



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

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**NOTIFICATION OF THE YAKIMA PLANNING COMMISSION'S
RECOMMENDATION TO THE YAKIMA CITY COUNCIL**

October 24, 2014

On October 22, 2014, the City of Yakima Planning Commission rendered their written recommendation regarding the **2014 Comprehensive Plan Map & Text Amendments**. The following applications were considered:

- CPA#001-14 – Plymouth Ranch, LLC requests a change to the Future Land Use Map designation of three parcels from Regional Commercial to Industrial and a concurrent rezone from Large Convenience Center (LCC) to Light Industrial (M-1) for property located on the south side of State Highway 12 and west of North 16th Avenue;
- CPA#002-14 – Jason Galloway/ JGDB LLC requests a change to the Future Land Use Map designation of three parcels from Medium Density Residential to General Commercial and a concurrent rezone of two parcels from Two-Family Residential (R-2) to General Commercial (GC) for property located in the vicinity of 801 East Viola Avenue;
- CPA#003-14 – Sergio Badillo requests a change to the Future Land Use Map designation of one parcel from High Density Residential to General Commercial and a concurrent rezone from Multi-Family Residential (R-3) to General Commercial (GC) for property located on the northwest corner of North 5th Avenue & West D Street;
- TXT#003-14 – Restoration Church/ Kevin Deyette requests a text amendment for the addition of Community Gardens as a new use in the Yakima Municipal Code (YMC) Title 15, Yakima Urban Area Zoning Ordinance.

The application was reviewed at an open record public hearing held on October 8, 2014. A copy of the Planning Commission's Findings and Recommendation is enclosed.

The Planning Commission's Recommendation will be considered by the Yakima City Council in a public hearing to be scheduled. The City Clerk will notify you of the date, time and place of the public hearing. For further information or assistance you may contact Senior Planner Valerie Smith, at (509) 575-6042 at the City of Yakima, Planning Division.

Valerie Smith
Senior Planner

Date of Mailing: **October 24, 2014**

Enclosures: Planning Commission's Recommendation, & Vicinity Map





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YAKIMA PLANNING COMMISSION

**RECOMMENDATIONS TO THE YAKIMA CITY COUNCIL
FOR THE
2014 COMPREHENSIVE PLAN MAP AMENDMENTS, REZONES
AND TEXT AMENDMENT**

October 22, 2014

WHEREAS

The City of Yakima adopted the Yakima Urban Area Comprehensive Plan in December 2006 and the Yakima Urban Area Zoning Ordinance in December 2013; and

WHEREAS

The Washington Growth Management Act and local ordinances provide a process for the annual review of amendments to the Plan as requested by citizens, property owners and/or local government; and

WHEREAS

For the 2014 amendment review process, the Department of Community Development received three applications for consideration for amendments to the Comprehensive Plan's Future Land Use Map, three concurrent rezones, and one amendment for the addition of a proposed land use within the YMC Title 15 Yakima Urban Area Zoning Ordinance; and

WHEREAS

Under the provisions of YMC 1.42 the Yakima Planning Commission is responsible for the review of these applications and for recommending the approval, modification or denial of each request; and

WHEREAS

The Yakima Planning Commission held study sessions to review the Comprehensive Plan, Zoning map amendments and text amendment on June 11, 2014, July 9, 2014, and September 23, 2014 and the open record public hearings were held on October 8, 2014.

WHEREAS

All required public notice of these applications was provided in accordance with the provisions of YMC 15.11.090, YMC 16.05.010 – 050 and YMC 16.10.070; and



WHEREAS

A DNS was issued for this proposal on August 15, 2014, and the 14-day appeal period ended on August 29, 2014. No appeals were received; and

WHEREAS

The recommendations for these three Future Land Use Map amendments, and text amendment are based upon the criteria specified in YMC 16.10.040; and

WHEREAS

The recommendations for the three concurrent rezones are based upon the criteria specified in YMC Subsection 15.23.030(E); and

WHEREAS

The Yakima Planning Commission concluded its consideration of these four applications on October 8, 2014.

Now therefore, the Yakima City Planning Commission presents the following findings and recommendations to the Yakima City Council:

CPA # 001-14

APPLICANT:	Plymouth Ranch, LLC/Bill Hordan, Hordan Planning Services
LOCATION:	Vicinity of Hwy 12 & North 16 th Avenue
PARCEL NOs:	181312-33001, -33002, and -22001

Based upon a view of the site, the information contained in the application, staff report, exhibits, testimony and other evidence presented at an open record public hearing held on October 8, 2014; and a review of the Yakima Urban Area Comprehensive Plan and the Yakima Urban Area Zoning Ordinance; the Planning Commission makes the following:

FINDINGS

The applicant requests a change the Future Land Use Map designation of three parcels from Regional Commercial to Industrial and a concurrent rezone from Large Convenience Center (LCC) to Light Industrial (M-1).

The subject property is located on the south side of State Highway 12, and west of N. 16th Avenue. The property is near the Washington Fruit and Produce Company's existing industrial development off of River Rd. between N. 16th Avenue and N. 6th Avenue. This is a growing industrial regions, which is evident in the adjacent area to the southeast which has successfully transitioned from Regional Commercial to Industrial, as approved during the 2012 annual Comprehensive Plan Map Amendment cycle.

The requested change in land use designation from Regional Commercial to Industrial is consistent with the Yakima Urban Area Comprehensive Plan by meeting many of the goals, objectives and policies of the Plan set forth in the General Development, Public Services, Land Use, Transportation, and Utilities Elements of the Comprehensive Plan.

This proposal will bring the zoning designation into conformance with adjacent properties east and south of the subject property.

All required public utilities (sewer, water, irrigation, street lighting and fire hydrants) are presently available to the property.

This is a relatively minor request and does not appear to present any adverse consequences for adjacent jurisdictions or service providers. Because of the small land area involved, there are no regionally significant issues related to the request; consequently, this request will not significantly contribute to the cumulative impacts of other Comprehensive Plan amendments.

This proposal meets the County-wide Planning Policies and intent of the Growth Management Act because it will allow for better compatibility and consistency with adjacent properties, directs infill within the city limits, and it fulfills a public need for additional large scale light industrial property required to support the furtherance of local economic development efforts.

YAKIMA PLANNING COMMISSION'S CONCLUSIONS

1. Notwithstanding its size, the amendment is minor in nature.
2. No adverse impacts have been identified by this amendment request.
3. No written comments or testimony were received in opposition to the proposed action.
4. The property is currently served by all necessary public utilities need for future industrial development.
5. Approval of this request will not affect the cumulative impacts of other Comprehensive Plan applications.
6. Fulfills the need for additional large scale industrially zoned property for the furtherance of local economic development efforts.

MOTION

Based upon the analysis, findings and conclusions outlined above, it was moved and seconded that the Yakima Planning Commission recommend APPROVAL of the amendment request from Regional Commercial to Industrial and the rezone request from Large Convenience Center (LCC) to Light Industrial (M-1). The motion carried by a 6/0 vote.

CPA # 002-14

APPLICANT: Jason Galloway/Bill Hordan, Hordan Planning Services
LOCATION: Vicinity of E. Viola Avenue
PARCEL NOS: 191330-41453, -41457, and -41458

The City of Yakima Planning Division staff provided a staff report to the Planning Commission at the October 8, 2014 public hearing, with the recommendation of DENIAL based on the staff's analysis of the subject proposal.

However, based upon a view of the site, the information contained in the application, staff report, exhibits, testimony and other evidence presented at an open record public hearing held on October 8, 2014; and a review of the Yakima Urban Area Comprehensive Plan and the Yakima Urban Area Zoning Ordinance; the Planning Commission makes the following:

FINDINGS

The applicant requests a change the Future Land Use Map designation of three parcels from Medium Density Residential to General Commercial and a concurrent rezone of two parcels from Two-Family Residential (R-2) to General Commercial (GC).

The subject property is located in the vicinity of E. Viola Avenue. The property is near the commercial corridor of S. 1st Street and a few blocks south of the Fairgrounds. The adjacent property to the west has been used as a fabricated structural metals facility. And to support the demands of the local agriculture industry, the owner is looking to expand their facilities. In an effort to infill, and stay at their current location, the owner has acquired the subject property for expansion of the facility. The neighborhood is in transition, adjacent to an existing commercial business that supports the local agricultural industry and located near the commercial corridor of S. 1st Street that supports the local economy.

One of the three parcels is currently zoned General Commercial (GC), and therefore, this proposal will bring the zoning designation into conformance with adjacent properties west of the subject property.

All required public utilities (sewer, water, irrigation, street lighting and fire hydrants) are presently available to the property.

The requested change in land use designation from Medium Density Residential to General Commercial is consistent with the Yakima Urban Area Comprehensive Plan by meeting many of the goals, objectives and policies of the Plan set forth in the General Development, Public Services, Land Use, Transportation, and Utilities Elements of the Comprehensive Plan.

This is a relatively minor request and does not appear to present any adverse consequences for adjacent jurisdictions or service providers. Because of the small land area involved, there are no regionally significant issues related to the request; consequently, this request will not significantly contribute to the cumulative impacts of other Comprehensive Plan amendments.

This proposal meets the County-wide Planning Policies and intent of the Growth Management Act because it will allow for better compatibility and consistency with adjacent properties, directs infill within the city limits, and it fulfills a public need for additional commercial facilities to support the furtherance of local economic development efforts.

YAKIMA PLANNING COMMISSION'S CONCLUSIONS

1. The amendment is minor in nature.
2. No adverse impacts have been identified by this amendment request.
3. No written comments or testimony were received in opposition to the proposed action.
4. The property is currently served by all necessary public utilities need for future industrial development.
5. Approval of this request will not affect the cumulative impacts of other Comprehensive Plan applications.
6. Fulfills the need for infill development, and the continuation of the fabricated structural metals facility and thus sustaining the local economy.

MOTION

Based upon the analysis, findings and conclusions outlined above, it was moved and seconded that the Yakima Planning Commission recommend APPROVAL of the amendment request from Medium Density Residential to General Commercial and the rezone request from Two-Family Residential (R-2) to General Commercial (GC). The motion carried by a 6/0 vote.

CPA # 003-14

APPLICANT: Sergio Badillo/Bill Hordan, Hordan Planning Services
LOCATION: 402 North 5th Avenue
PARCEL NOs: 181324-12469

Based upon a view of the site, the information contained in the application, staff report, exhibits, testimony and other evidence presented at an open record public hearing held on October 8, 2014; and a review of the Yakima Urban Area Comprehensive Plan and the Yakima Urban Area Zoning Ordinance; the Planning Commission makes the following:

FINDINGS

The applicant requests a change to the Future Land Use Map designation of one parcel from High Density Residential to General Commercial and a concurrent rezone from Multi-Family Residential (R-3) to General Commercial (GC).

The subject property is located on the northwest corner of N. 5th Avenue and W. "D" Street. The property is near the commercial corridor of N. 5th Avenue. The adjacent property to the west is zoned Historical Business District, and there are commercial uses to the south and southeast. The subject property is in the transition area between the Central Business District to the growing commercial area of East Fruitvale and North 5th Avenue.

The requested change in land use designation from High Density Residential to General Commercial is consistent with the Yakima Urban Area Comprehensive Plan by meeting many of the goals, objectives and policies of the Plan set forth in the General Development, Public Services, Land Use, Transportation, and Utilities Elements of the Comprehensive Plan.

This proposal will bring the zoning designation into conformance with adjacent properties south of the subject property.

All required public utilities (sewer, water, irrigation, street lighting and fire hydrants) are presently available to the property.

This is a relatively minor request and does not appear to present any adverse consequences for adjacent jurisdictions or service providers. Because of the small land area involved, there are no regionally significant issues related to the request; consequently, this request will not significantly contribute to the cumulative impacts of other Comprehensive Plan amendments.

This proposal meets the County-wide Planning Policies and intent of the Growth Management Act because it will allow for better compatibility and consistency with adjacent properties, directs infill within the city limits, and it fulfills a public need for transition areas to connect regional commercial districts without causing negative impacts on the residential neighborhoods.

YAKIMA PLANNING COMMISSION'S CONCLUSIONS

1. The amendment is minor in nature.
2. No adverse impacts have been identified by this amendment request.
3. No written comments or testimony were received in opposition to the proposed action.
4. The property is currently served by all necessary public utilities need for future industrial development.

5. Approval of this request will not affect the cumulative impacts of other Comprehensive Plan applications.
6. Fulfills the need for infill development, and the connectivity of regional commercial districts.

MOTION

Based upon the analysis, findings and conclusions outlined above, it was moved and seconded that the Yakima Planning Commission recommend APPROVAL of the amendment request from High Density Residential to General Commercial and the rezone request from Multi-Family Residential (R-3) to General Commercial (GC). The motion carried by a 6/0 vote.

TXT# 003-14

APPLICANT: Restoration Church/ Kevin Deyette
PROPOSAL: Proposed text amendment for the addition of Community Gardens as a new use in the Yakima Municipal Code (YMC) Title 15, Urban Area Zoning Ordinance.

Based upon a view of the site, the information contained in the application, staff report, exhibits, testimony and other evidence presented at an open record public hearing held on October 8, 2014; and a review of the Yakima Urban Area Comprehensive Plan and the Yakima Urban Area Zoning Ordinance; the Planning Commission makes the following:

FINDINGS

The applicant requests to add "Community Gardens" to the Yakima Municipal Code, Title 15 Urban Area Zoning Ordinance. Specifically, adding provisions for Community Gardens in YMC § 15.02 Definitions, YMC § 15.04 Permitted Land Uses—Table 4-1, and located in the following zoning districts: SR, R-1, R-2, R-3, B-1, B-2, SCC, CBD, GC, RD, and M-1.

The requested change is consistent with the Yakima Urban Area Comprehensive Plan by meeting many of the goals, objectives and policies of the Plan set forth in the General Development, Public Services, Land Use, Transportation, and Utilities Elements of the Comprehensive Plan.

This is a relatively minor request and does not appear to present any adverse consequences for adjacent jurisdictions or service providers. There are no regionally significant issues known related to the request; consequently, this request will not

significantly contribute to the cumulative impacts of other Comprehensive Plan amendments, and/or zoning amendments.

This proposal meets the County-wide Planning Policies and intent of the Growth Management Act because it will be beneficial to the community, by providing green space to office complexes, and high density residential areas, and access to healthy food options within walking distance.

YAKIMA PLANNING COMMISSION'S CONCLUSIONS

- a) The text amendment is minor in nature.
- b) No adverse impacts have been identified by the approval of the amendment request.
- c) The requested text amendment to the City of Yakima's Urban Area Zoning Ordinance is supported by the City of Yakima's Urban Area Comprehensive Plan 2025.
- d) The amendment to Table 4-1, Permitted Land Uses will add Community Gardens, and sub types as land use categories.
- e) The amendment to Table 4-1 is envisioned to provide the following:
 - o An important community resource throughout the City of Yakima, which will improve access to healthy food, enhance food literacy, build social connections, and offer recreation, education and economic development opportunities.
 - o Community Gardens are intended for personal, community, and noncommercial use. Commercial activities potentially add layers of oversight, liability, and regulations that are outside of the scope of the intended use.
 - o Community Gardens can be beneficial to high density urban neighborhoods where there is a lack of green space, or personal garden space, and provides access to healthy food options within walking distance.

MOTION

Based upon the analysis, findings and conclusions outlined above, it was moved and seconded that the Yakima Planning Commission recommend APPROVAL of the text amendment request for the addition of Community Gardens as a new use in the Yakima Municipal Code (YMC) Title 15, Urban Area Zoning Ordinance. The motion carried by a 6/0 vote.

Having made the above Findings of Fact and Conclusions, the Planning Commission hereby renders its

RECOMMENDATION TO CITY COUNCIL

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at public hearing, and having received and reviewed

the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the three Comprehensive Plan Amendments and concurrent rezones and the one text amendment application.

RECOMMENDED this 22nd day of October, 2014.

By: Dave Fonfara
Dave Fonfara, Chairman
Yakima Planning Commission

2014 Comprehensive Plan Map Amendments

