



SITE SPECIFIC PLAN MAP AMENDMENT SUBMITTAL FORM and CHECKLIST

Final
Revised 10/23/17

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, WA. 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

Horizon 2040

(For Staff Use Only)
DATE: _____
REVIEWED BY: _____
PROJECT #: _____
CASE #: _____
APPLICANT: _____

1. The city/property owner(s) request that the subject property be re-designated from:
_____ to _____.
2. The city/property owner(s) request that the subject property be rezoned from:
_____ to _____.

Required Attachments Checklist: Include the following information with your application. Applications without the required information will not be accepted.

(Please Check the Boxes and Sign Below)

3. Pre-Application Form (if required)
4. Fee per adopted schedule YCC Title 20, Table 20.01.070-5.
5. Map(s) of the subject parcel(s) including the following information clearly indicated:
(Maps are to be 8.5x11 or 11x17 landscape, color, legend with applicant name and parcel number, features properly labeled, to scale, North arrow. Yakima County GIS can provide you with all the required maps.)
 - a. Features such as: roads, existing structures and infrastructure (i.e. driveway, wells, septic drain fields, etc.)
 - b. Vegetation (include general types and areas)
 - c. Known critical areas (wetlands, streams, rivers, lakes, drainages, steep slopes, wildlife habitat areas, floodplains)
 - d. Land use/Zoning of adjacent properties.
6. WRITTEN NARRATIVE (Site Specific) to include the following:
 - a. Existing and historic land use
 - b. Soil types (general description)
 - c. Current sewage disposal and water supply
 - d. Suitability of the site as resource lands (if currently designated as such)
 - e. Any known cultural, archaeological or historic resources
 - f. Any previous land use permit activity (under current ownership)
 - g. The availability of public facilities, such as roads, sewer, water and other required public services



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7. WRITTEN NARRATIVE indicating the reason for the proposed plan amendment and addressing the plan amendment (16B.10.095) approval criteria indicated below:

Amendments to Comprehensive Future Land Use Map may only be approved after all of the following criteria are considered:

- a. The proposed amendment is consistent with the Growth Management Act and requirements, the Yakima County Comprehensive Plan - **Horizon 2040**, applicable city comprehensive plans, applicable capital facilities plans and official population growth forecasts and allocations;
- b. The site is more consistent with the criteria for the proposed map designation than it is with the criteria for the existing map designation;
- 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;
- d. For map amendment, substantial evidence or a special study has been furnished that compels a finding that the proposed designation is more consistent with comprehensive plan policies than the current designation;
- e. To change a resource designation, the plan map amendment must be found to do one of the following:
 - (i) Respond to a substantial change in conditions beyond the property 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 Chapter 5 - Land Use Element of **Horizon 2040**, shall be followed. If the result of the analysis shows that the applicable de-designation criteria have been met, then it will be considered conclusive evidence that one of the four criteria in paragraph (e) has been met. The de-designation criteria are not intended for and shall not be applicable when resource lands are proposed for re-designation to another Economic Resource land use designation;
- 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;
- g. The proposed future land use map amendment will not prematurely cause the need for nor increase the pressure for additional plan map amendments in the surrounding area.

8. Completed and signed SEPA ENVIRONMENTAL CHECKLIST, including Supplemental Sheet for Non-project Actions (including required fee):

By signing this form, you are certifying that the above information is attached and accurate.

Applicant Signature _____ Date: _____