



Public Services

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VERN M. REDIFER, P.E. - Director

DATE: October 24, 2018

TO: City of Mabton, Hordan Planning Services, and Interested Agencies

FROM: Yakima County Public Services Planning Division: Noelle Madera, Senior Planner

SUBJ: **Case No.: LRN2018-00009/SEP2018-00050 – City of Mabton Urban Growth Area Amendment
Notice of Completeness, Notice of Application, Notice of Environmental Review, and Notice of Future Public Hearing**

DESCRIPTION OF PROPOSAL

City of Mabton Proposed UGA Map Amendment to the Future Land Use Map of *Horizon 2040* and Title 19 Official Zoning Map

Yakima County must periodically review and, if needed, revise its comprehensive plan and development regulations to ensure that they comply with the Growth Management Act (GMA), as per the schedule provided in RCW 36.70A.130. This review also requires Yakima County to evaluate the County's fourteen designated urban growth areas (UGAs) by using the Washington State Office of Financial Management's population forecasts, the County's 20-year population allocations and a detailed land capacity analysis process. UGAs for all the cities and towns within Yakima County were reviewed updated in 2015-2016. The update to City of Mabton is an emergency UGA update initiated by the City to add an approximately 10-acre parcel (220801-12002) into the UGA of Mabton located adjacent to the city limits west of the intersection of Hwy 241 and Washington Street. This hearing is on the City of Mabton's proposed UGA expansion.

ENVIRONMENTAL REVIEW

This proposal is subject to environmental review. The Yakima County Planning Division is lead agency for this proposal under the State Environmental Policy Act (SEPA). The environmental checklist and other information on file with the Planning Division are available to the public as described below. Comments on the proposal will be used to prepare an environmental threshold determination, which will then be issued for additional comments.

COMMENT AND APPEAL INFORMATION

To view the application materials and SEPA checklist online go to: www.yakimap.com/permits/ and view the documents at the links for each case number, or you can view a copy of the application materials at the Yakima County Planning Division, 128 N. 2nd St., 4th Floor Courthouse, Yakima WA 98901. Your views on the proposal are welcome, and any person may provide written comments on issues related to the proposal. All written comments received by 4:00 p.m., **November 7, 2018** will be considered prior to making the preliminary environmental threshold determination. Mail your comments on this project to Yakima County Planning Division, 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901. Be sure to reference the above case number in your correspondence. Copies of the final environmental threshold determination will be sent to those who comment or may be obtained upon request. There will be no administrative appeal of the final environmental threshold determination (WAC 197-11-680).

The threshold determination is associated with a comprehensive plan amendment which is a legislative action, and is not subject to permit processing requirements specified in YCC 16B.02.090. If you have any questions on this proposal, please call Noelle Madera, Senior Planner, at (509) 574-2300.

NOTICE OF OPEN RECORD PUBLIC HEARING

Notice is hereby given that the Yakima County Planning Commission will conduct an open record public hearing on **WEDNESDAY, November 7, 2018 at 6:00 p.m.** in the First Street Conference Room, 223 N. First Street, Yakima, WA 98901 to consider the City of Mabton's proposed Urban Growth Area map amendment to the Yakima County Comprehensive Plan – *Horizon 2040* and to Yakima County Code Title 19.

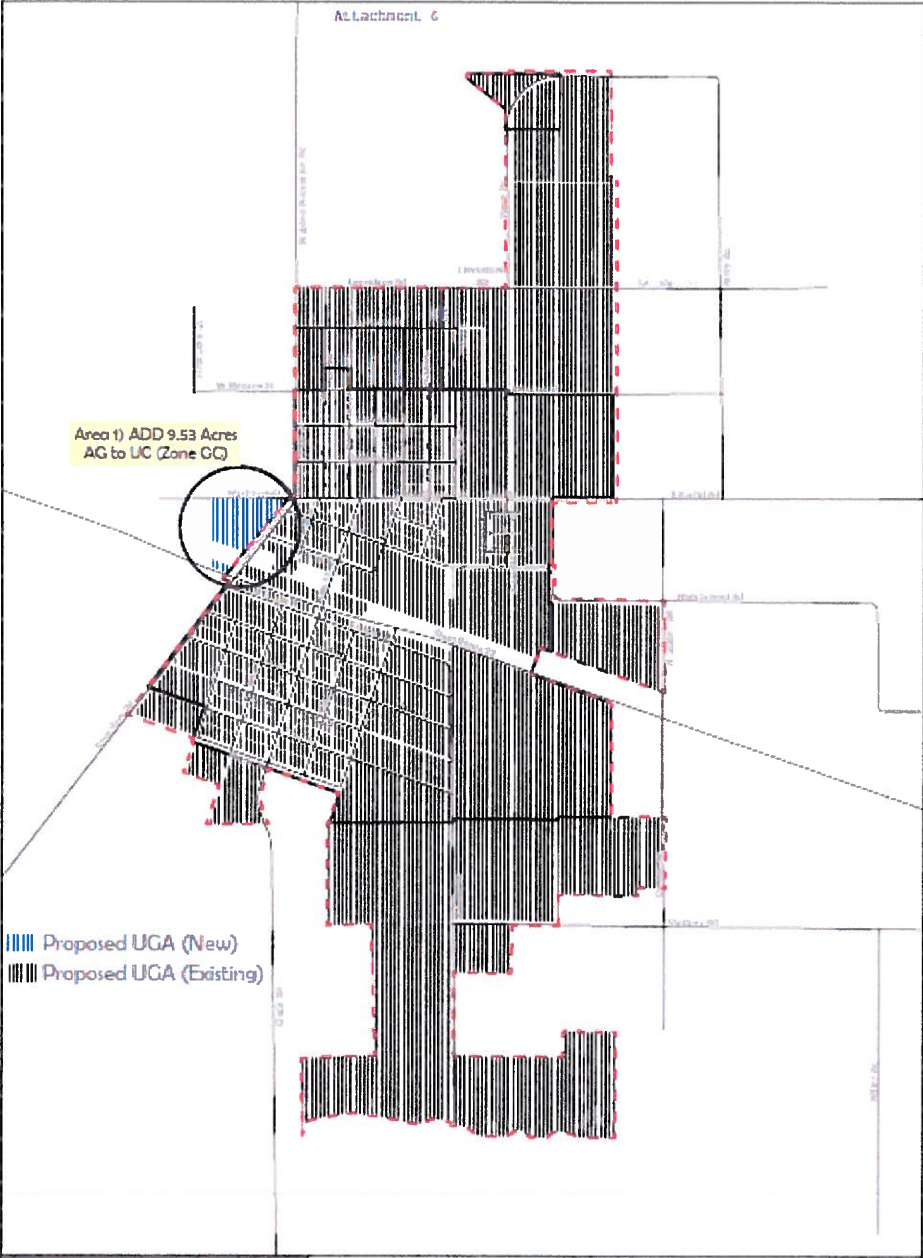
Encl.: Staff Report/Environmental Checklist – Agencies

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If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.

**Yakima County ADA Coordinator
128 N. 2nd Street, Room B27
Yakima, WA 98901
(509) 574-2210**

7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)



Area 1) ADD 9.53 Acres
AG to UC (Zone GC)

 Proposed UGA (New)
 Proposed UGA (Existing)

YAKIMA COUNTY
GEOGRAPHIC INFORMATION SERVICES
Mabton Proposed UGA Zoning
 R-1 - Single Family Residential
 GC - General Commercial
 M-1 - Light Industrial
 AG - Agriculture
 "Rural 10/5"

Comprehensive Plan Designations
 U - Urban
 UR - Urban Residential
 UP - Urban Public
 UC - Urban Commercial
 UI - Urban Industrial
 Urban Growth Boundary

