

**FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS  
OF THE CITY OF ZILLAH  
PLANNING COMMISSION  
THE PROPOSED ADOPTION OF  
COMPREHENSIVE PLAN UPDATE 2017**

**Members Present:** Planning Commission Chairman Jay Spurlock, Planning Commissioner Vice Chairman Russ Redfield and Planning Commission members: Arnie Schoenmoser, Jim Koerner, and Carol Wane

***The Planning Commission of the City of Zillah, Washington, finds as follows:***

1. The City of Zillah is subject to the requirements of the Growth Management Act (GMA), Chapter 36.70A RCW.

2. The GMA, RCW 36.70A.130, establishes a schedule whereby each city and county in Washington must take action to review and, if needed, revise its Comprehensive Plan and development regulations to ensure consistency with the Act. Zillah's deadline for this periodic update is June 30, 2017, and every eight years thereafter. In addition to reviewing adopted polices and regulations to ensure compliance with the Act, GMA directs that each jurisdiction should determine whether its plan and regulations are affected by any amendments made to the GMA after the jurisdiction adopted its prior comprehensive plan or development regulations.

3. The City of Zillah Comprehensive Plan ("the Plan") is required to plan for anticipated job and population growth over a 20 year planning horizon, through 2037, however Yakima County has chosen to plan to 2040. To remain consistent with the plans, the City of Zillah chose to also plan to 2040. The draft updated Plan includes both mandated and optional elements, including Land Use, Economic Development, Natural Systems, Housing, Transportation, Parks & Recreation, Capital Facilities and Utilities.

4. The City of Zillah must be in compliance with the GMA, including the periodic update requirements, to be eligible for grants and loans from certain state infrastructure programs.

5. In 2014, the City adopted a Scope of Work Document to guide the Plan update. The document included the City's guiding principles, major work tasks, establishment of an Element Review committee, outline of proposed formatting, plan implementation, and a preliminary schedule for Plan completion.

6. Major work tasks identified in the Scope of Work Document include but are not limited to public outreach, review of existing Plan goals and policies, review of land reclassification requests, preparation of the Capital Facilities Plan (CFP), preparation of the Environmental Checklist, and code development and revisions.

7. Zillah Municipal Code section 17.06.020 and 17.06.050 Procedures for Class 3 review establishes procedures for Planning Commission review of the City's Comprehensive Plan, development regulations, and amendments thereto.

8. Planning Commission work study sessions were scheduled on a bi-weekly periodic basis early in the Plan update to introduce and discuss the preliminary draft Plan.

9. Approximately 15 agencies and the Yakama Nation were consulted for comments on the proposed amendments and Notices of the Planning Commission public hearings were published in the official City newspaper, Review Independent, on April 27, 2017, via electronic notification to interested parties via SEPA Register and the City of Zillah Comprehensive Plan website <http://www.cityofzillah.us/CompPlan.html>

10. The 2017 Comprehensive Plan Update, the Planning Commission reviewed the Introduction and each element one at a time, meeting 28 times between July 2014 and April 2017 to discuss updating the elements, completing their preliminary review of all the elements on April 18, 2017.

11. On May 16 & June 6, 2017, the Planning Commission conducted two public hearings to accept written and oral testimony on the proposed Zillah Comprehensive Plan Amendments.

12. No comments were received during the comment period or the May 16 and/or June 6, 2017 public hearings.

13. On June 6, 2017, the Planning Commission conducted deliberations on the proposed Zillah Comprehensive Plan Amendments and recommends approval of the proposed Zillah Comprehensive Plan Amendments, subject to corrections or errors found by the Department of Commerce.

14. The Zillah Planning Commission adopts the revised 2017 Planning Staff report date 6-1-2017.

BY



Jay Spurlock

Planning Commission Chair



Russ Redfield,

Planning Commission Vice Chair

Vote: 5-0