmental constraints on water and sewer/septic (based on availability of utilities, and/or water supply of sufficient quality/quantity and soils appropriate for septic/drainfield systems);</i></p>	No
<p><i>e. Public services are available to serve potential infill, such as adequate potable water and fire protection, transportation facilities, sewage disposal and stormwater control; or</i></p>	Yes
<p><i>f. The area is planned for more intensive development in the local subarea plan</i></p>	No

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Staff Findings:

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(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;

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*Staff Findings: The rezone of the portion of the property is suitable for RSS designation for a few reasons. The property is currently split zoned due to a merger that occurred in the mid 2000s. The rezoning of the portion of the property will then make the entire property within the RSS designation and in the R-10/5 Zoning District. The surrounding properties to the north and east and portions of the south are also within the RSS designation and R-10/5 Zoning District, which will create a continual zoning mapping up to the Gleed Type 1 LAMRID. The applicants have indicated in pre-application conference meetings the R-10/5 Zoning District subdivision and lot coverage regulations are more suitable for them. The subdivision regulations permitting individual wells more easily and the R-10/5 Zoning District does not have a lot coverage maximum requirement (Table 19.11.030-2).*

(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: No direct study has been provided as part of this application. The applicants submitted within the application materials for CUP2023-00058, a wetland delineation report indicating the wetlands are Category IV wetlands and caused by irrigation infrastructure, and a culture resource report indicating there are no culture resources on the property.*

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

1 (i) Respond to a substantial change in conditions beyond the property owner's control  
2 applicable to the area within which the subject property lies; or  
3 (ii) Better implement applicable comprehensive plan policies than the current map  
4 designation; or  
5 (iii) Correct an obvious mapping error; or  
6 (iv) Address an identified deficiency in the plan. In the case of Resource Lands, the  
7 applicable de-designation criteria in the mapping criteria portion of the Land Use  
8 Element of the Yakima County Comprehensive Plan – **Horizon 2040** shall be followed.  
9 If the result of the analysis shows that the applicable de-designation criteria has been  
10 met, then it will be considered conclusive evidence that one of the four criteria in  
11 paragraph (e) has been met. The de-designation criteria are not intended for and shall  
12 not be applicable when resource lands are proposed for re-designation to another  
13 Economic Resource land use designation;

14  
15 *Staff Findings: The above requirement is not applicable because this is not a request to*  
16 *change a resource designation.*

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

20  
21 *Staff Findings: The subject property is adjacent to the main fire station within Fire District*  
22 *#6. The City of Yakima does have a 0" to 12" pipe running along the easterly side of North*  
23 *Gleed Road, which could service future development on the lot depending on the type and*  
24 *service availability by the City of Yakima. Storm drainage is properly maintained, and all*  
25 *stormwaters are required to be kept on site. There are no multi-modal transportation*  
26 *operations near the property, nor would the rezone impede the establishment of such.*  
27 *Lastly, the rezoning of the property would limit the residential density of the property to*  
28 *two homes (with two potential accessory dwelling units), which is lower than the existing*  
29 *density would allow.*

30  
31 (g) The proposed policy plan map amendment will not prematurely cause the need for nor  
32 increase the pressure for additional policy plan map amendments in the surrounding  
33 area.

34  
35 *Staff Findings: It is not expected that the rezoning of the property will cause the need or*  
36 *pressure for additional rezoning within the surrounding area. The rezoning of the property*  
37 *will correct a split zoning and the rezoning of neighboring properties may not align with*  
38 *the required GMA requirements, Horizon 2040, and the area. Based on the Yakima County*  
39 *Code, the next rezoning opportunity will be in 2026, for which, there will be opportunities*  
40 *for neighboring property owners to meet with planning staff to see if a comprehensive*  
41 *map amendment is beneficial for their goals and potentially feasible.*

42  
43 (4) Cumulative impacts of all plan amendments, including those approved since the original  
44 adoption of the plan, shall be considered in the evaluation of proposed plan amendments.

1                   *Staff Findings: There is not an expected conflict with previous plan amendments based on*  
2                   *a review of the submitted application materials and the existing (and previously amended)*  
3                   *Horizon 2040 plan.*

4  
5                   (5) Plan policy and other text amendments including capital facilities plans must be  
6                   consistent with the GMA, SMA, CWPP, other comprehensive plan goals and policies, and,  
7                   where applicable, city comprehensive plans and adopted inter-local agreements.

8  
9                   *Staff Findings: The application is for a Comprehensive Plan map re-designate and re-zone,*  
10                   *thus, these criteria are not applicable.*

11  
12                   (6) Prior to forwarding a proposed development regulation text amendment to the Planning  
13                   Commission for its docketing consideration, the Administrative Official must make a  
14                   determination that the proposed amendment is consistent with the GMA, CWPP, other  
15                   comprehensive plan goals and policies, and, where applicable, city comprehensive plans and  
16                   adopted inter-local agreements

17  
18                   *Staff Findings: The application is for a Comprehensive Plan map re-designate and re-zone,*  
19                   *thus, these criteria are not applicable.*

20                   **G. Allowable Uses**

21                   The applicant requests a change in the Future Land Use Map on the subject property from Rural  
22                   Settlement-LAMRID to Rural Self-Sufficient. If the comp plan amendment is approved, a concurrent  
23                   rezone from RS to Rural 10/5 (R 10/5) is also requested. Examples of uses that would be allowed if  
24                   the property were rezoned to R 10/5 include:

- 26                   ○ As Type 1 (permitted) uses: Agriculture, Agricultural Stand, Irrigation distribution, Hunting or  
27                   fishing services, Family home services, On-site storage of chemicals, Single Family residence,  
28                   Manufactured home, Home occupation, and Utility substation (no building).
- 30                   ○ As Type 2 (usually permitted) uses: Agricultural Market, Agricultural Service Establishment,  
31                   Agriculturally Related Industry, Exercise facilities, Historical landmark use, Parks, Playgrounds,  
32                   Cemetery, Churches, Crisis center, day care, Museums, Library, Police station, Fire station, School  
33                   bus garage, Mining, Solid waste drop-off, Bed and breakfast, Boarding or lodging house, Building  
34                   and trade contractors, Home occupation, Kennel, Nursery, Pet grooming, Veterinary clinic, Airport  
35                   (personal or restricted use), Marinas, Livestock even facilities, Off-road vehicle recreation facility  
36                   Utility substation (with building).
- 38                   ○ As Type 3 (usually not permitted) uses: Campgrounds, Forest industries, Public or private camp,  
39                   Community centers, Correction facilities, Fraternal organizations, Halfway house, Health care  
40                   facility, Mineral batching, Refuse landfills, Solid waste transfer stations, Petroleum and natural  
41                   exploration, AG Implements sales, Automotive Service Station, Convenience store, Drive-thru  
42                   food and beverage vender, Farm and ranch supplies, Restaurant, Video sales, Airports (public use),  
43                   Sewage plants and Wastewater treatment plant.
- 45                   ○ As Type 4 (Quasi-judicial applications) uses: Resort Agriculture Tourist Operation

**Staff Findings:** The site does meet the criteria for rezoning to R 10/5 and therefore is suitable for the allowable R - 10/5 allowable uses. However, each application is specific and though the use is permissible, it does not mean the application will be reviewed. The Yakima County Planning Division does not guarantee pre-approval on any of the applications submitted to the division as some potential roadblocks cannot be seen until an application is under review.

## H. Discussion of Environmental Analysis (SEPA)

Staff is assessing the potential environmental impacts associated with the proposed plan and zoning amendment and proposes mitigation, where appropriate. This assessment is being done concurrently and will be made available when completed.

## I. CONCLUSIONS

1. The comprehensive plan amendment request does meet the approval criteria of YCC 16B.10.050(1) for a plan map amendment. It is consistent with the Growth Management Act (RCW36.70A) and with the goals and policies of the Yakima County Comprehensive Plan (**Horizon 2040**).
2. The rezone request does meet the approval criteria in YCC 16B.10.095 for a rezone.
3. No probable significant environmental impacts have been identified to result from the approval of the applicant's request. However, environmental impacts resulting from future applications for project development on the site have been identified, together with mitigation measures that would likely be necessary to avoid the need for an environmental impact statement.

## J. RECOMMENDATIONS

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

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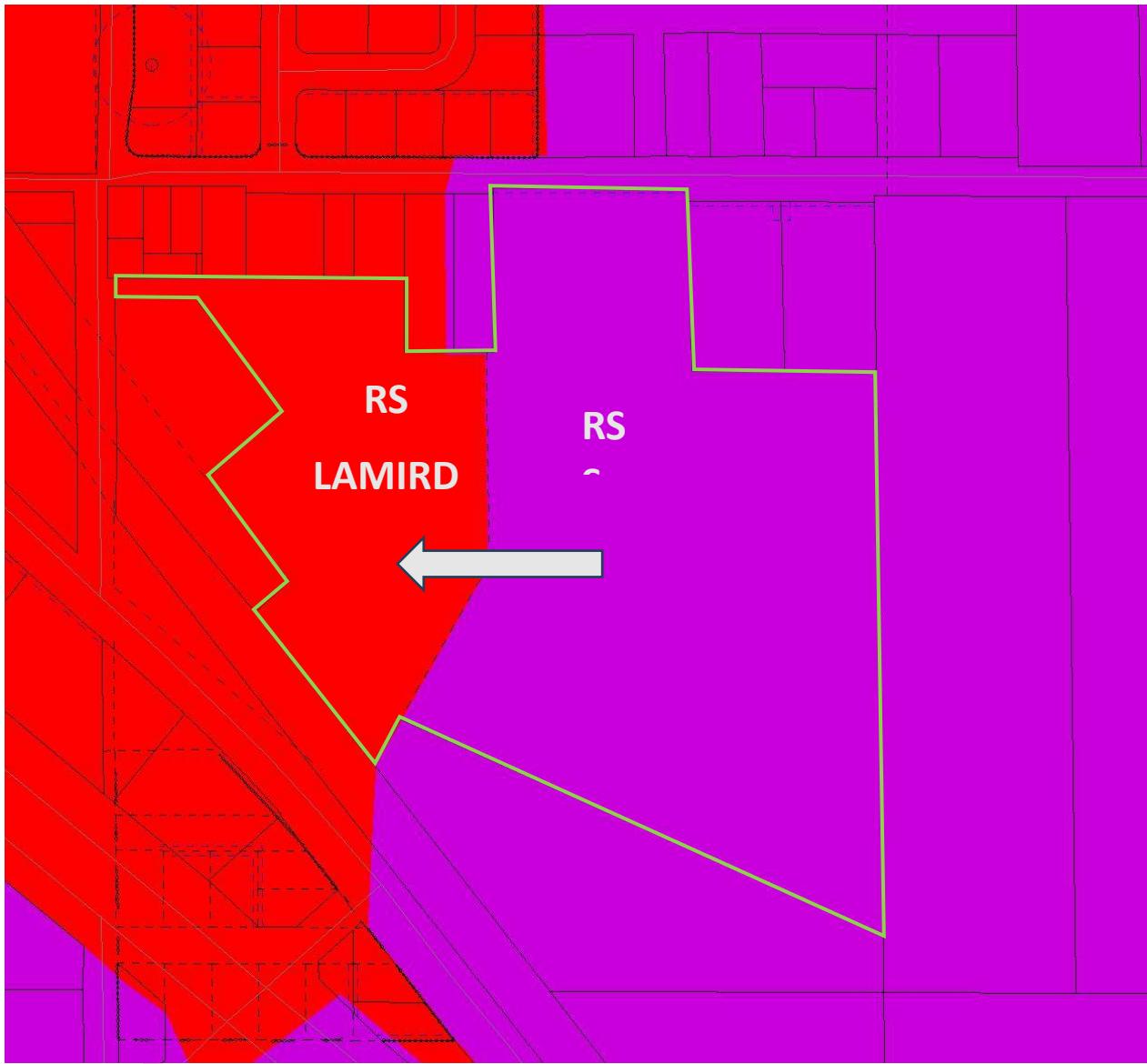
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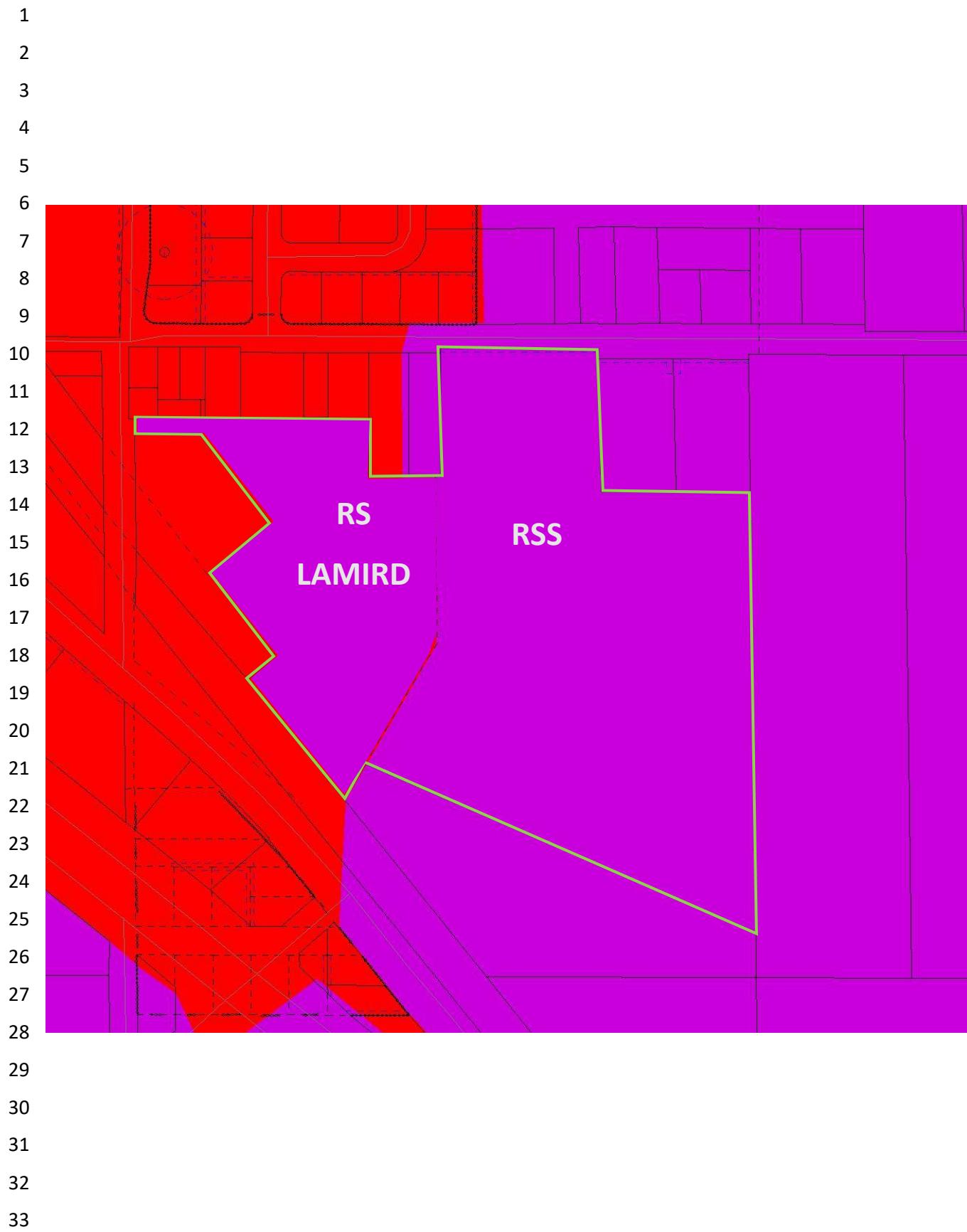
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## Appendix A

4 **Horizon 2040** Comprehensive Plan Designation Map. In the proposal, the RS section would become purple to indicated the entire  
5 property is within the Rural Self-Sufficient Plan Designation.

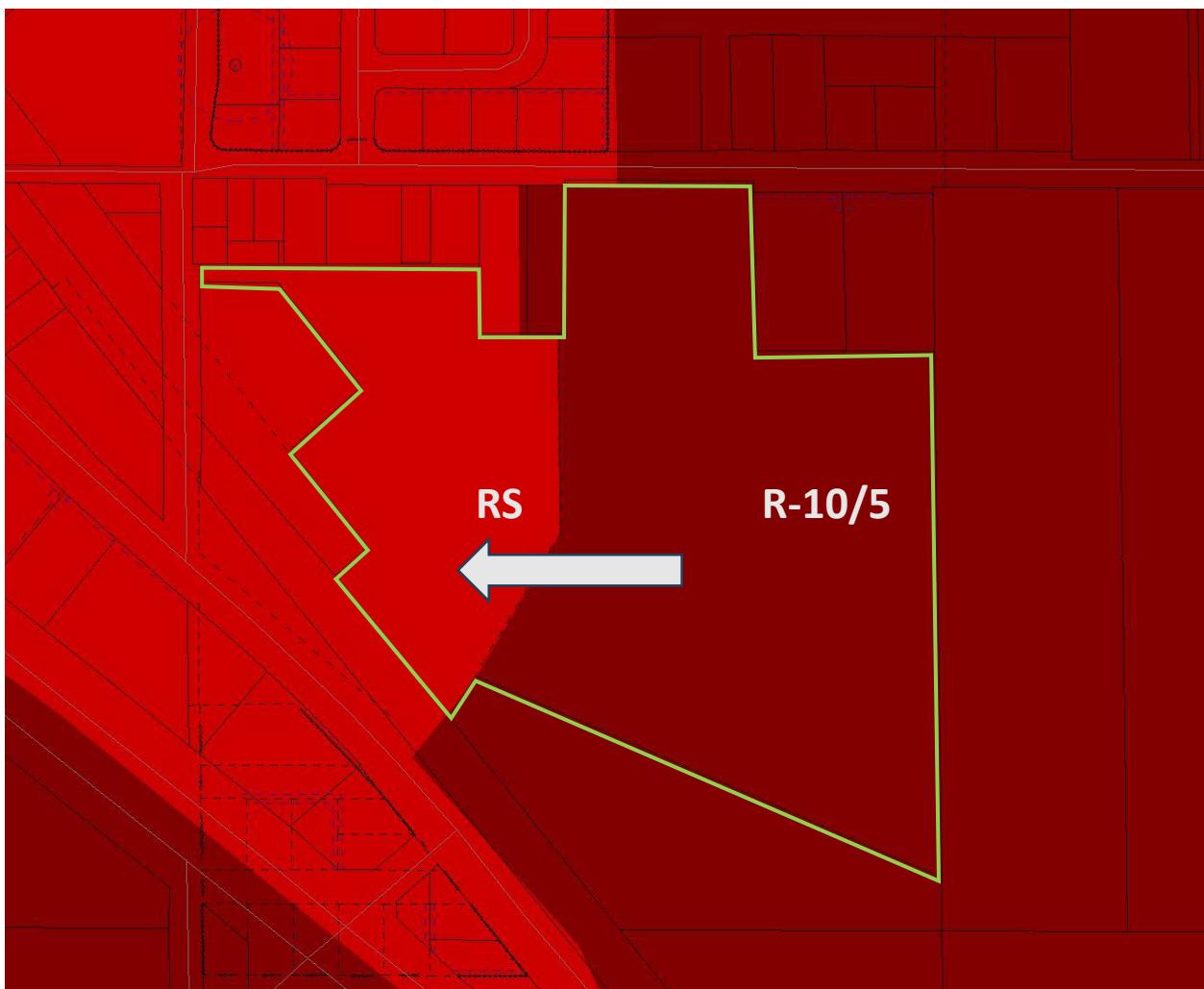
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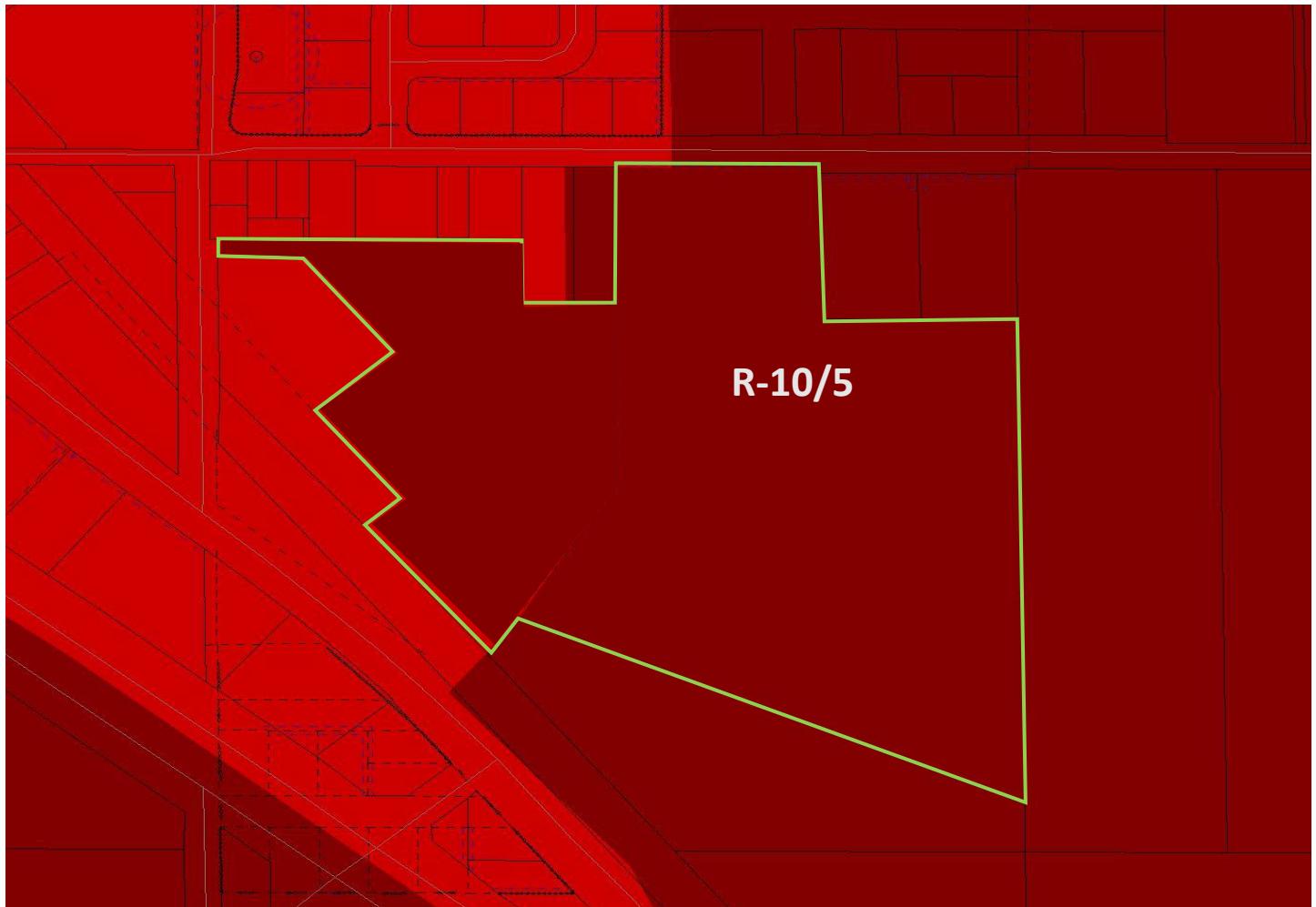
1    **Zoning Designation** Map . In the proposal, the RS section would become dark red to indicated the entire property is within the  
2    Rural – 10/5 Zoning District.

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