



MINOR REZONE FORM

Form FINAL
Revised 10/1/15

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

1. The property owner(s) request that the subject property(s) be rezoned from: R-1 to SR
to _____.
2. The current comprehensive plan designation is: Rural Transitional.
3. Attach a written narrative that addresses the following criteria:
 - a. The suitability of the property in question for uses permitted under the proposed zoning;
 - b. The extent to which the proposal complies with and/or deviates from the goals and policies of the comprehensive plan and intent of the zoning ordinance;
 - c. The adequacy of public facilities, such as roads, sewer, water and other required public services;
 - d. The compatibility of the proposed zone change and associated uses with neighboring land uses;
 - e. The public need for the proposed change; and
 - f. What substantial changes in circumstances have occurred to warrant a change in the current zoning?

Please submit the following:

- Minor Rezone Application Fee (see fee schedule)
- General Application
- Complete site plan (show the boundaries of the properties to be rezoned. Map can be obtained from Yakima County GIS or Public Service Division)
- Environmental Checklist and Fee (Separate packet)



NARRATIVE FORM

FINAL
Revised 10/01/15

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The Narrative Form is designed to help you, the application review, interested agencies, and adjacent property owners to the proposal understand the scope of your project and how your project meets the legal requirements in the Yakima County Codes. You should refer to the appropriate sections of the ordinance when describing your proposal if applicable. You can obtain a copy of the ordinance in our office or access it on the internet at:

<http://codepublishing.com/wa/yakimacounty/>

Narrative Content: Please tell us the “who”, “what”, “where”, and “why” of your proposal. A list of typical content is provided below. **Please do not limit your project’s description to just these items.** In order for us to conduct a timely review of your project please **be as detailed as possible**. Any missing/confusing information could result in the delay of our review.

Note: Not all content listed below will be pertinent to your proposal. These items are suggestions in order to help you draft your narrative.

Suggested Content:

- Describe the current use of the site including all existing structures with their dimensions, square footage and usage.
- Describe the proposed use in detail (including but not limited to the type of business and/or use, hours and days of operation, number of employees, number of people living on-site, maximum number of customers and/or guests, changes or additions to the driveways or other access points, the type of mitigation or adjustment requested).
- Describe which standards are proposed to be adjusted and justify why the standard needs to be adjusted.
- Describe any new or existing structures to be used as part of this proposal.
- Describe how the proposed use will be pertinent to the proposed/existing structures.
- Describe any parking facilities (number of spaces and surface type), landscaping, signage, and lighting that will be associated with your proposal.
- Describe your access to the property and the route of travel to the site.
- For commercial operations describe the travel ways that will be located onsite.
- Describe the timelines for completion of your proposal.

Please remember that your narrative must explain in detail the specifics of your proposal and any missing information may result in the need for future reviews. Your narrative can be typed and printed on a separate sheet of paper with “See Attached” written below, or you may print out legibly your narrative on the lines provided.

See Attached

NARRATIVE

Gilbert Orchards, INC. wishes to rezone parcel 171211-12005 from R-1 to SR. The purpose of this rezone is to facilitate a lot line adjustment between parcels 171211-12003 and 171211-12005.

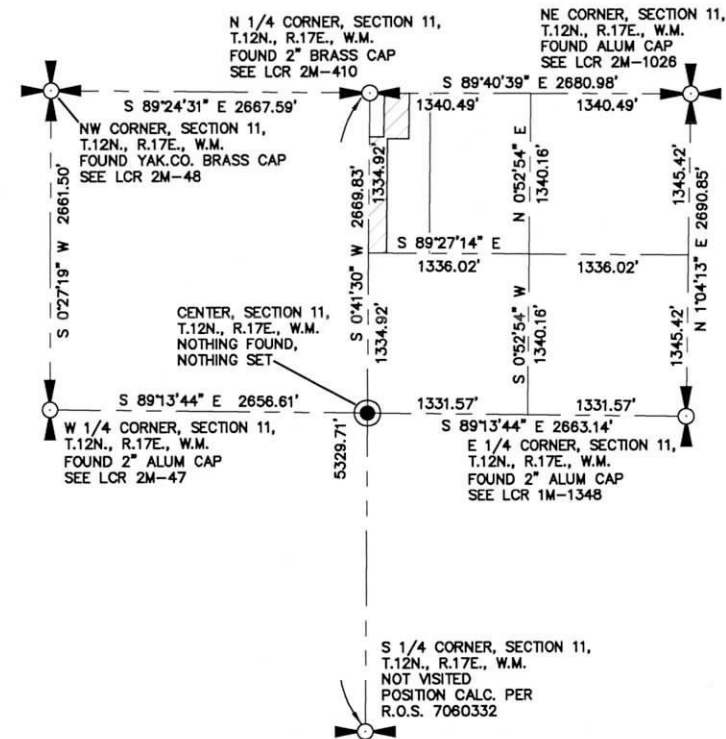
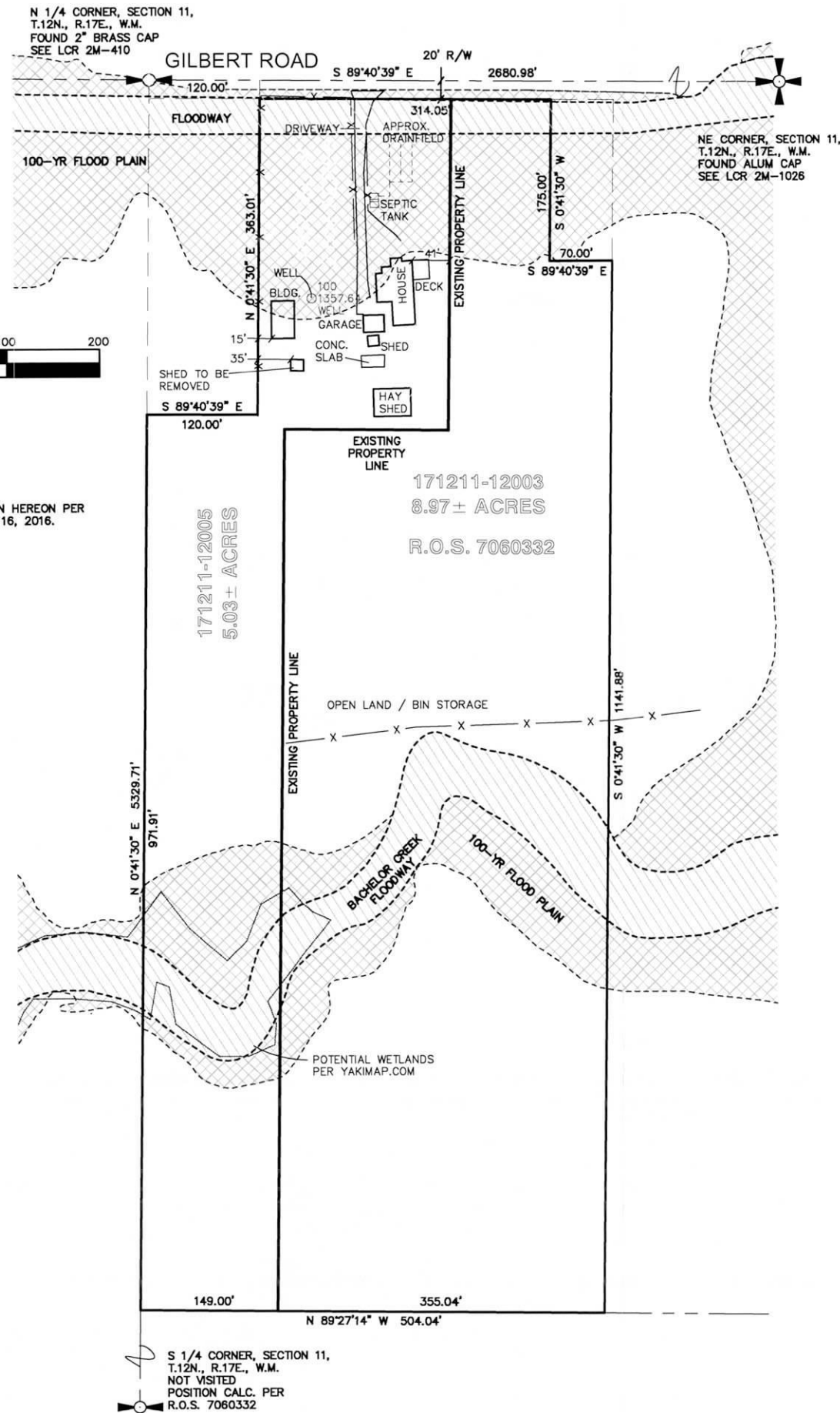
The goal is to separate and sell the existing single family residence, garage, and out buildings from the remainder of the property. The remainder of the property will continue to be used for staging and bin storage for orchard activities.

By rezoning the property to SR, it can be used as an AG related industry uses through a type 3 review making the current use of the property more consistent with the comprehensive plan.



NOTE

SPECIAL FLOOD HAZZARD AREA SHOWN HEREON PER FIRM MAP 53077C1016E, DATED JUNE 16, 2016.



LEGAL DESCRIPTION

THE WEST 328 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 17 EAST, W.M., YAKIMA COUNTY, WASHINGTON;

EXCEPT THE NORTH 363 FEET OF THE WEST 120 FEET;

EXCEPT THE SOUTH 957 FEET OF THE EAST 179 FEET;

EXCEPT THE NORTH 20 FEET FOR ROAD;

AND EXCEPT THAT PORTION CONVEYED TO YAKIMA COUNTY FOR ROAD PURPOSES, UNDER AUDITOR'S FILE NUMBER 1946746.

SITUATE IN YAKIMA COUNTY, WASHINGTON.



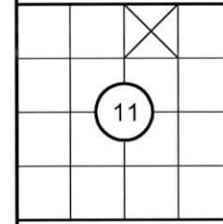
PARCEL NO. 171211-12005

2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hiacivil.com

HILA
Engineering and Land Surveying, Inc.

REZONE EXHIBIT
for, **GILBERT ORCHARDS**
YAKIMA COUNTY, WASHINGTON

DATE OF FIELD SURVEY:	2-3-16
FIELD BOOK:	YAK#119
JOB NO.	16040
FILE NAME:	16040.DWG
DRAWN BY:	TDF
DATE:	6-24-16
REVIEWED BY:	ETH
DATE:	6-24-16



T.12N., R.17E., WM

SHEET 1 OF 1