

BOARD OF YAKIMA COUNTY COMMISSIONERS

Agenda Request Form (ARF)

Deliver completed ARF and finalized agenda item to the Clerk or Deputy Clerk of the Board at the Yakima County Commissioners' Office, Room 232.

Prepared by: Aaron Cohen
Department: Public Services, Planning
Requested Agenda Date: December 30, 2025
Presenting: Aaron M. Cohen

Board of County Commissioners Record Assigned

#

006-2025

Action Requested – Check Applicable Box:

☐ PASS RESOLUTION

☒ PASS ORDINANCE

☐ ISSUE PROCLAMATION

☐ EXECUTE or AMEND

AGREEMENT, CONTRACT, or GRANT

☐ OTHER _____

Document Title:

IN THE MATTER OF AMENDING BOTH THE YAKIMA COUNTY COMPREHENSIVE PLAN – HORIZON 2040 AND YAKIMA COUNTY CODE TITLE 19 – UNIFIED LAND DEVELOPMENT CODE AS PART OF THE 2025 URBAN GROWTH AREA BOUNDARY AMENDMENTS RELATING TO THE 2025 GROWTH

Background Information:

Through RCW36.70A.130 the Growth Management Act requires Yakima County to conduct a periodic update of its comprehensive plan, zoning code, urban growth areas (UGA), and critical area ordinance. This ordinance is the culmination of a multi-year long process of reviewing the fourteen UGAs within the County. The Board has held work sessions and hearings to consider each UGA throughout the fall and winter.

Describe Fiscal Impact:

\$0

Summary & Recommendation:

Staff recommends the Yakima Board of County Commissioners vote to approve the ordinance.

Department Head/Elected Official Signature

Corporate Counsel Initial (for Agreements Only)

BOARD OF YAKIMA COUNTY COMMISSIONERS

ORDINANCE 6-2025

**IN THE MATTER OF AMENDING BOTH THE YAKIMA COUNTY
COMPREHENSIVE PLAN – *HORIZON 2040* AND YAKIMA COUNTY CODE TITLE
19 – UNIFIED LAND DEVELOPMENT CODE AS PART OF THE 2025 URBAN
GROWTH AREA BOUNDARY AMENDMENTS RELATING TO THE 2026 GROWTH
MANAGEMENT ACT REQUIRED PERIODIC UPDATE**

GENERAL

WHEREAS, in compliance with the Washington State Growth Management Act (GMA), Chapter 36.70A RCW, the Board of Yakima County Commissioners (Board) adopted the Yakima County Comprehensive Plan - *Horizon 2040* on June 27, 2017, and adopted development regulations – Yakima County Code (YCC) Title 19 on May 5, 2015; **and**,

WHEREAS, RCW 36.70A.130 requires that Yakima County, as a “fully planning” county, shall update its comprehensive plan and development regulations, as necessary, to reflect local needs, new data, and current laws; **and**,

WHEREAS, updates can be done on a continuing basis, but must be done in a deliberate manner every ten years according to a schedule established by RCW 36.70A.130(5); **and**,

WHEREAS, under RCW 36.70A.130(2)(a), the plan and development regulations are subject to continuing review and evaluation, but the plan may be amended no more than one time per year; **and**,

WHEREAS, the GMA, RCW 36.70A.130(2)(b), requires as part of the comprehensive plan and development regulations update process, the County establishes minimum requirements for ensuring adequate public notification and opportunities for comment and participation in the amendment process, for which, the County adhered by following all procedures stated in Title 16B; **and**,

WHEREAS, the GMA, RCW 36.70A.130(3), requires Yakima County to review its designated urban growth areas (UGAs) every ten years and revise them, if necessary, to accommodate the urban growth projected to occur in the succeeding 20-year period; **and**,

WHEREAS, in 2022 the Washington State Office of Financial Management (OFM) released the 20-year low, medium and high population projections for the state and each of the thirty-nine counties; **and**,

WHEREAS, both the GMA and the Yakima Countywide Planning Policies require Yakima County to select between the low, medium and high OFM population projections and project the 20-year population for each of the fourteen cities and towns in the County; **and**,

WHEREAS, on April 4, 2025, Yakima County issued its population projections for the planning period for each of the fourteen cities and towns of the County based on OFM’s medium county population projections; **and**,

BOARD OF YAKIMA COUNTY COMMISSIONERS

WHEREAS, both the GMA and *Horizon 2040* require Yakima County to conduct a land capacity analysis to analyze the growth needs for all fourteen cities and towns in Yakima County as part of the required update; **and**,

WHEREAS, both the GMA and *Horizon 2040* require all fourteen cities and towns in Yakima County to submit up to date and approved capital facilities plans showing how all proposed UGAs are to be served with capital facilities; **and**,

WHEREAS, throughout 2025 County Planning Staff presented their findings of the land capacity analysis to representatives of each of the fourteen cities and towns and made the necessary corrections; **and**,

WHEREAS, the proposed UGA map amendments to *Horizon 2040* and Title 19 were presented to the Planning Commission for their review on July 9, July 23, August 27, September 17, September 24, and October 22, 2025; **and**,

WHEREAS, the Planning Commission conducted a properly advertised public hearing on October 22, 2025, to hear testimony on the proposed UGA map amendments; **and**,

WHEREAS, the Planning Commission held their deliberations on October 22, 2025, on the proposed UGA map amendments immediately after the close of the open record public hearing; **and**,

WHEREAS, the Planning Commission after having carefully considered the applicant's justification, the staff recommendation, and the written and oral testimony in its deliberations, presented to the Board of Yakima County Commissioners on December 10, 2026 its Findings and Recommendations on the proposed UGA map amendments; **and**,

WHEREAS, on October 23, 2025 Yakima County provided a 60-Day notice to the Department of Commerce, as required by RCW 36.70A.106 on the proposed UGA amendments; **and**,

WHEREAS, Yakima County is issuing a *Determination of Non-Significance for the 2026 Urban Growth Area Amendments* with this Ordinance, which analyzed the environmental and growth management impacts of all proposed actions and included individual reports on each of the remaining proposed amendments; **and**,

WHEREAS, the Board of Yakima County Commissioners conducted properly advertised public hearings on November 25, December 2, December 9, and December 16, 2025, to hear testimony on the proposed text amendments outlined in the Planning Commission recommendations; **and**,

WHEREAS, the Board of Yakima County Commissioners held their deliberations on November 25, December 2, December 9, and December 16, 2025, immediately after the close of

BOARD OF YAKIMA COUNTY COMMISSIONERS

the open record public hearing and did adopt motions approving, denying, or modifying the proposed UGA amendments; **and**,

OTHER

WHEREAS, the Board of Yakima County Commissioners considered proposed amendments to the comprehensive plan concurrently in order to ascertain their cumulative effects, as set forth in the SEPA documents referenced above; **and**,

WHEREAS, the Board has determined that all Plan and development regulation amendments are internally consistent; **and**,

BE IT HEREBY ORDAINED by the Board of Yakima County Commissioners, adopts the urban growth area boundaries for all fourteen cities and towns within Yakima County as shown within the attached exhibits and described in further detail below:

SECTION 1. REASONS FOR ACTION

The 2025 amendments before the Board of Yakima County Commissioners are as follows:

- A. Five proposed UGA changes are considered as part of our 2026 GMA required Periodic Update.

Staff reports for each of the docketed amendment requests were provided to the Planning Commission which identified specific issues and recommended approval, modification, or denial of the proposed amendments. Following public testimony and deliberations, the Planning Commission has determined which of the proposed amendments are needed to correct errors, address deficiencies or more closely correspond to the goals, policies and intent of **Horizon 2040** and presented their findings and recommendations to the Board of Yakima County Commissioners for their consideration. The Board of Yakima County Commissioners then reviewed said amendment requests, held a public hearing, and made a decision to approve, modify, or deny the proposed amendments.

SECTION 2. FINDINGS

- A. *Compliance with GMA.* The Board of Yakima County Commissioners find that the amendments to the Yakima County Comprehensive Plan – **Horizon 2040**, and development regulations, adopted by this ordinance are in substantial compliance with RCW 36.70A (the GMA). The Comprehensive Plan is internally consistent and policies within and among elements are complementary, not contradictory. The Comprehensive Plan contains policies, implementation measures, and procedures that provide for its review and adjustment if internal conflicts are discovered.
- B. *Yakima County adopted Plan 2015 on May 20, 1997.* The plan was designed to integrate SEPA and GMA consistent with the provisions of WAC 197-11-210 through 197-11-235. The Board of Yakima County Commissioners finds that *Notice of Adoption of the Determination of Non-Significance for 2026 Urban Growth Area Amendments* issued with this Ordinance provides

BOARD OF YAKIMA COUNTY COMMISSIONERS

the environmental evaluation and documentation required under the State Environmental Policy Act.

- C. *Analysis of Cumulative Effects.* The cumulative effects have been considered as part of the SEPA review process outlined in subsection B above.
- D. *Compliance with 2026 Periodic Update Process.* The Board of Yakima County Commissioners find that Yakima County's properly meet its GMA comprehensive plan update and analysis requirements, which complies with RCW 36.70A, including the following initial steps taken in 2024 and 2025 of the 2026 GMA Periodic Update process, including (1) establishment of a public participation program that identifies procedures and schedules for review, evaluation, and possible revision process; (2) issuance of the 20-year population projections for the fourteen cities and towns; (3) evaluation of all fourteen cities and towns UGA boundaries; (4) the development of a land capacity analysis; and, (5) the adoption of an appropriate ordinance and/or amendments.
- E. The Board of Yakima County Commissioners adopts the following fourteen city and town-specific UGA map amendments as detailed in the Yakima County Planning Commission's *Findings of Fact* dated December 10, 2026, as follows:
 - i. Grandview (LRN2025-00027) – The Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Grandview without any modifications as shown in Exhibit 1.
 - ii. Granger (LRN2025-00026) – The Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Granger without any modifications as shown in Exhibit 2.
 - iii. Harrah (LRN2025-00022) – The Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the Town of Harrah without modifications as shown in Exhibit 3.
 - iv. Mabton (LRN2025-00025) – The Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Mabton without any modifications as shown in Exhibit 4.
 - v. Moxee (LRN2025-00018) – The Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Moxee without any modifications as shown in Exhibit 5.
 - vi. Naches (LRN2025-00014) – The Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the Town of Naches without any modifications as shown in Exhibit 6.
 - vii. Selah (LRN2025-00016) – The Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Selah without any modifications as shown in Exhibit 7.
 - viii. Sunnyside (LRN2025-00024) – The Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Sunnyside with modifications as shown in Exhibit 8.

BOARD OF YAKIMA COUNTY COMMISSIONERS

- ix. Tieton (LRN2025-00015) – The Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Tieton without modifications as shown in Exhibit 9.
- x. Toppenish (LRN2025-00021) – The Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Toppenish without any modifications as shown in Exhibit 10.
- xi. Union Gap (LRN2025-00019) – The Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Union Gap without any modifications as shown in Exhibit 11.
- xii. Wapato (LRN2025-00020) – The Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Wapato without any modifications as shown in Exhibit 12.
- xiii. Yakima (LRN2025-00017) – The Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Yakima without any modifications as shown in Exhibit 13.
- xiv. Zillah (LRN2025-00023) – The Board of Yakima County Commissioners adopted the Planning Commission findings and recommendations for the City of Zillah without any modifications as shown in Exhibit 14.

SECTION 3. SEVERABILITY

The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the resolution, or the validity of its application to any other persons or circumstances.

SECTION 4. EFFECTIVE DATE

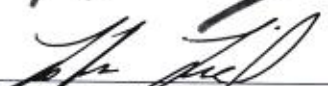
Pursuant to the Growth Management Act (RCW 36.70A), Yakima County must publish a Notice of Adoption within 10 days after the Board's approval of this ordinance, thus starting the required 60 appeal period. Therefore, this ordinance becomes effective on the 61st day after posting of the Notice of Adoption, unless successfully appealed.

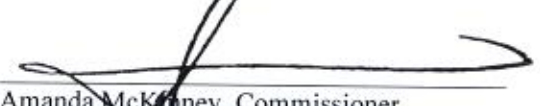
DONE

Attest:


Julie Lawrence, Clerk of the Board or
Erin Frankling, Deputy Clerk of the Board


Kyle Curtis, Chair


LaDon Linde, Commissioner


Amanda McKinney, Commissioner
Constituting the Board of County Commissioners
for Yakima County, Washington



BOARD OF YAKIMA COUNTY COMMISSIONERS

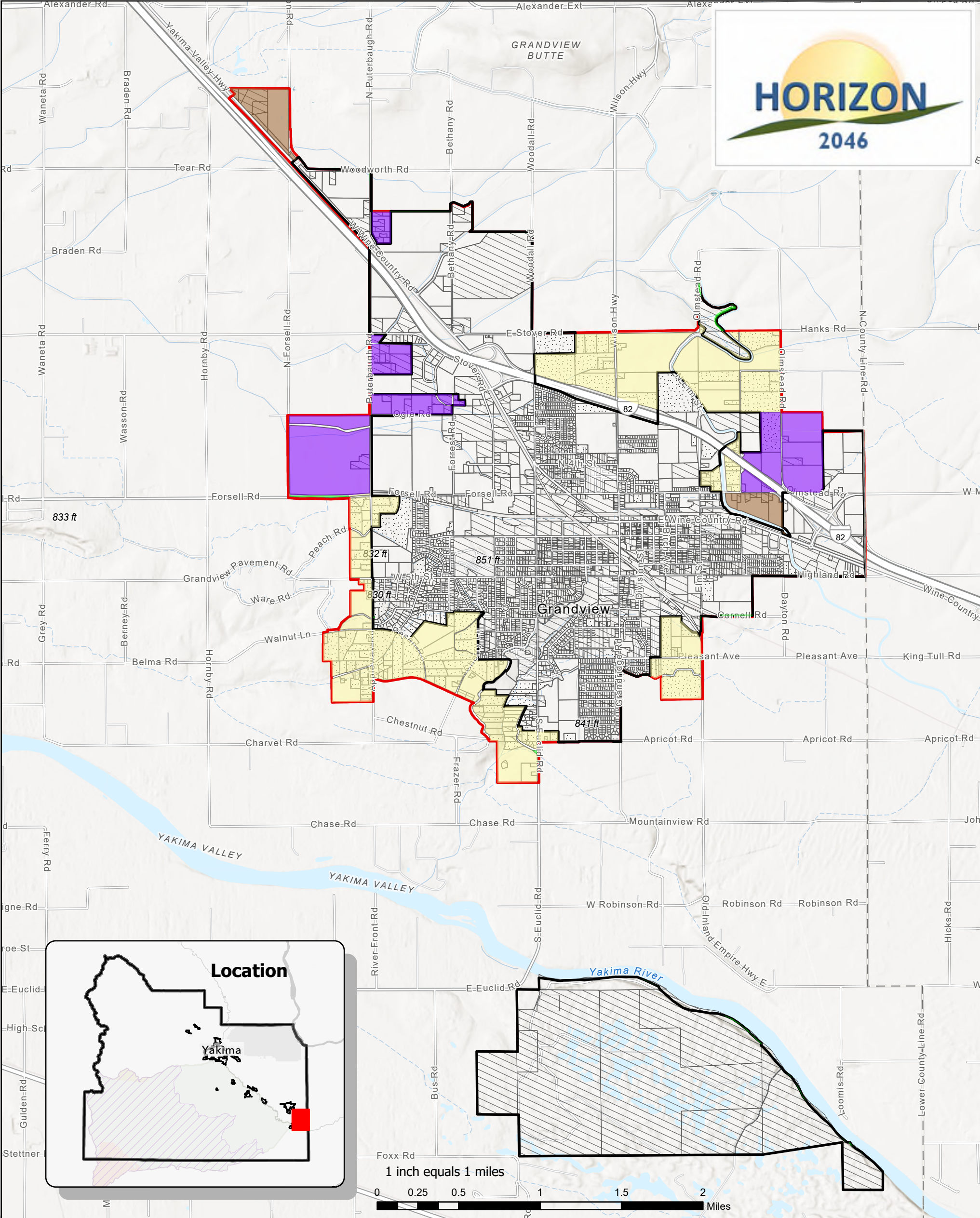
Attachments:

- A.** Exhibit 1 – City of Grandview Maps
- B.** Exhibit 2 – City of Granger Maps
- C.** Exhibit 3 – Town of Harrah Maps
- D.** Exhibit 4 – City of Mabton Maps
- E.** Exhibit 5 – City of Moxee Maps
- F.** Exhibit 6 – Town of Naches Map
- G.** Exhibit 7 – City of Selah Maps
- H.** Exhibit 8 – City of Sunnyside Maps
- I.** Exhibit 9 – City of Tieton Maps
- J.** Exhibit 10 – City of Toppenish Maps
- K.** Exhibit 11 – City of Union Gap Maps
- L.** Exhibit 12 – City of Wapato Maps
- M.** Exhibit 13 – City of Yakima Maps
- N.** Exhibit 14 – City of Zillah Maps
- O.** Exhibit 15 – Yakima County Planning Commission's Findings of Fact

Exhibit 1

City of Grandview

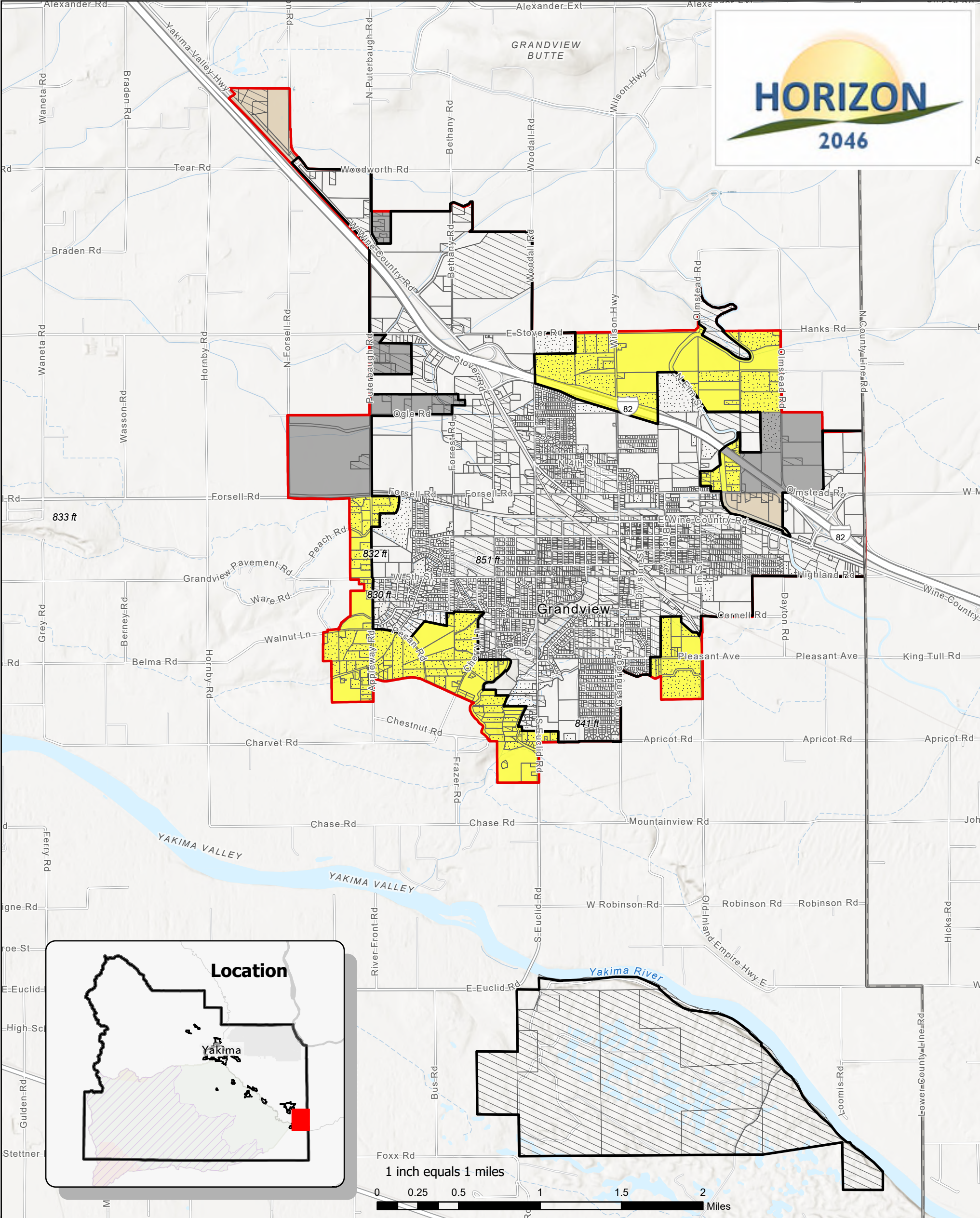
Maps



City of Grandview Zoning



Date: 12/10/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.



City of Grandview Land Use

- Land Use Designations**

 - City Limits
 - Urban Growth Boundary
 - Urban Commercial
 - Urban Industrial
 - Urban Residential
- Potential Development**

 - Developed
 - Vacant
 - Partially Developed



Date: 12/10/2025
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Exhibit 2

City of Granger

Maps



City of Granger UGA Zoning

- Urban Growth Boundary
- City Limits

Zoning

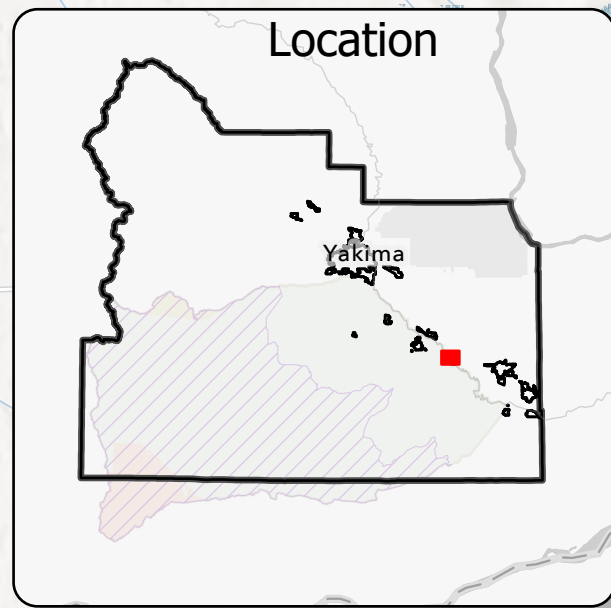
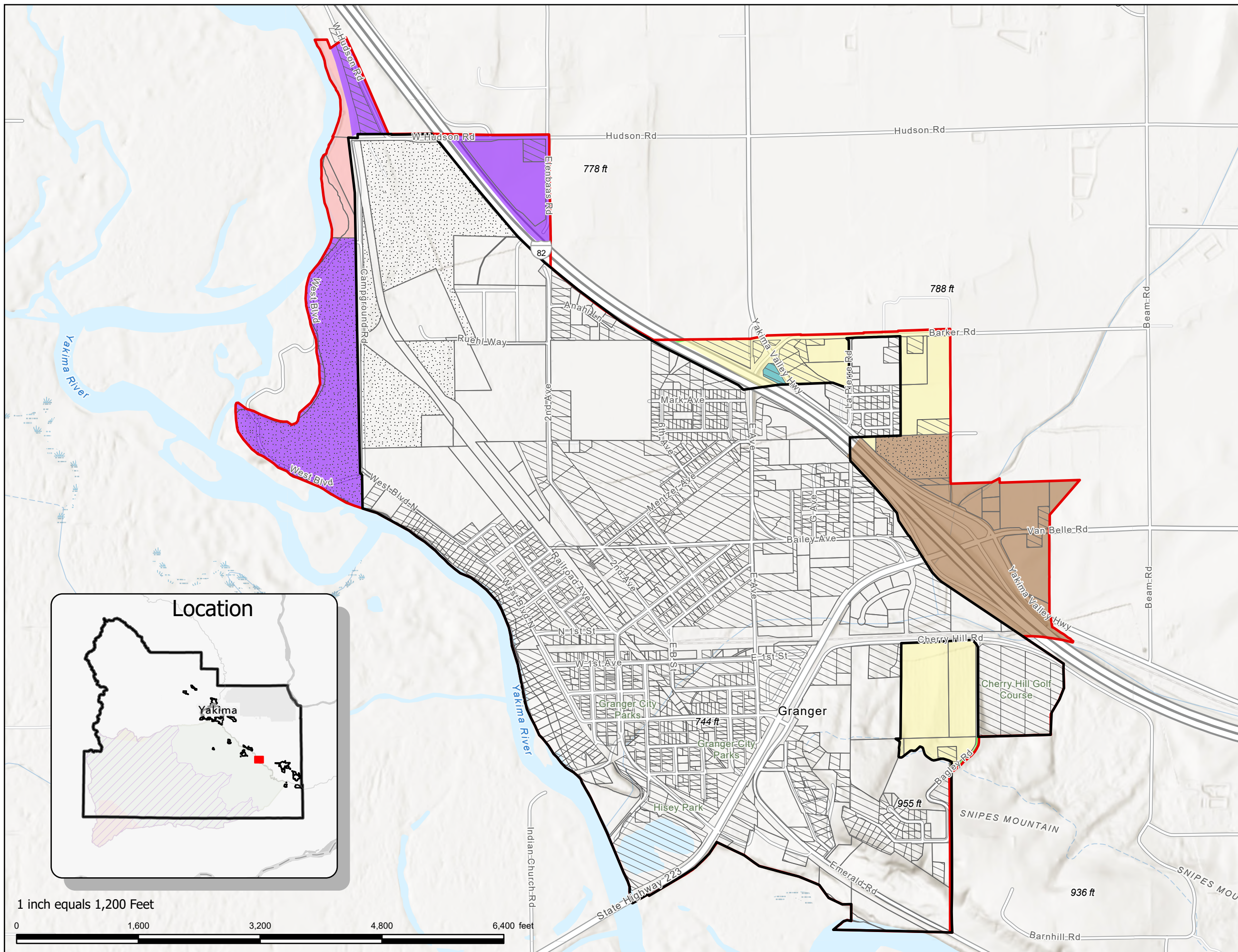
- (GC)General Commercial
- (HTC)Highway/Tourist Commercial
- (RLDP)Remote Extremely Limited
- (M-1)Light Industrial
- (R-1)Single-Family Residential

Development Potential

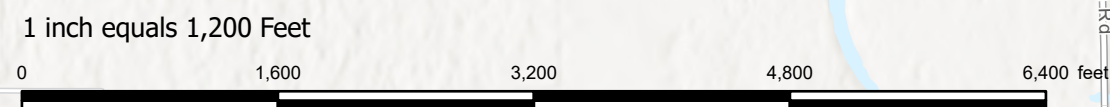
- Developed
- Vacant
- Partially Developed



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Location





City of Granger UGA

Land Use

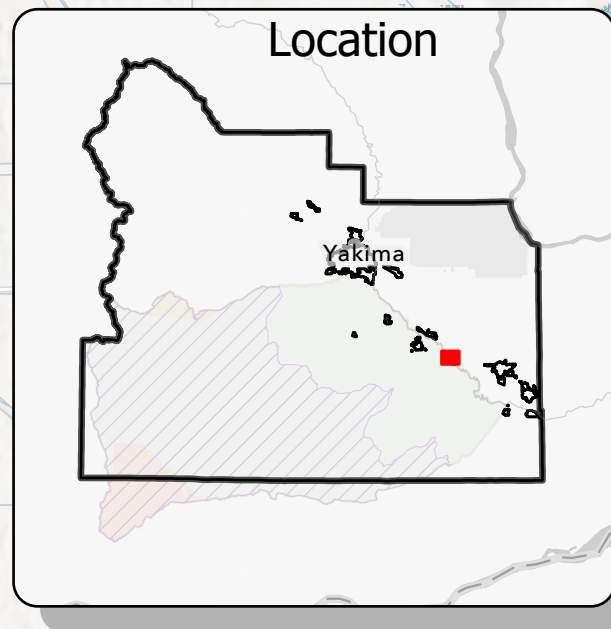
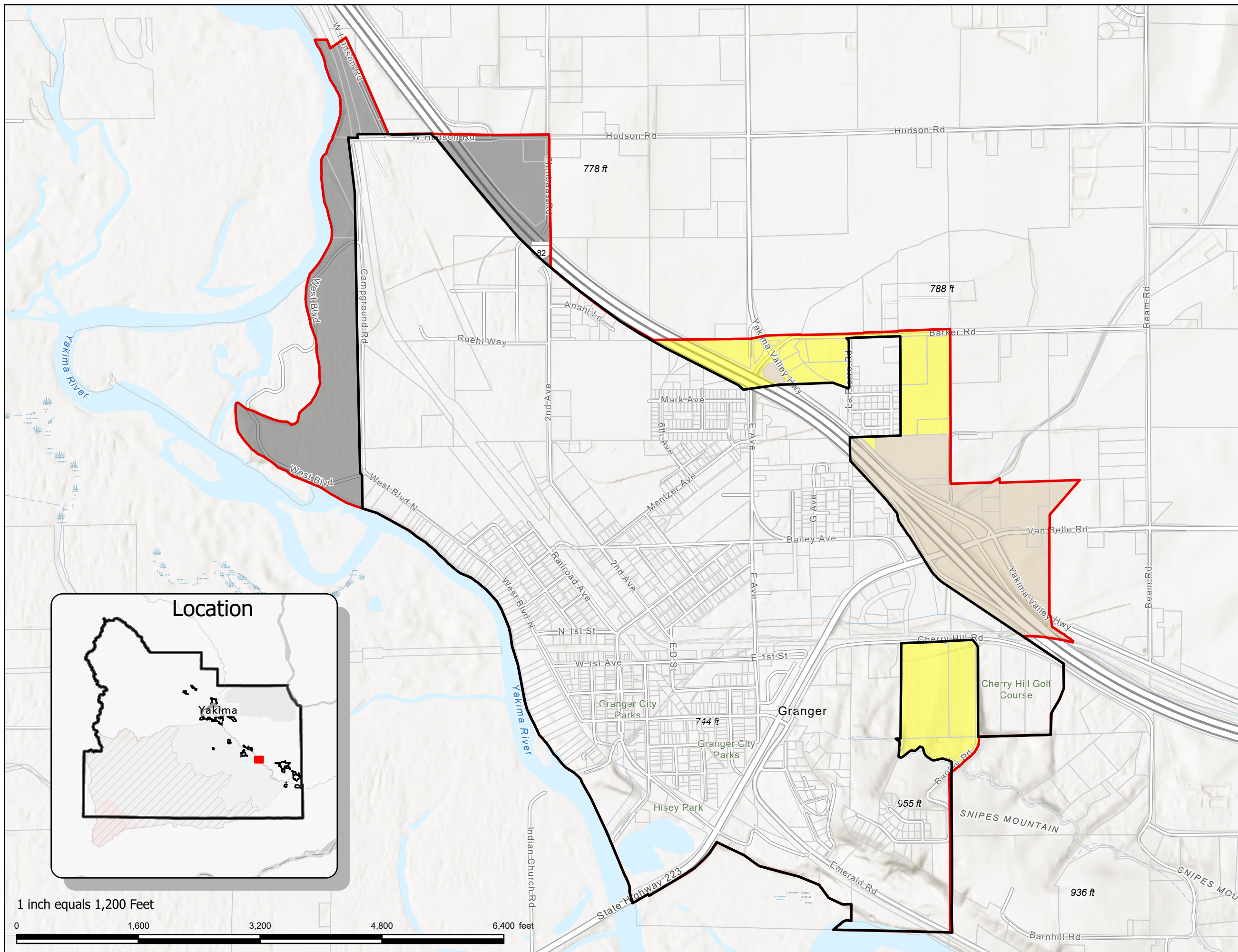
- Urban Growth Boundary
- City Limits

Land Use Designations

- Urban Residential
- Urban Commercial
- Urban Industrial



Date: 12/10/2025
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Location

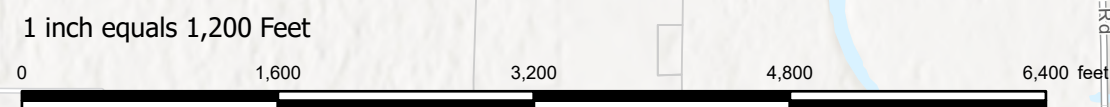
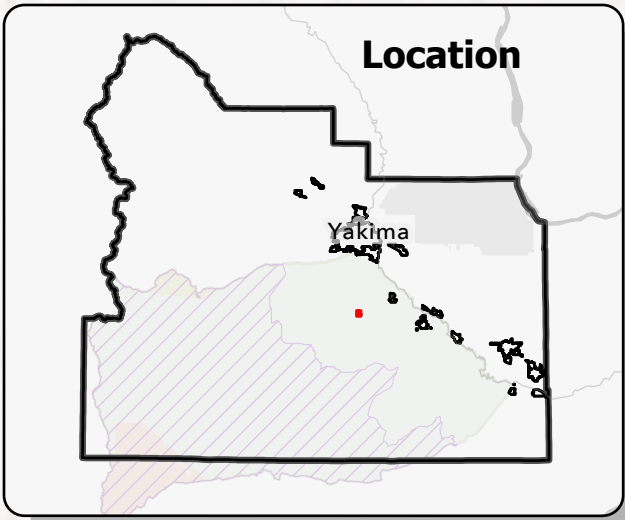
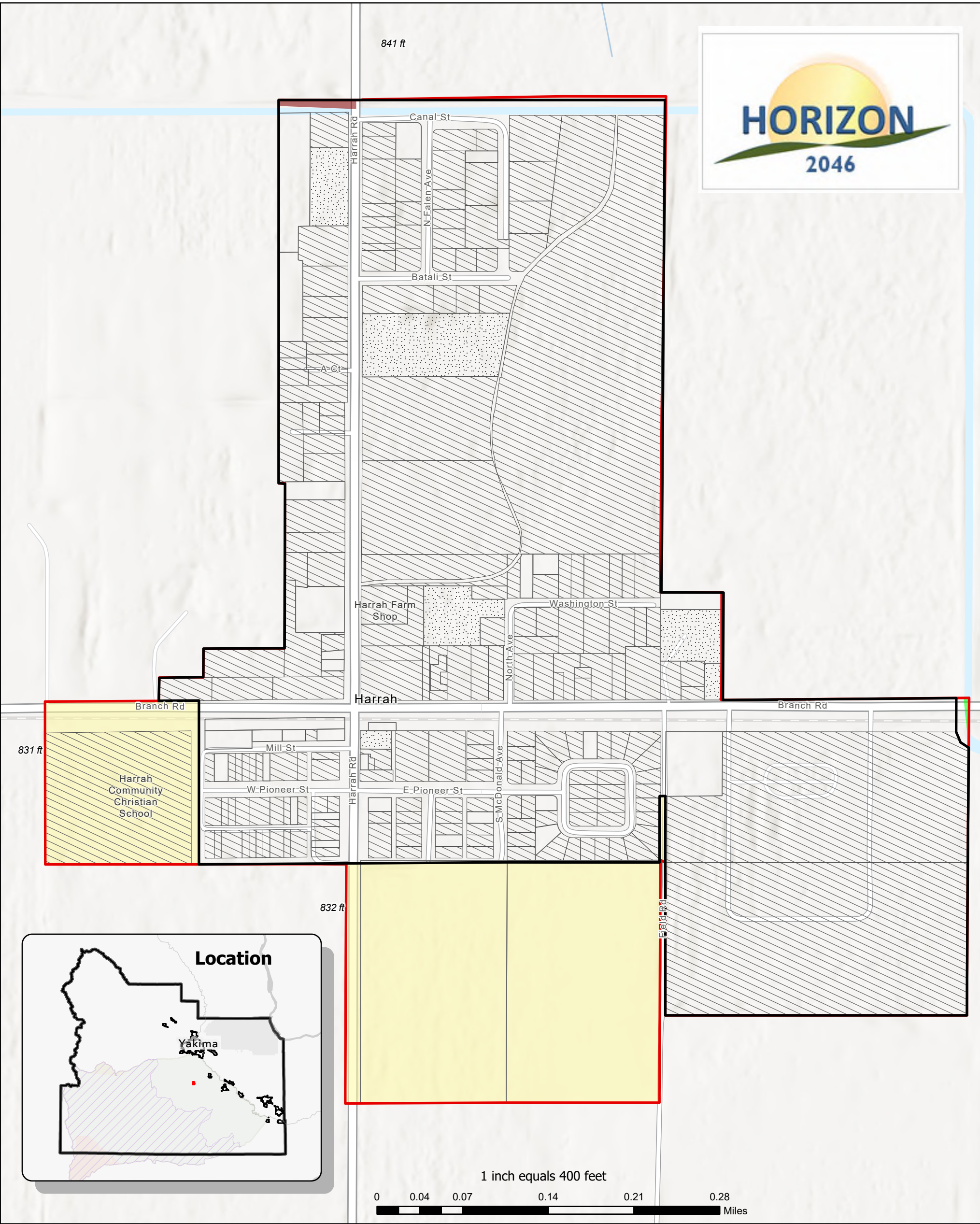


Exhibit 3

Town of Harrah

Maps



City of Harrah Zoning

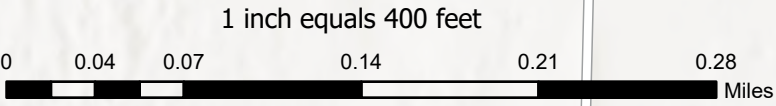
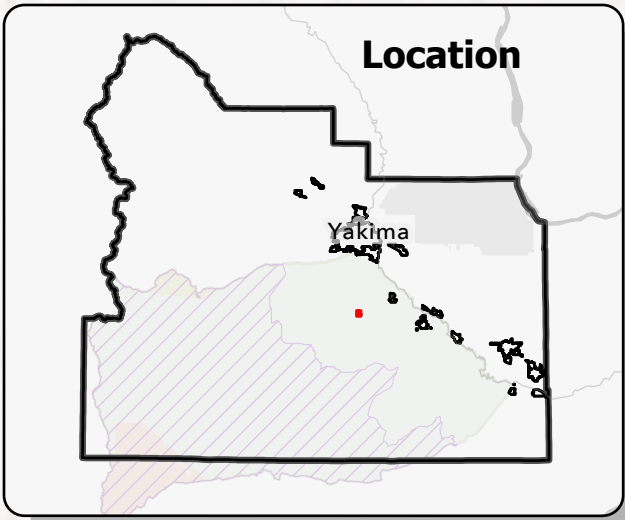
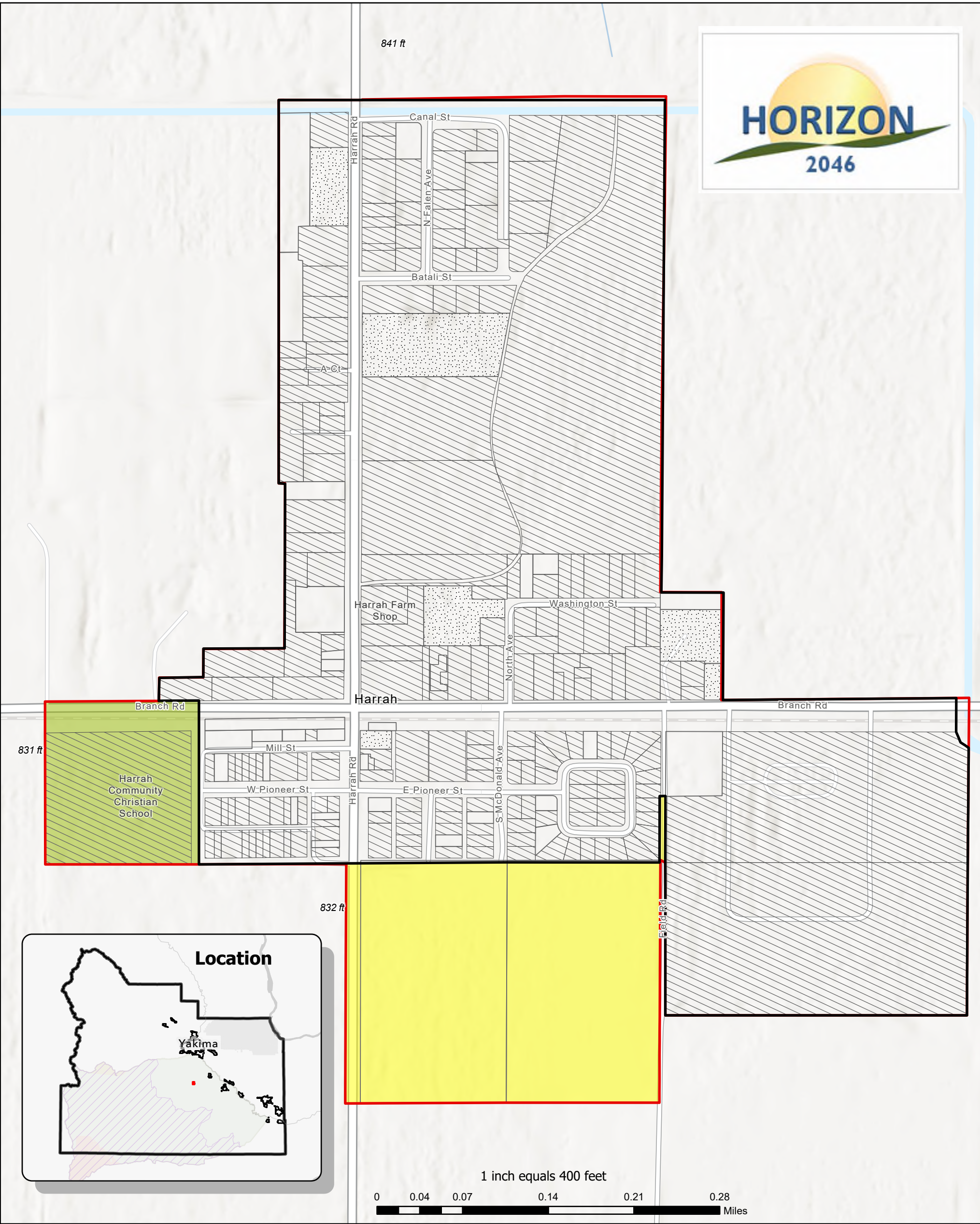
- County Zoning**

 - Urban Growth Boundary
 - City Limits
 - (R-1)Single-Family Residential
- Potential Development**

 - Developed
 - Vacant
 - Partially Developed



Date: 12/10/2025
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City of Harrah Land Use

- Land Use Designations**

 - Urban Growth Boundary
 - City Limits
 - Urban Residential
 - Urban Public
- Potential Development**

 - Developed
 - Vacant
 - Partially Developed

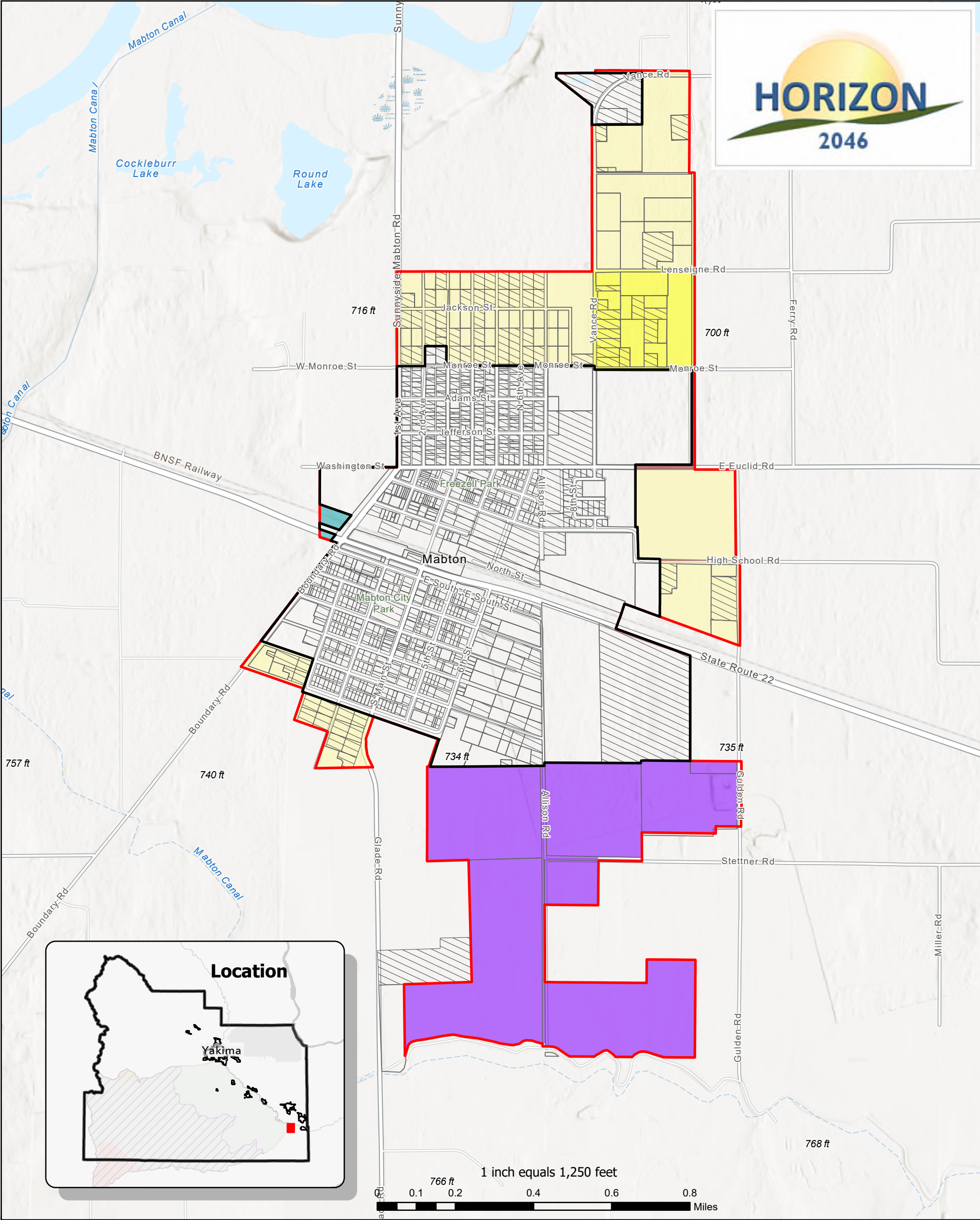


Date: 12/10/2025
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Exhibit 4

City of Mabton

Maps



City of Mabton Zoning

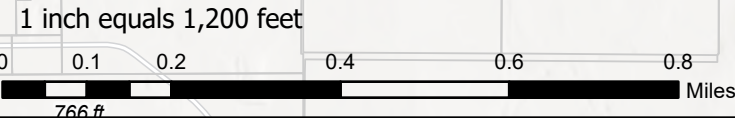
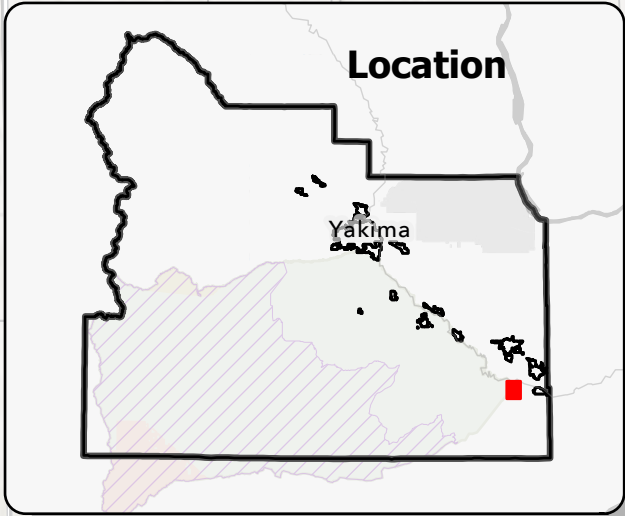
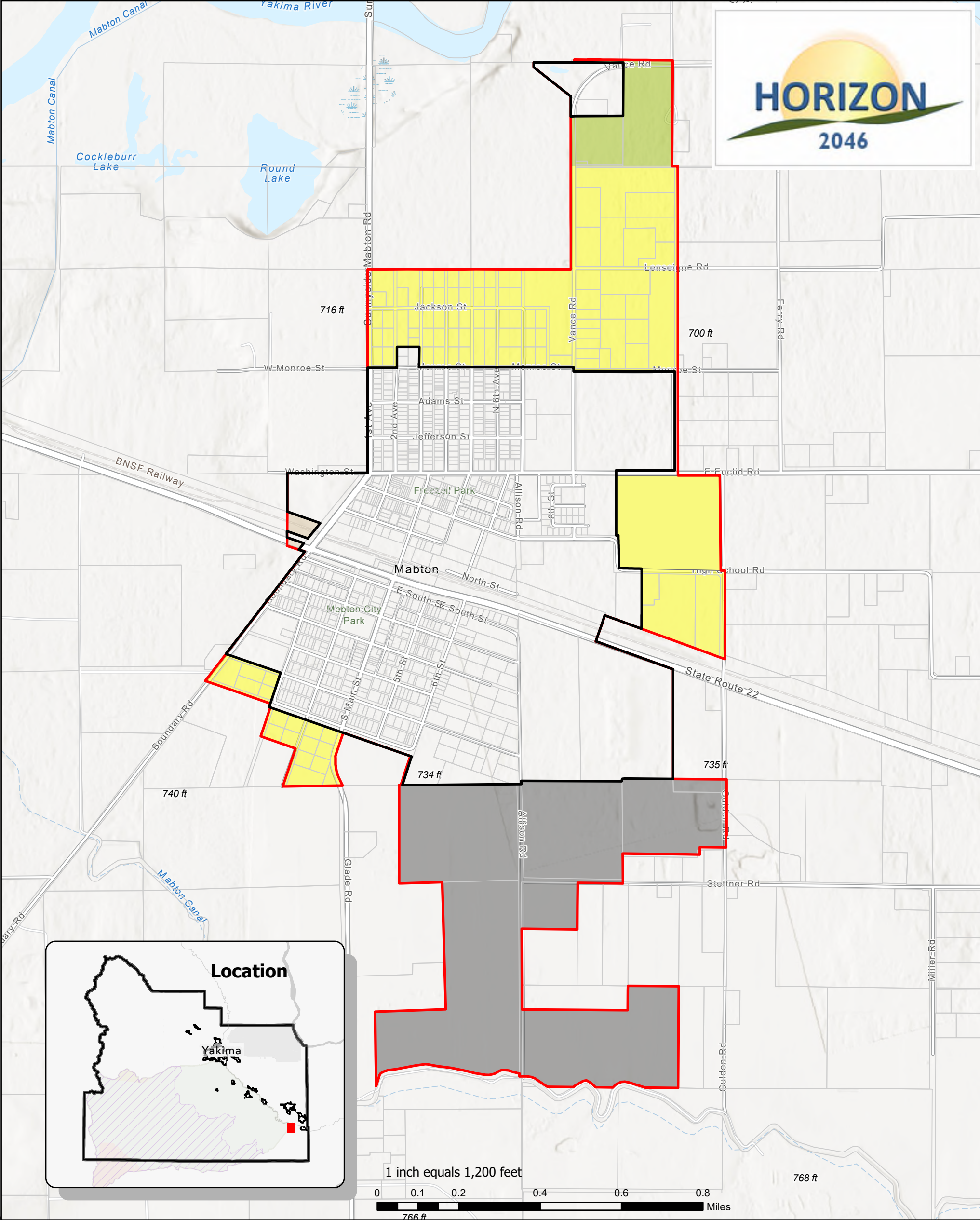
- Urban Growth Boundary
- City Limits

- County Zoning**
- (R-1) Single-Family Residential
 - (R-2) Two-Family Residential
 - (GC) General Commercial
 - (M-1) Light Industrial

- Potential Development**
- Developed
 - Vacant
 - Partially Developed



Date: 12/9/2025
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City of Mabton Land Use

- City Limits
- Urban Growth Boundary

Land Use Designations

- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Residential



Date: 12/10/2025
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Exhibit 5

City of Moxee

Maps



City of Moxee UGA

Zoning

- Urban Growth Boundary
- City Limits

Zoning

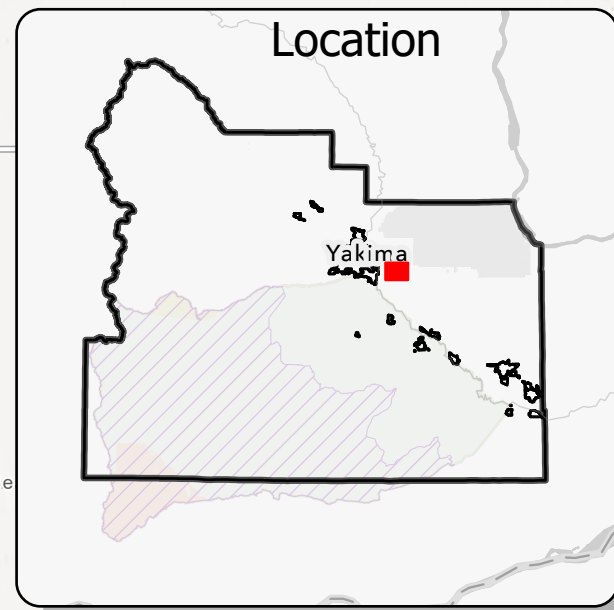
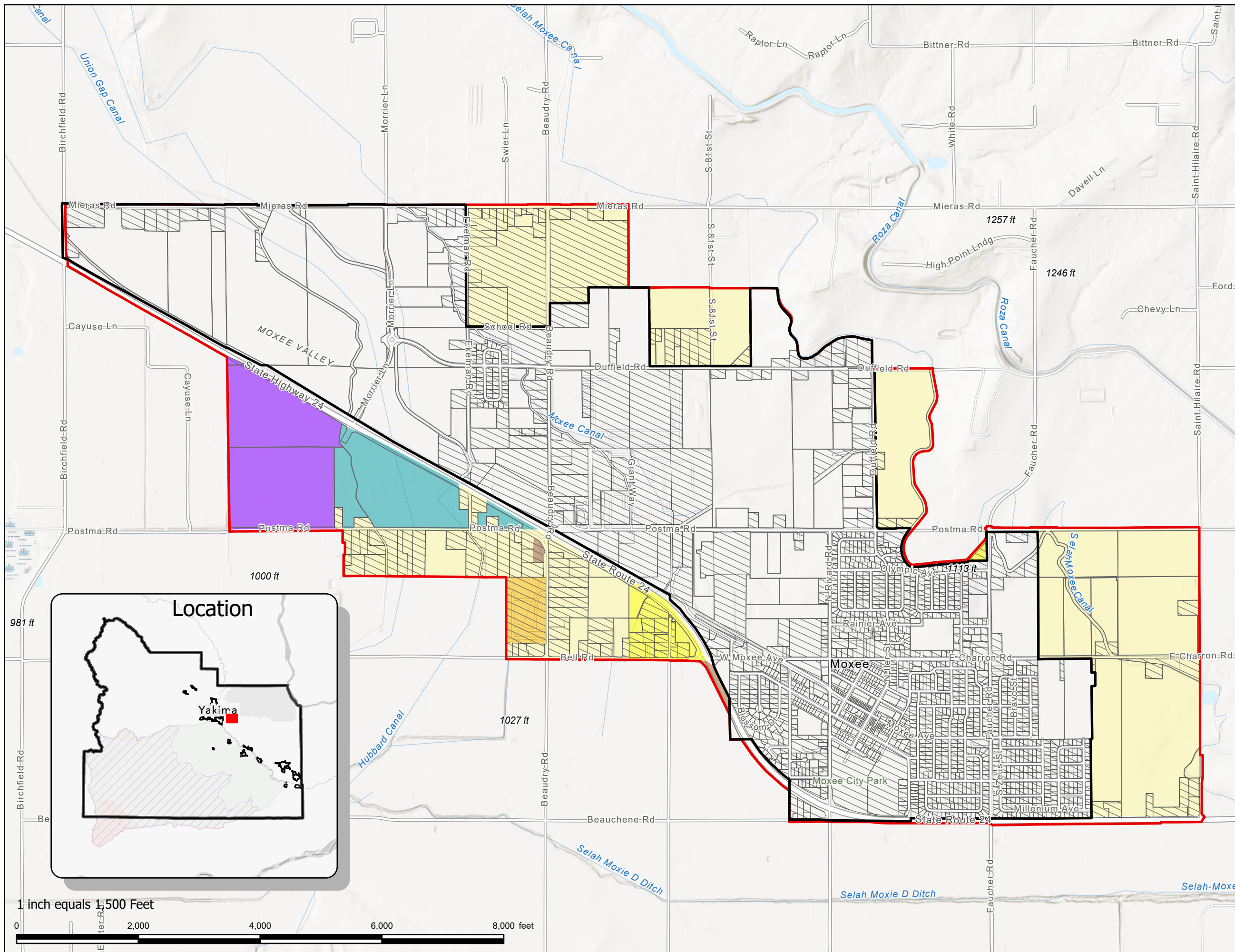
- (HTC) Highway/Tourist Commercial
- (R-1) Single-Family Residential
- (R-2) Two-Family Residential
- (R-3) Multi-Family Residential
- (GC) General Commercial
- (M-1) Light Industrial

Development Potential

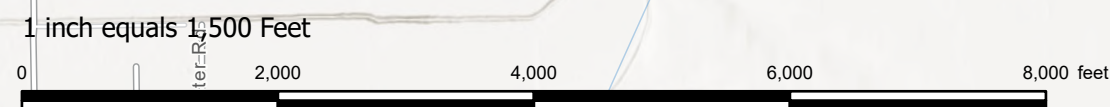
- Developed
- Vacant
- Partially Developed



Date: 12/9/2025
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Location





City of Moxee UGA

Land Use

- Urban Growth Boundary
- City Limits

Land Use Designations

- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public



Date: 12/9/2025
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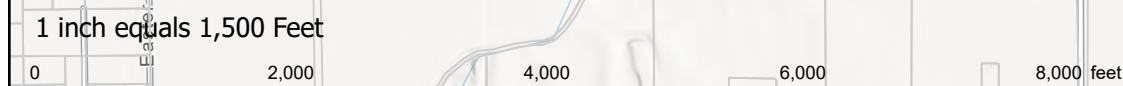
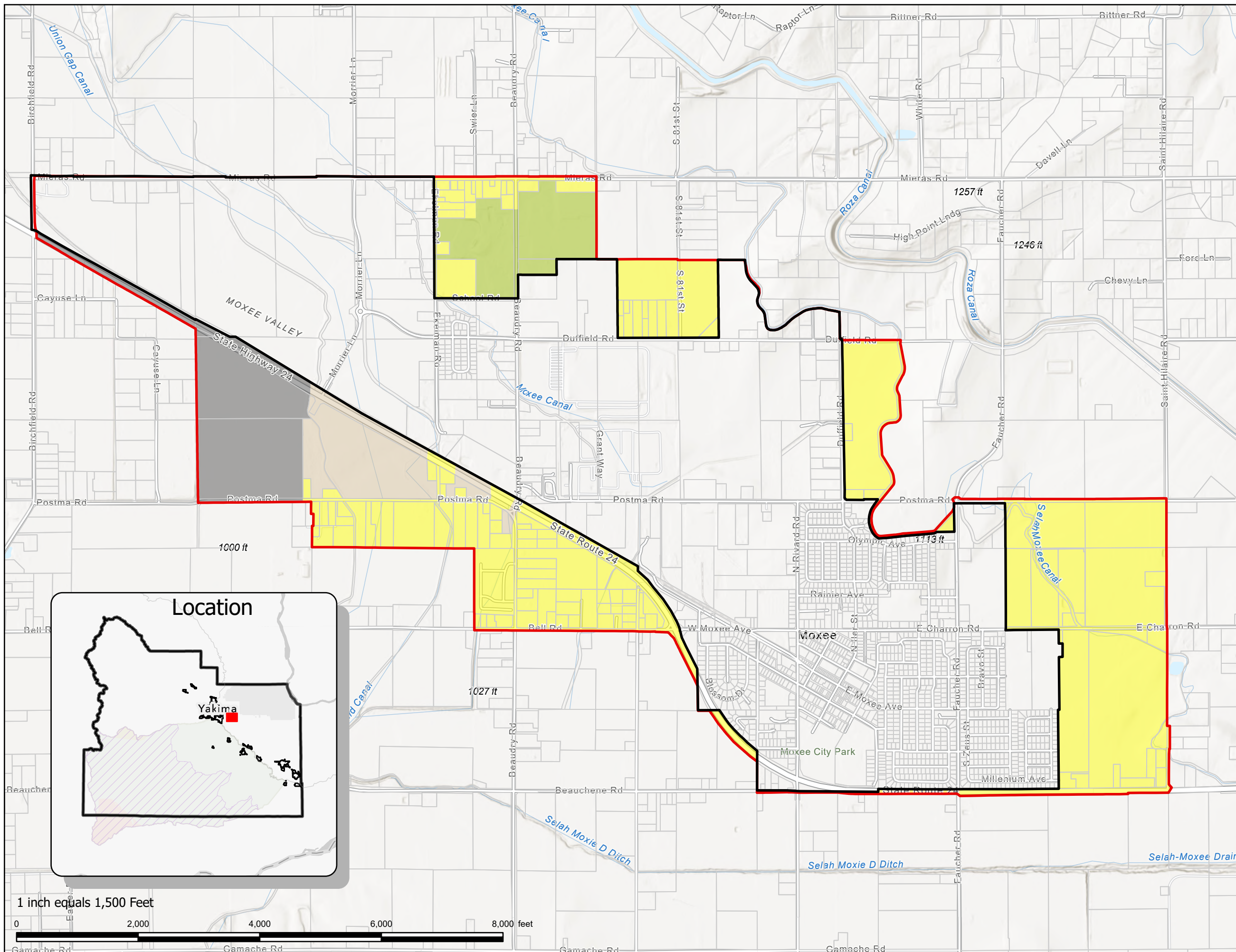


Exhibit 6

Town of Naches

Maps



City of Naches UGA

Zoning

- Urban Growth Boundary
- City Limits

Zoning

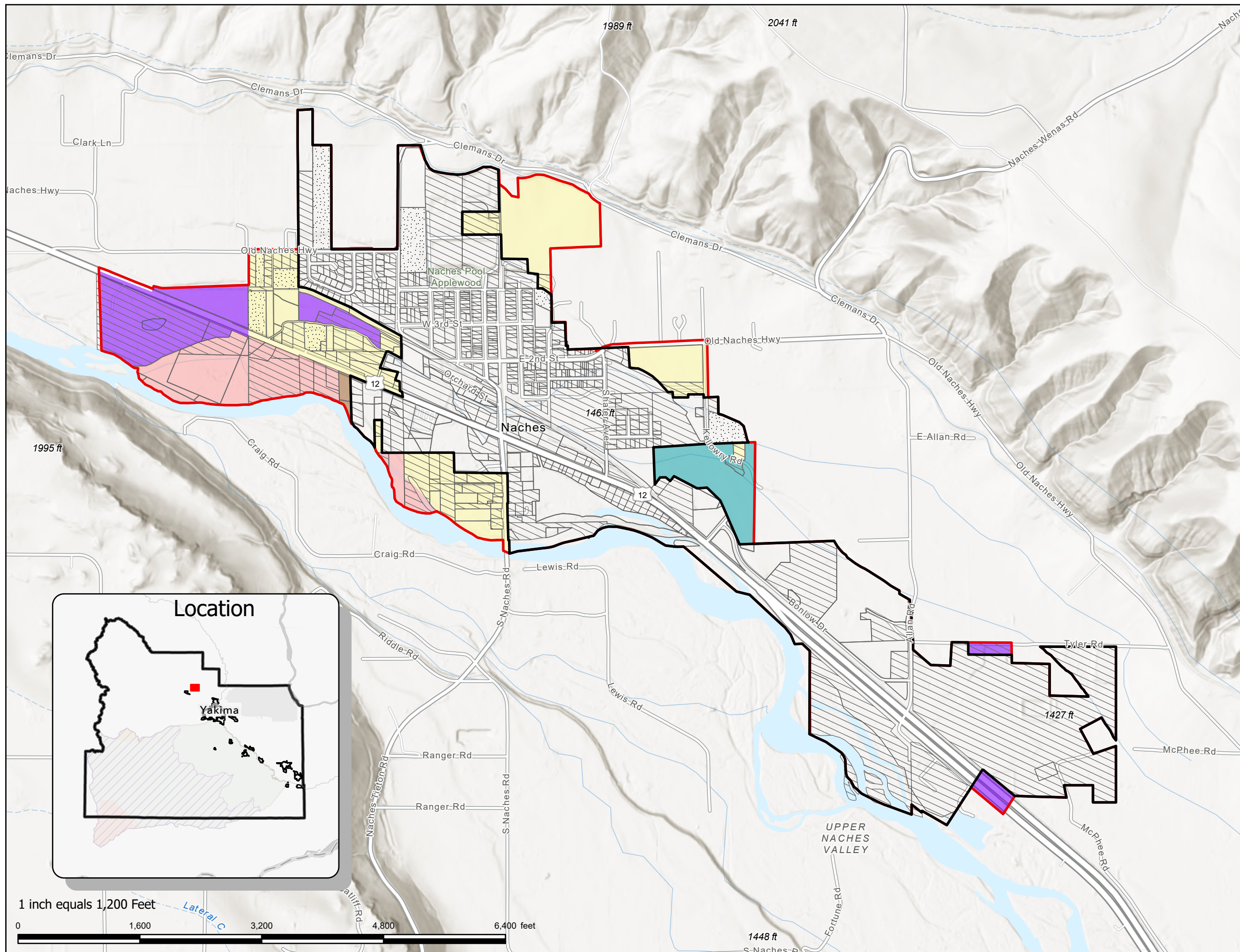
- (GC)General Commercial
- (HTC)Highway/Tourist Commercial
- (RLDP)Remote Extremely Limited
- (M-1)Light Industrial
- (R-1)Single-Family Residential

Development Potential

- Developed
- Vacant
- Partially Developed



Date: 12/10/2025
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City of Naches UGA

Land Use

- Urban Growth Boundary
- City Limits

Land Use Designations

- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public



Date: 12/10/2025
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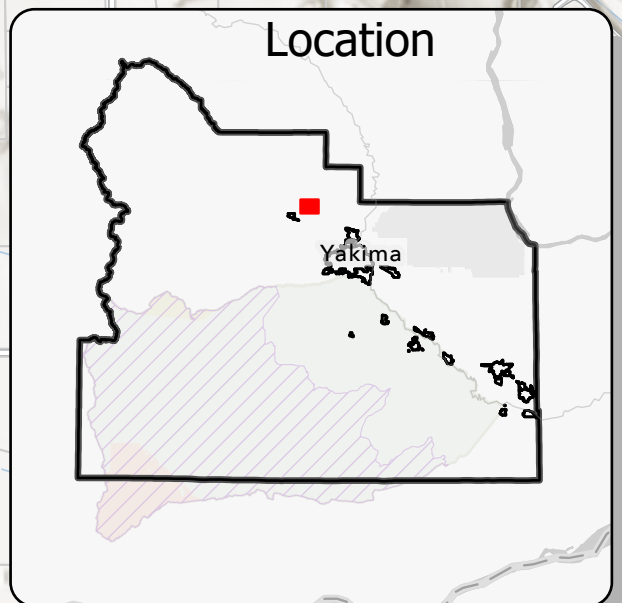
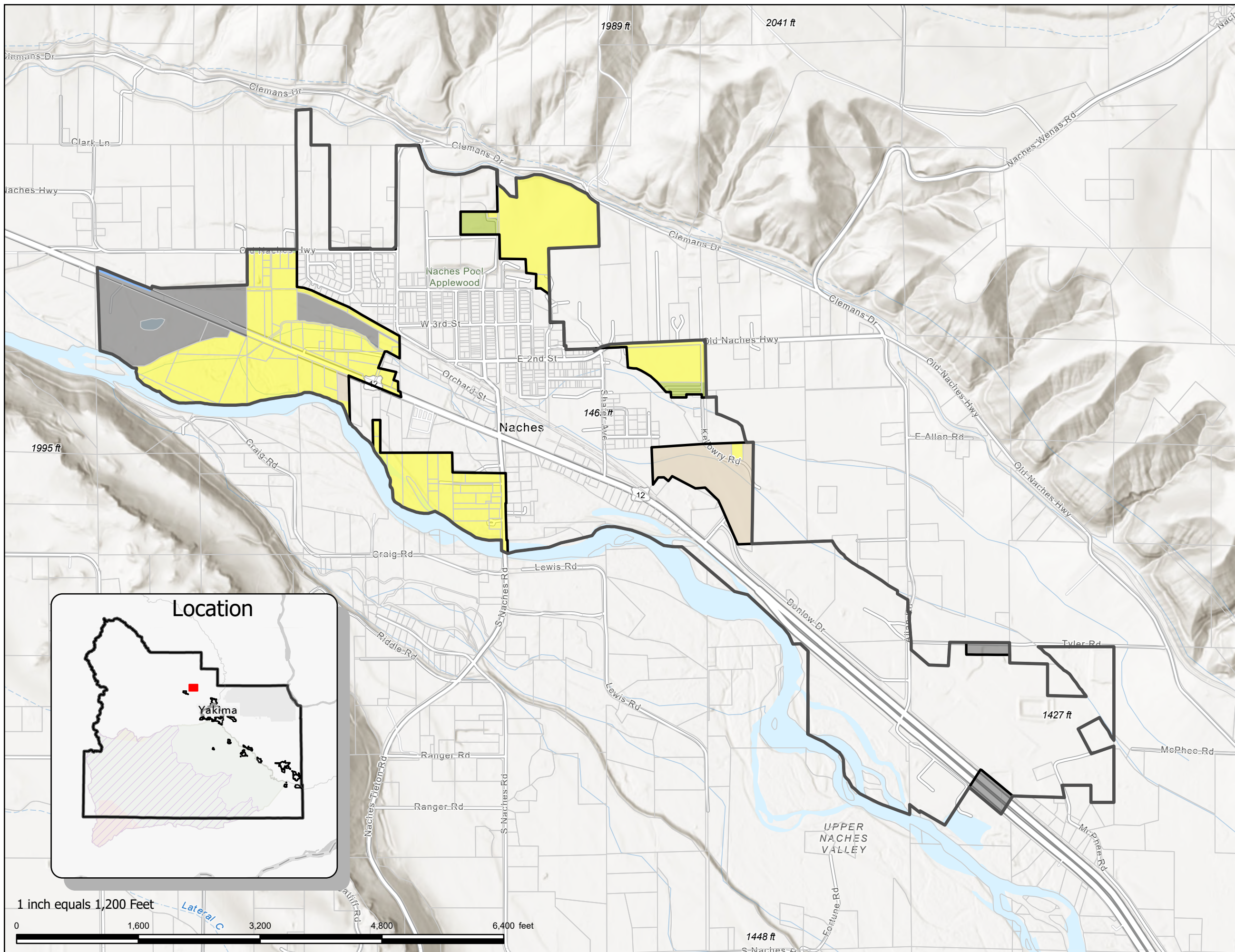
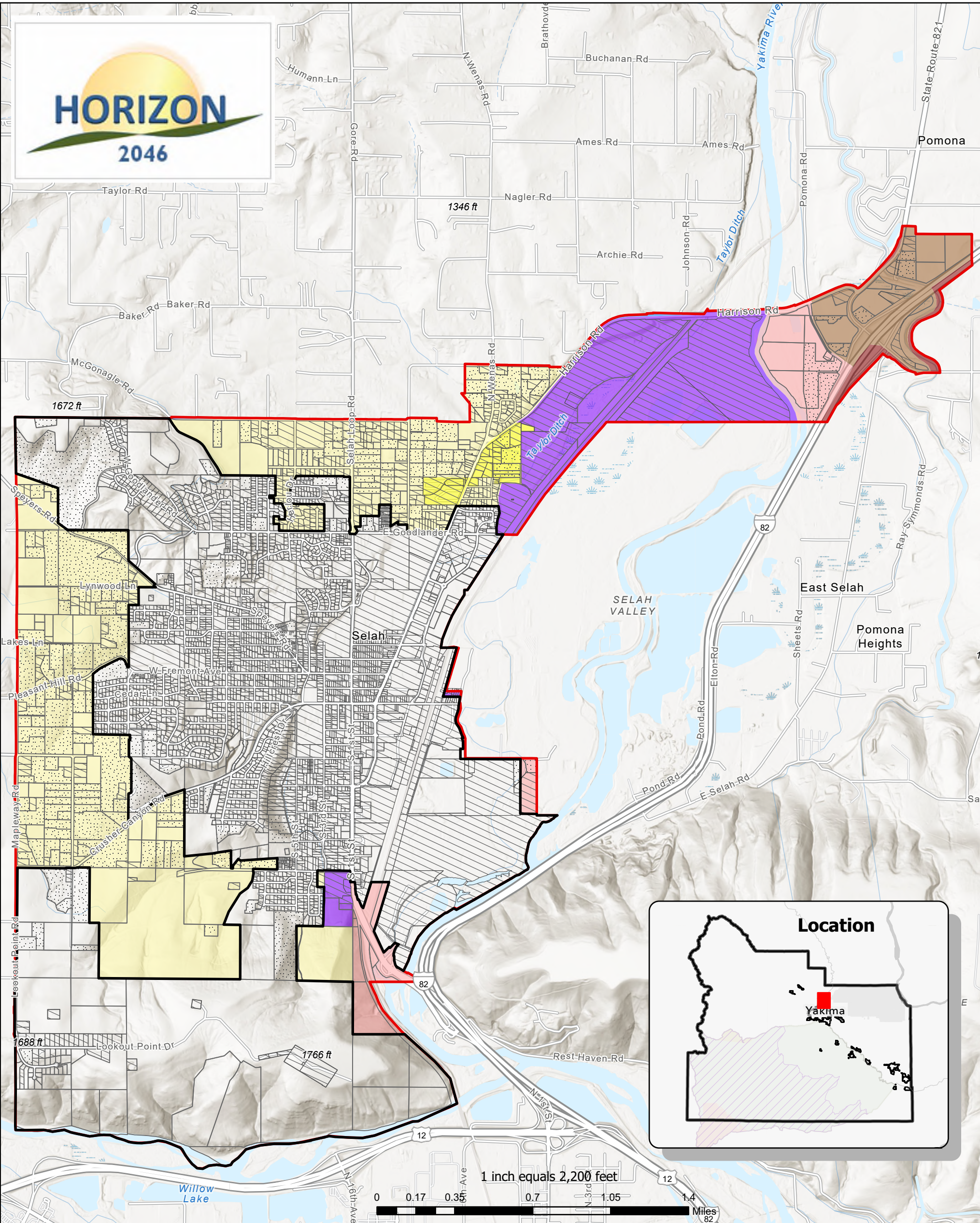


Exhibit 7
City of Selah
Maps



City of Selah Zoning

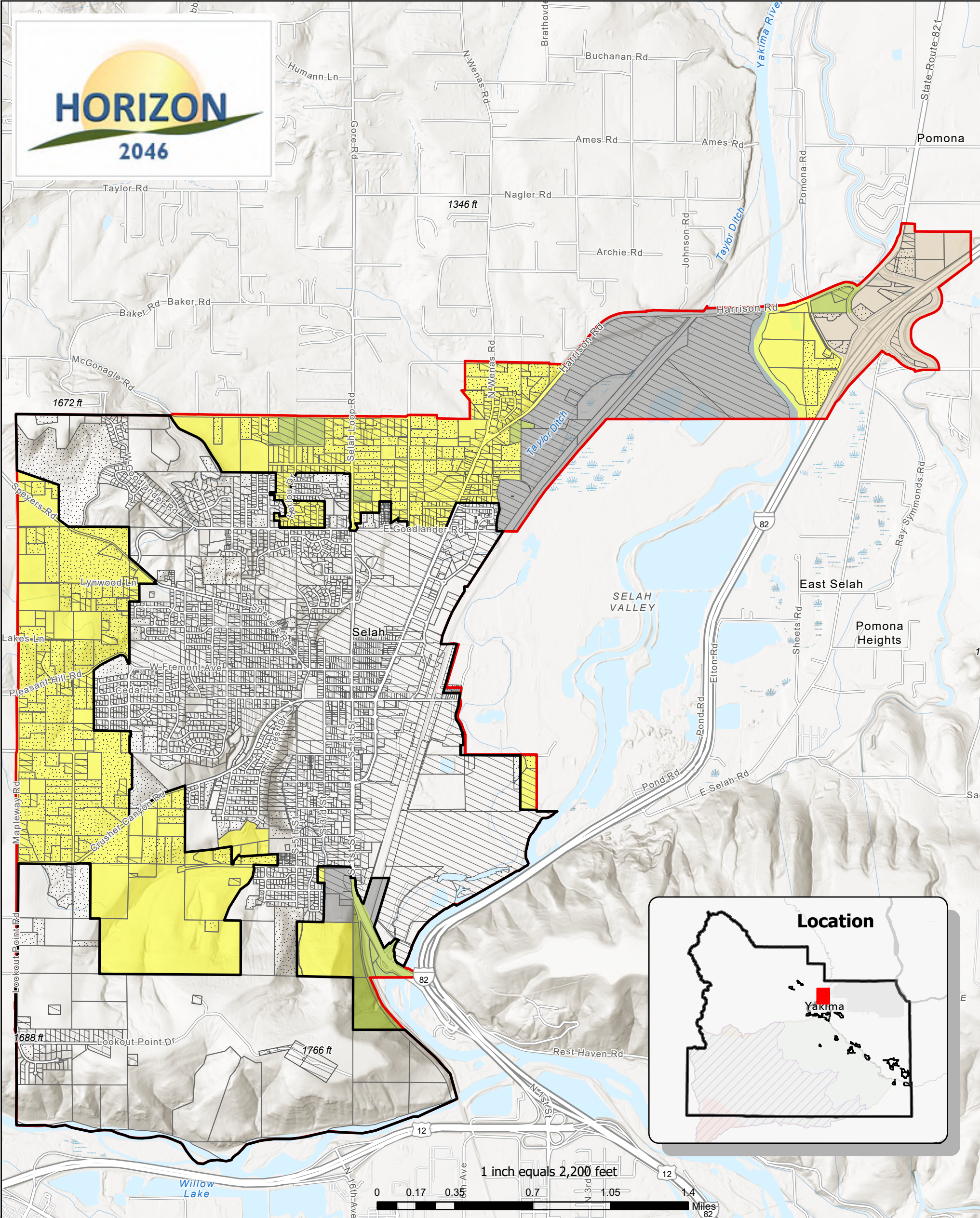
- Urban Growth Boundary
- City Limits

- County Zoning**
- (R/ELDP-40)Remote/Extremely Limited
 - (R-10/5)Rural-10/5
 - (HTC)Highway/Tourist Commercial
 - (R-1)Single-Family Residential
 - (R-2)Two-Family Residential
 - (M-1)Light Industrial

- Potential Development**
- Developed
 - Vacant
 - Partially Developed



Date: 12/10/2025
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City of Selah Land Use

- Urban Growth Boundary
- City Limits

Land Use Designations

- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public

Potential Development

- Developed
- Vacant
- Partially Developed



Date: 12/10/2025

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Exhibit 8

City of Sunnyside

Maps



Sunnyside UGA

Zoning

- City Limits
- Urban Growth Boundary

Development Potential

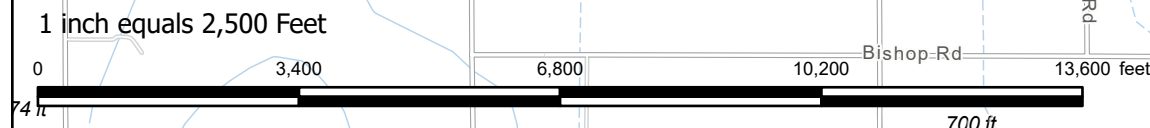
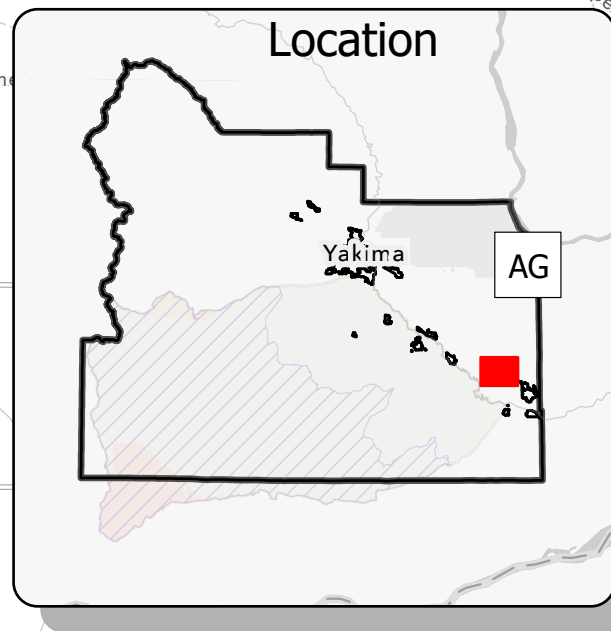
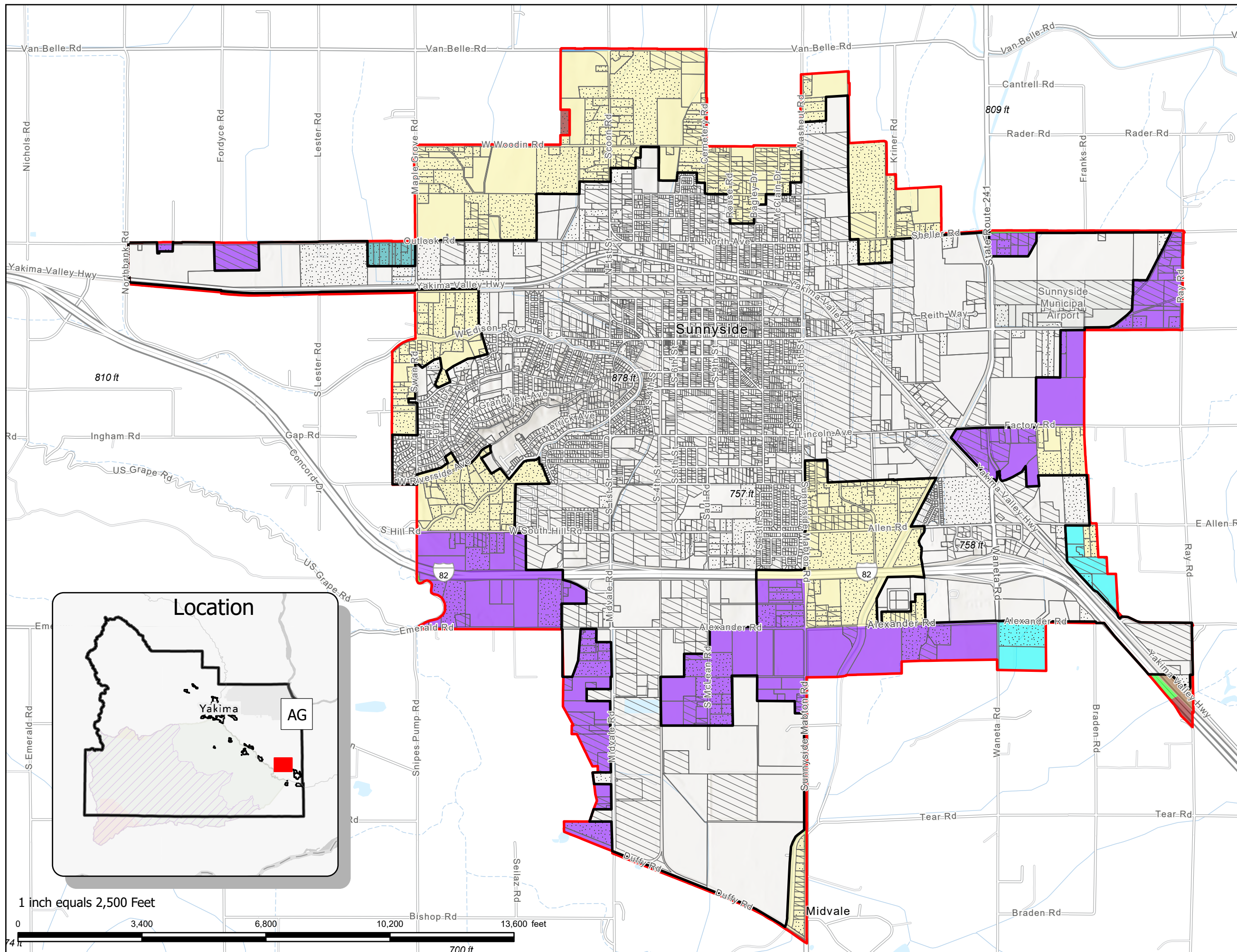
- Developed
- Vacant
- Partially Developed

County Zoning

- (AG)Agriculture
- (B-2)Local Business
- (GC)General Commercial
- (HTC)Highway/Tourist Commercial
- (M-1)Light Industrial
- (R-1)Single-Family Residential
- (R-10/5)Rural-10/5
- (R-2)Two-Family Residential



Date: 12/5/2025
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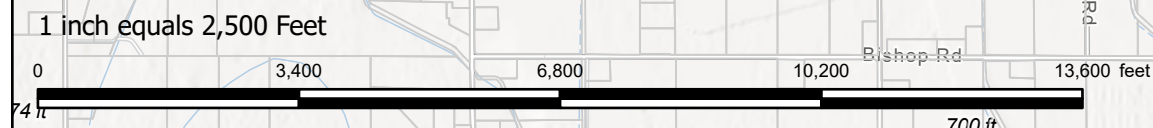
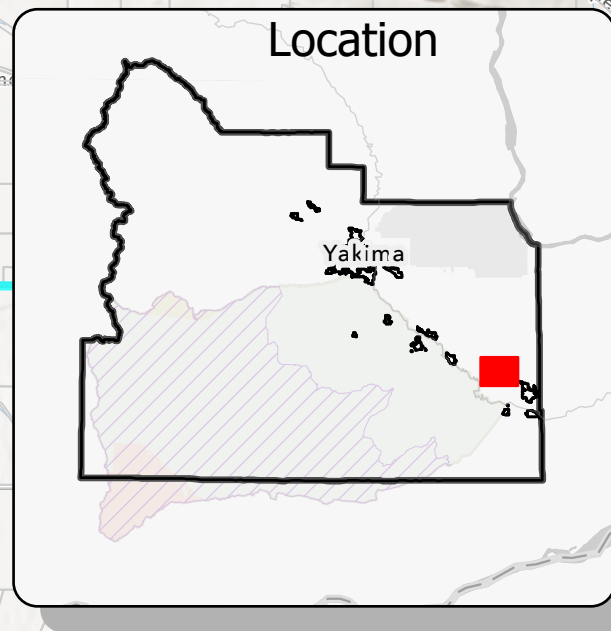
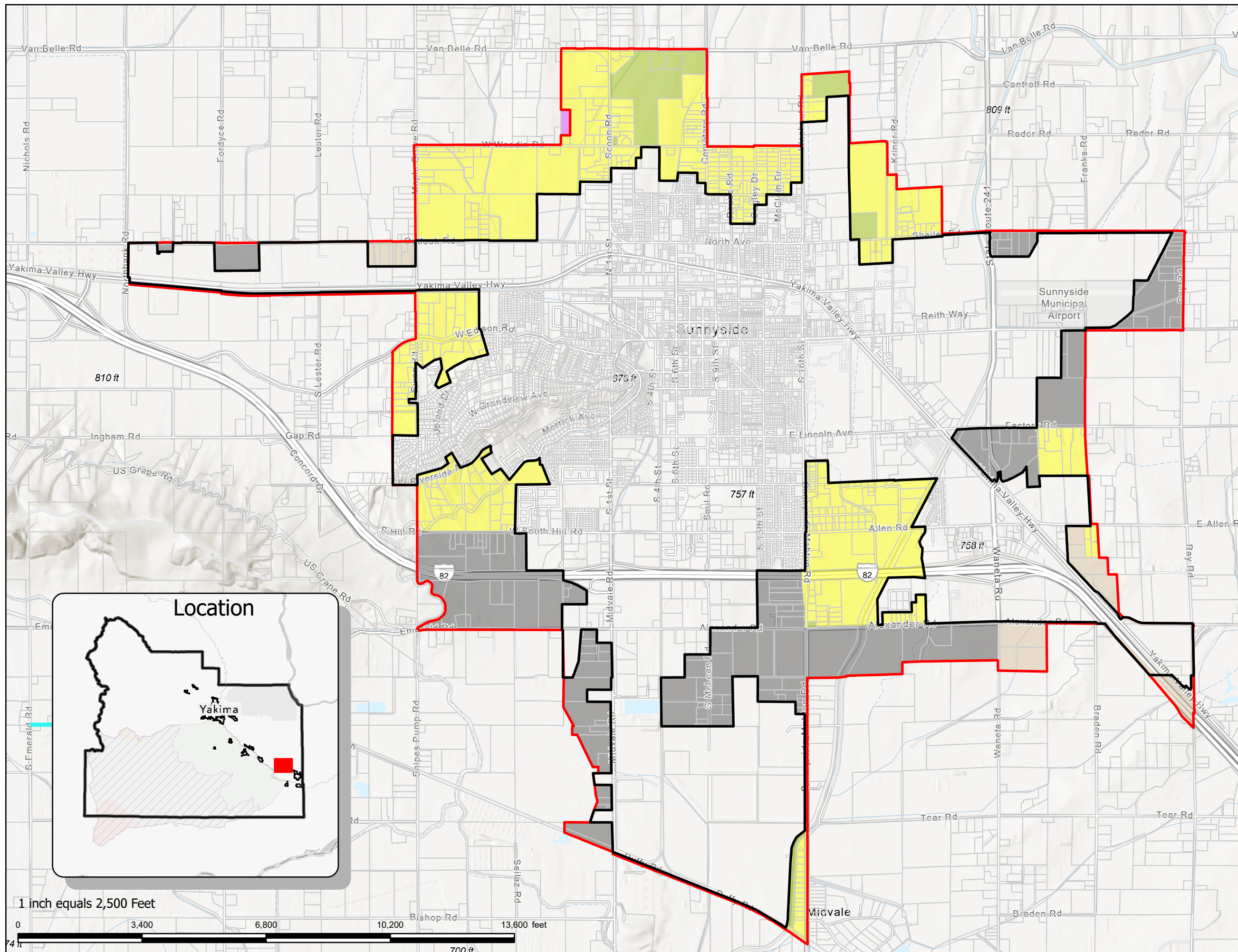
Sunnyside UGA

Land Use

- Current City Limits
- Urban Growth Boundary

Land Use

- Agricultural Resource
- Rural Transitional
- Rural Self-Sufficient
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public



Date: 12/8/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.

Exhibit 9

City of Tieton

Maps



City of Tieton UGA

Zoning

- Urban Growth Boundary
- City Limits

Zoning

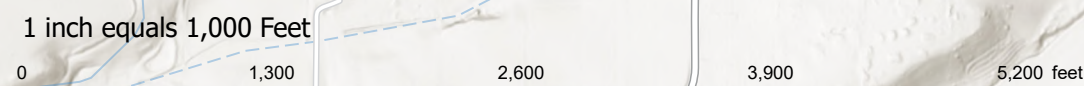
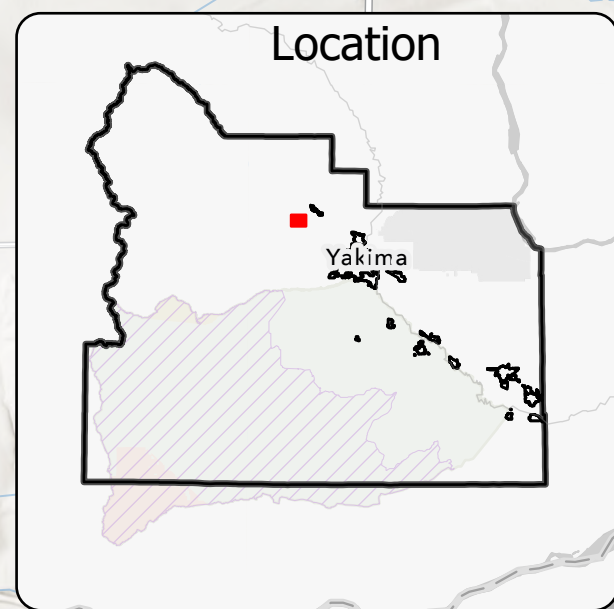
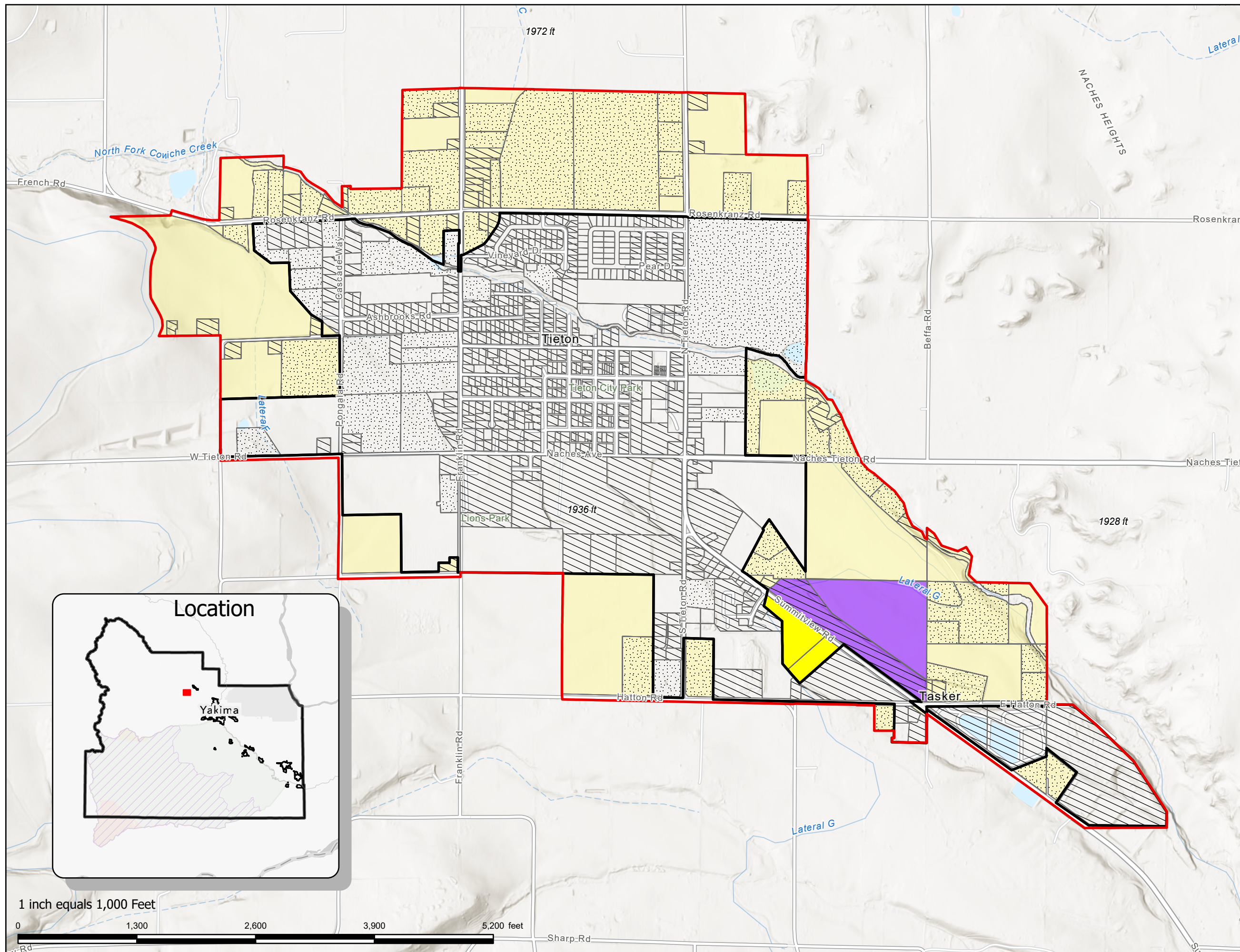
- Light Industrial (M-1)
- Single-Family Residential (R-1)
- Two-Family Residential (R-2)

Development Potential

- Developed
- Vacant
- Partially Developed



Date: 12/9/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.





City of Tieton UGA

Land Use

- Urban Growth Boundary
- City Limits

Land Use Designations

- UI - Urban Industrial
- UR - Urban Residential



Date: 12/9/2025
Parcel Lot lines are for visual display
only. Do not use for legal purposes.

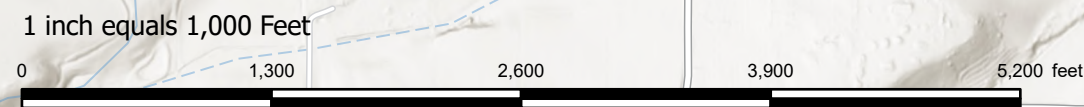
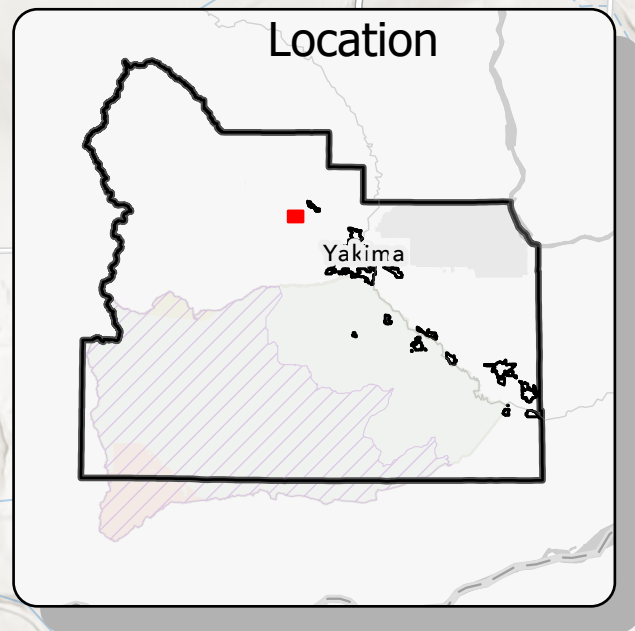
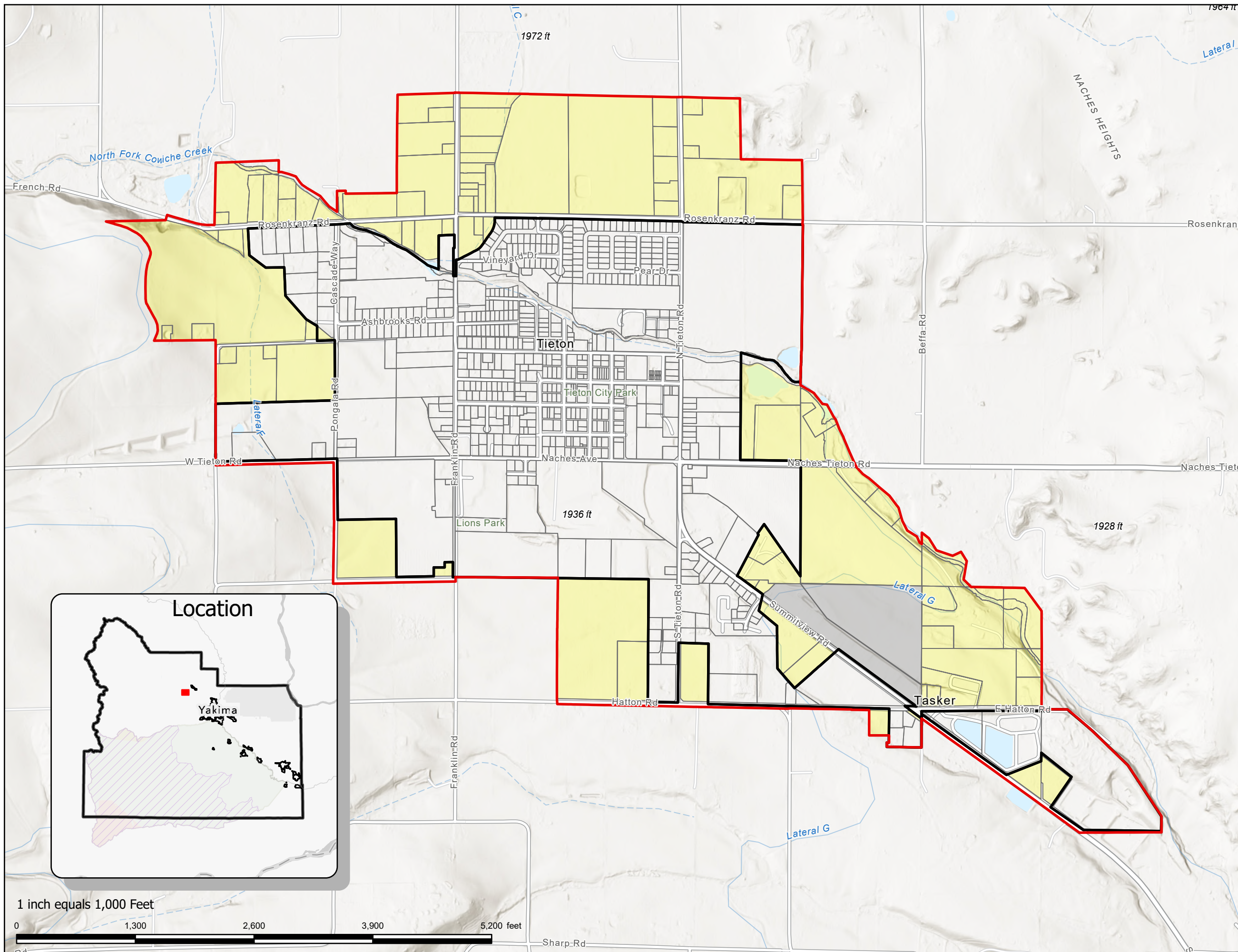
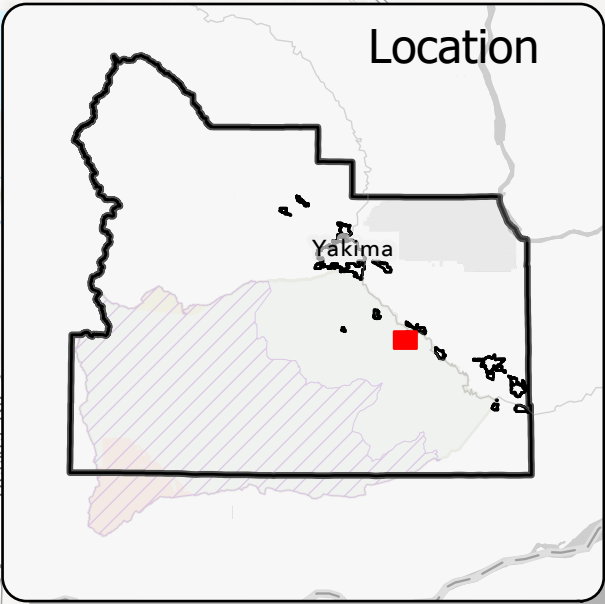


Exhibit 10

City of Toppenish

Maps



City of Toppenish UGA

Zoning

- Urban Growth Boundary
- City Limits

Zoning

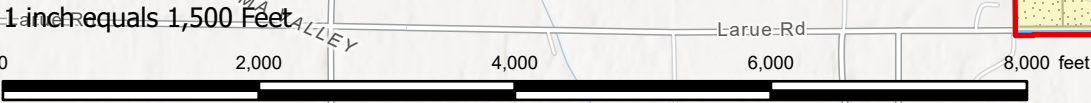
- (AG)Agriculture
- (RT)Rural Transitional
- (HTC)Highway/Tourist Commercial
- (R-1)Single-Family Residential
- (R-3)Multi-Family Residential
- (GC)General Commercial
- (M-1)Light Industrial

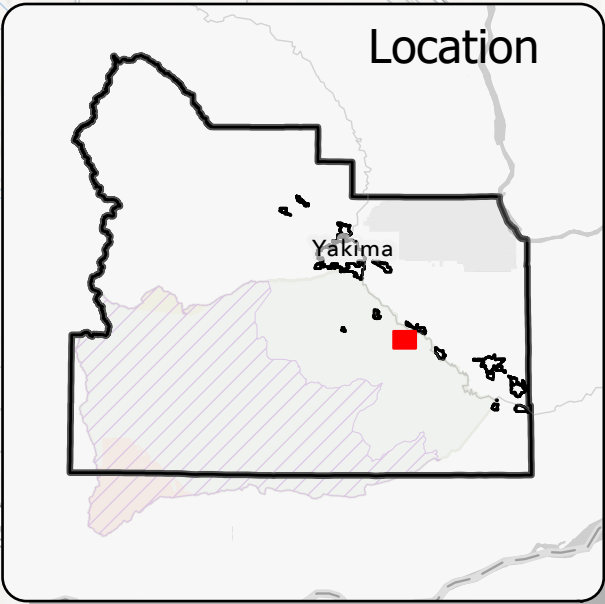
Development Potential

- Developed
- Vacant
- Partially Developed



Date: 12/10/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.





City of Toppenish UGA

Land Use

- Urban Growth Boundary
- City Limits

Land Use Designations

- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Tribal



Date: 12/10/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.

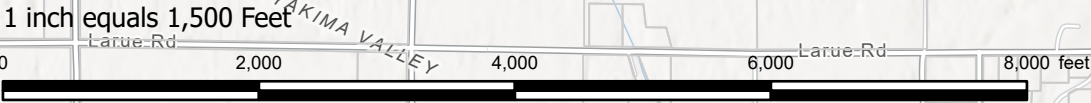


Exhibit 11

City of Union Gap

Maps



City of Union Gap UGA

Zoning

- Urban Growth Boundary
- City Limits

Zoning

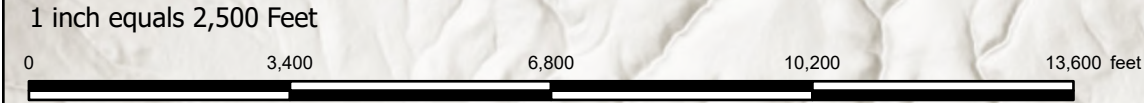
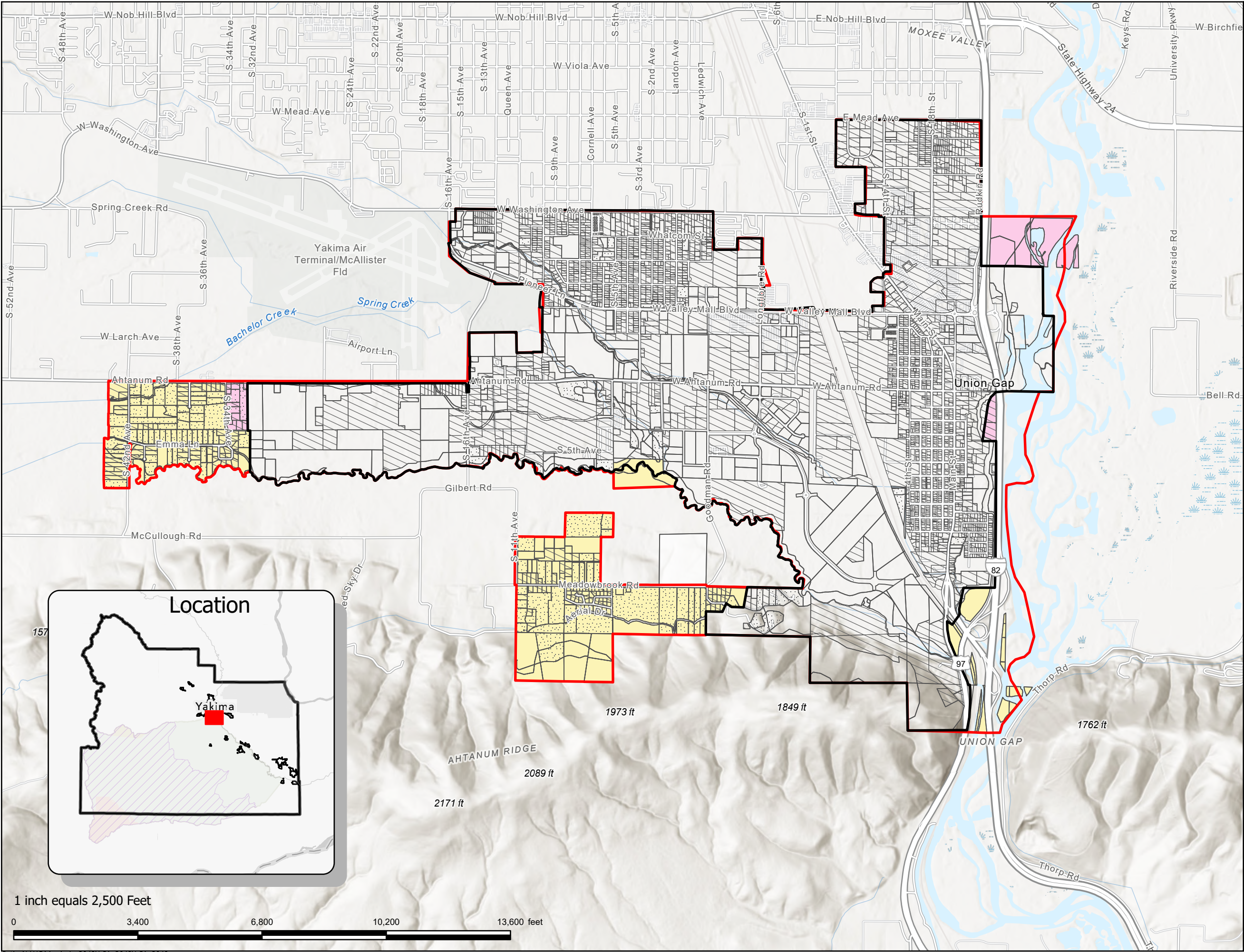
- Federal Land / Tribal Trust
- Single-Family Residential (R-1)
- Suburban Residential (SR)

Development Potential

- Developed
- Vacant
- Partially Developed



Date: 12/9/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.





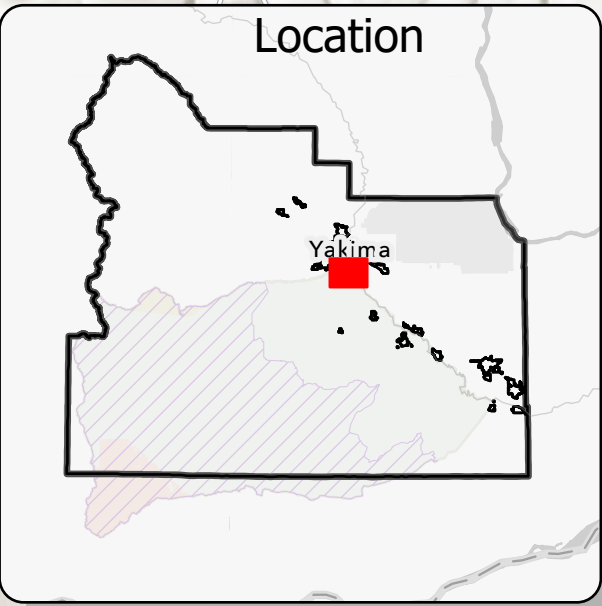
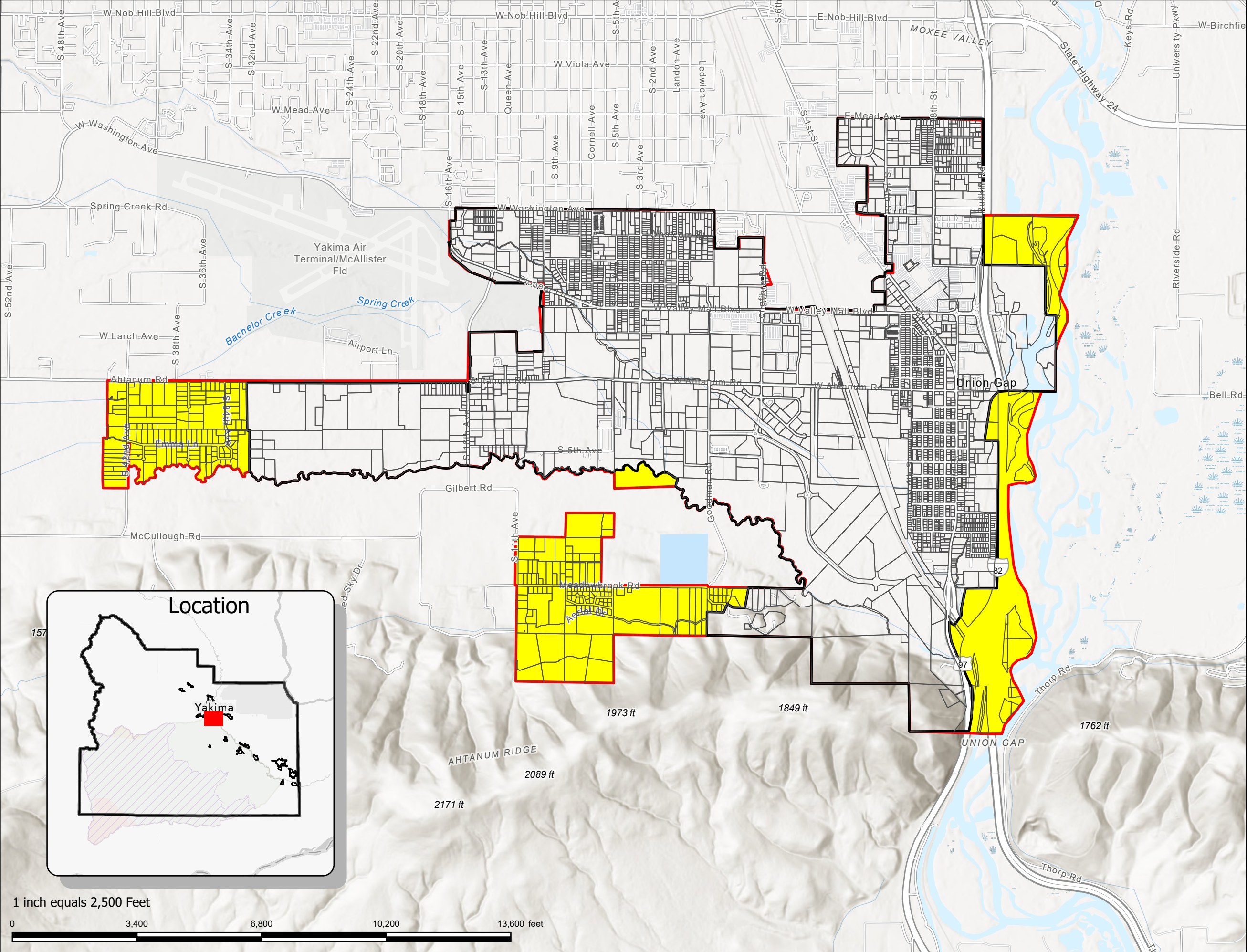
City of Union Gap UGA

Land Use

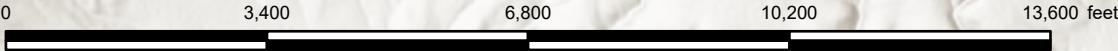
- Urban Growth Boundary
- City Limits

Land Use Designations

- Urban Residential
- Urban Tribal



1 inch equals 2,500 Feet

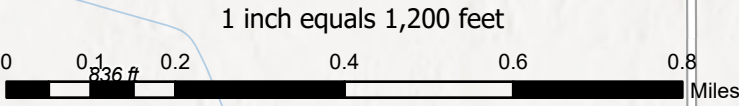
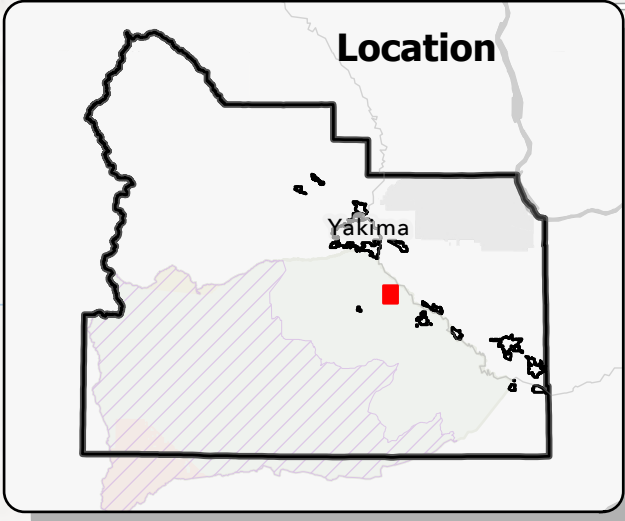
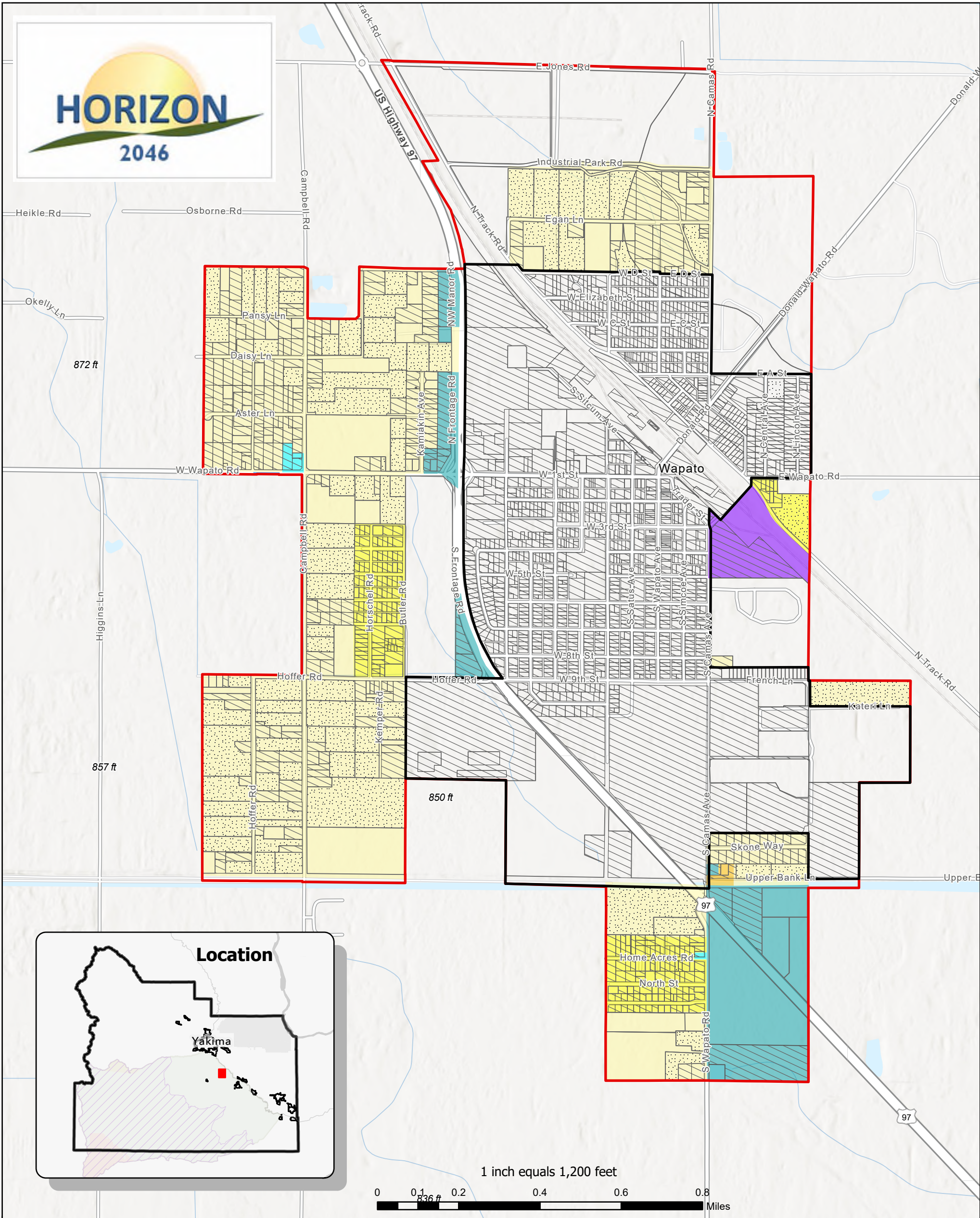


Date: 12/9/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.

Exhibit 12

City of Wapato

Maps



City of Wapato Zoning

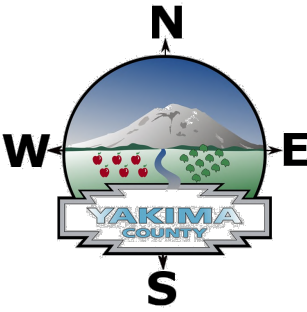
- Urban Growth Boundary
- City Limits

County Zoning

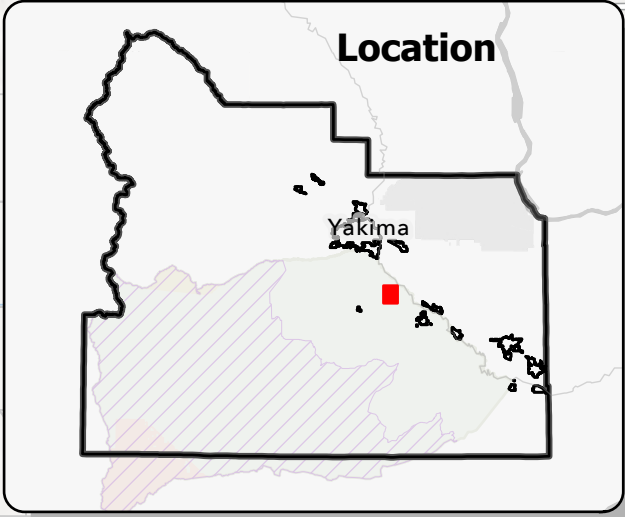
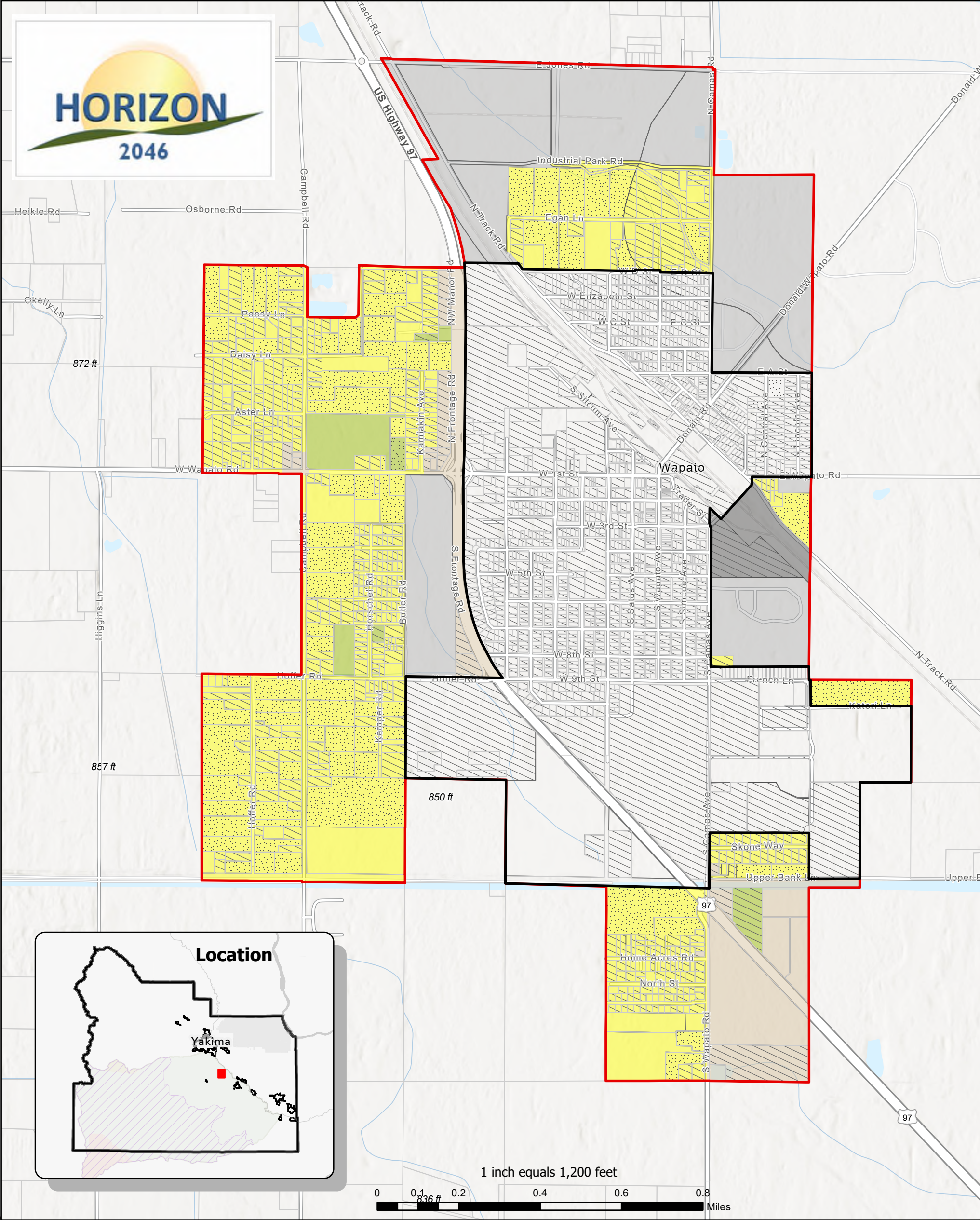
- Federal Land/Tribal Trust
- (R-1)Single-Family Residential
- (R-2)Two-Family Residential
- (R-3)Multi-Family Residential
- (B-2)Local Business
- (GC)General Commercial
- (M-1)Light Industrial

Potential Development

- Developed
- Vacant
- Partially Developed



Date: 12/10/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.



City of Wapato Land Use

- Urban Growth Boundary
- City Limits

Land Use Designations

- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Tribal

Potential Development

- Developed
- Vacant
- Partially Developed



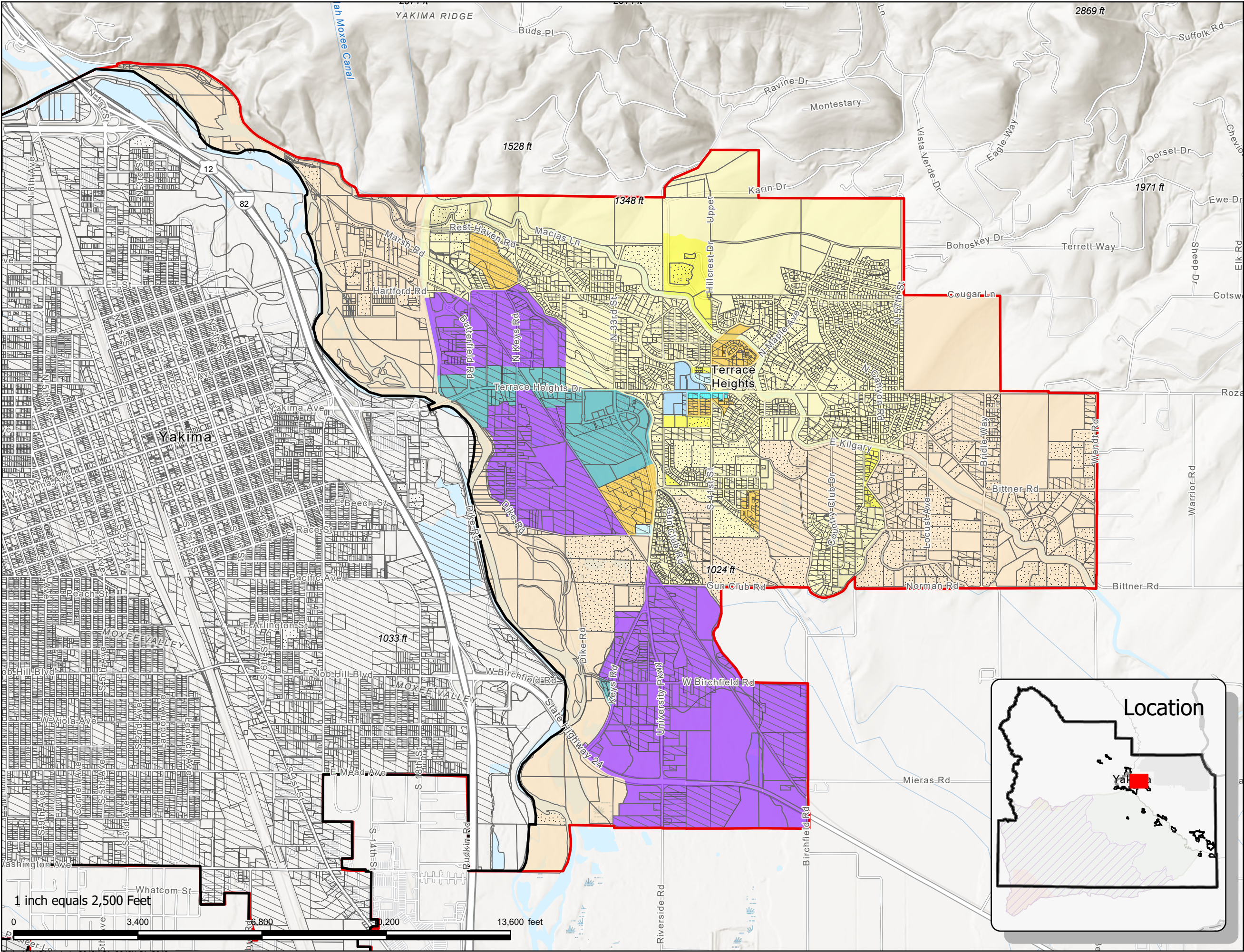
Date: 12/10/2025

Parcel Lot lines are for visual display only. Do not use for legal purposes.

Exhibit 13

City of Yakima

Maps



City of Yakima - East UGA

Zoning

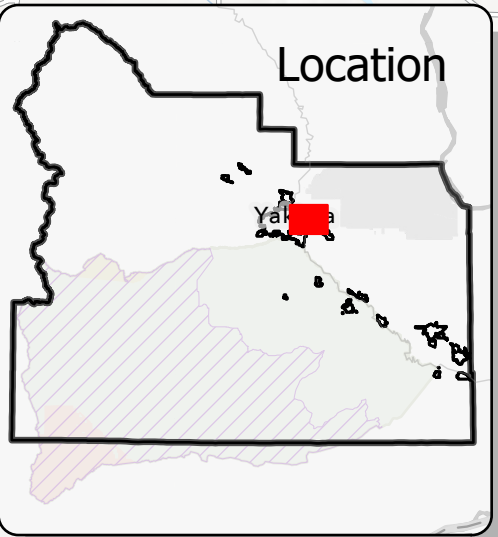
- Urban Growth Boundary
- City Limits

Zoning

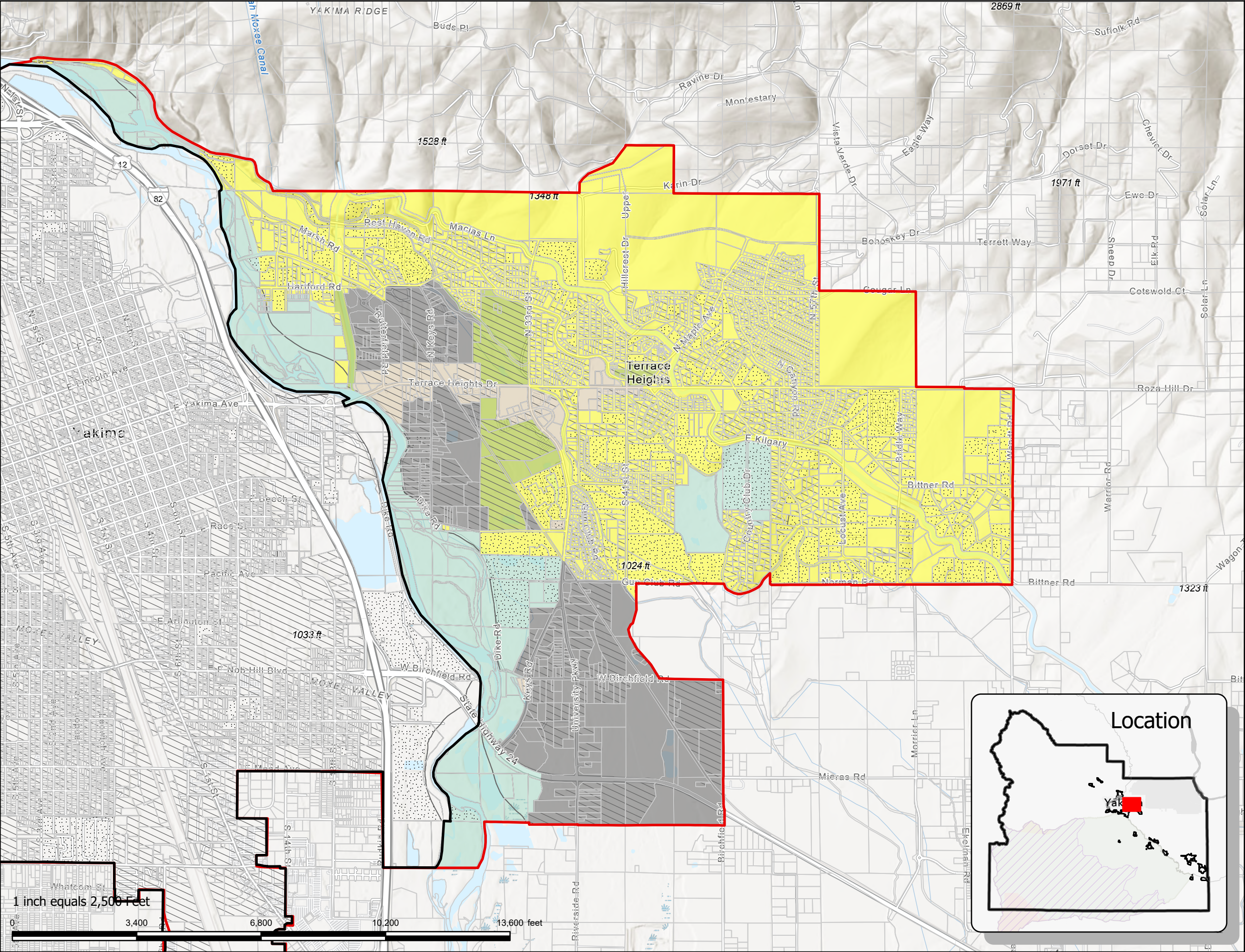
- (SR) Suburban Residential
- (R-1) Single-Family Residential
- (R-2) Two-Family Residential
- (R-3) Multi-Family Residential
- (B-1) Professional Business
- (B-2) Local Business
- (SCC) Small Convenience Center
- (GC) General Commercial
- (M-1) Light Industrial

Development Potential

- Developed
- Vacant
- Partially Developed



Date: 12/10/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.



City of Yakima - East UGA

Land Use

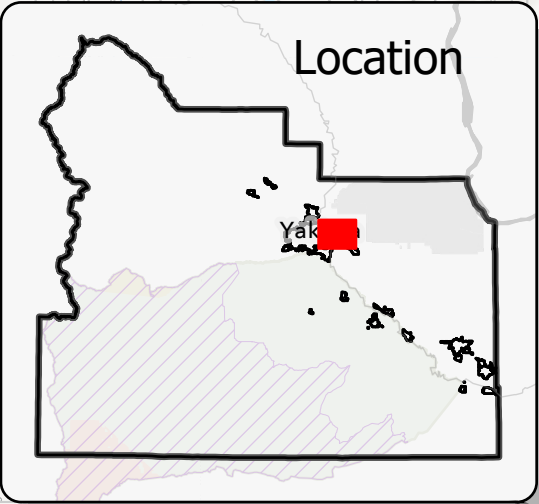
- Urban Growth Boundary
- City Limits

Land Use Designations

- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space

Development Potential

- Developed
- Vacant
- Partially Developed



Date: 12/10/2025
Parcel Lot lines are for visual display
only. Do not use for legal purposes.



City of Yakima - West UGA

Land Use

- Urban Growth Boundary
- City Limits

Land Use Designations

- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space

Development Potential

- Developed
- Vacant
- Partially Developed



Date: 12/10/2025
Parcel Lot lines are for visual display
only. Do not use for legal purposes.

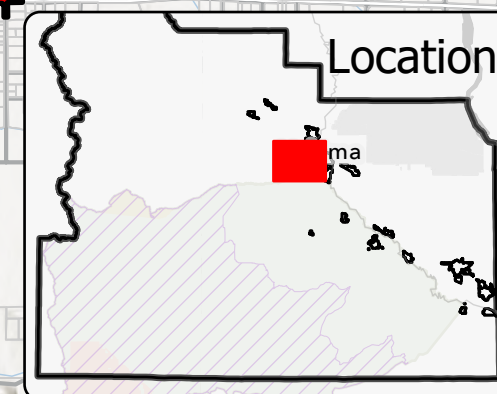
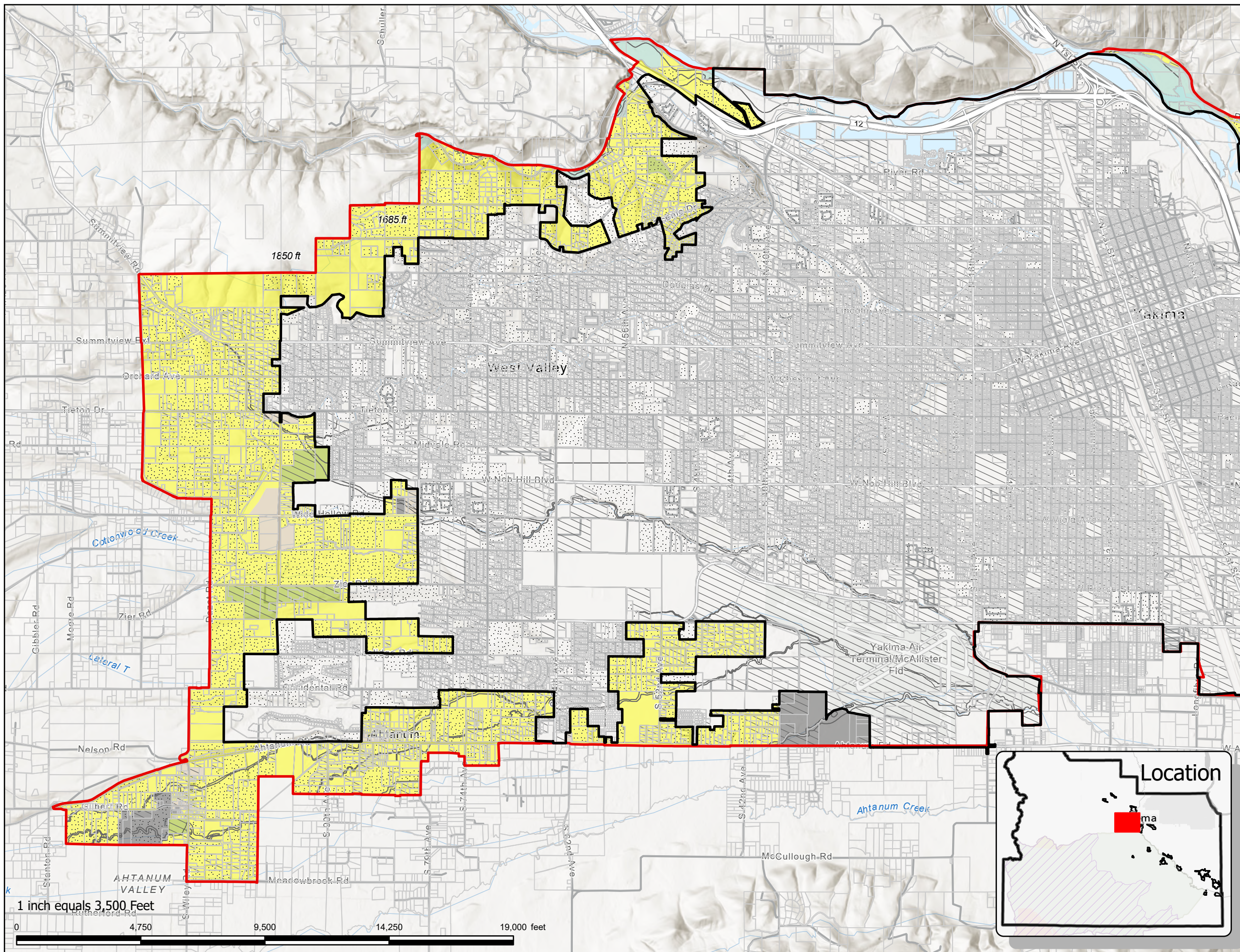


Exhibit 14

City of Zillah

Maps



City of Zillah UGA

Zoning

- Urban Growth Boundary
- City Limits

Zoning

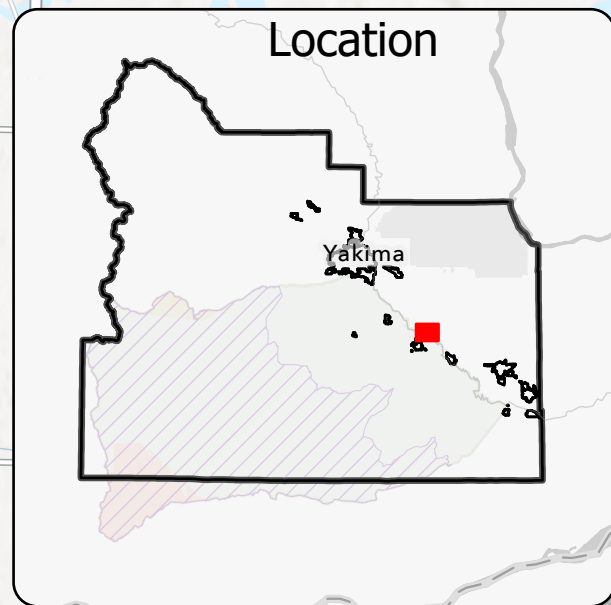
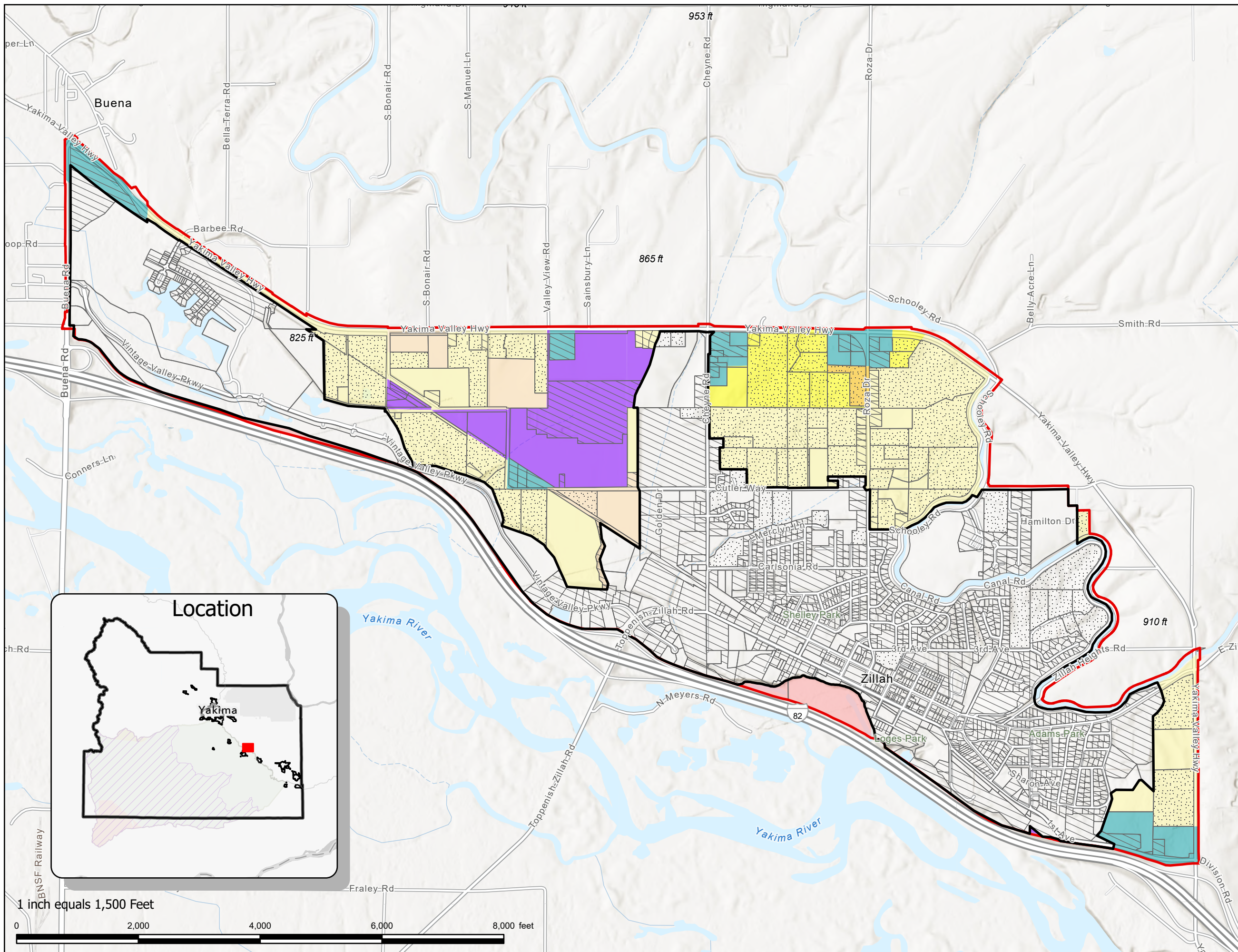
- (GC)General Commercial
- (M-1)Light Industrial
- (R-1)Single-Family Residential
- (R-2)Two-Family Residential
- (R-3)Multi-Family Residential
- (R/ELDP-40)Remote/Extremely Limited
- (SR)Suburban Residential

Development Potential

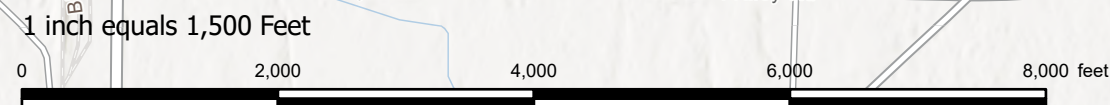
- Developed
- Vacant
- Partially Developed



Date: 12/10/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.



Location





City of Zillah UGA

Land Use

- Urban Growth Boundary
- City Limits

Land Use Designations

- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public



Date: 12/10/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.

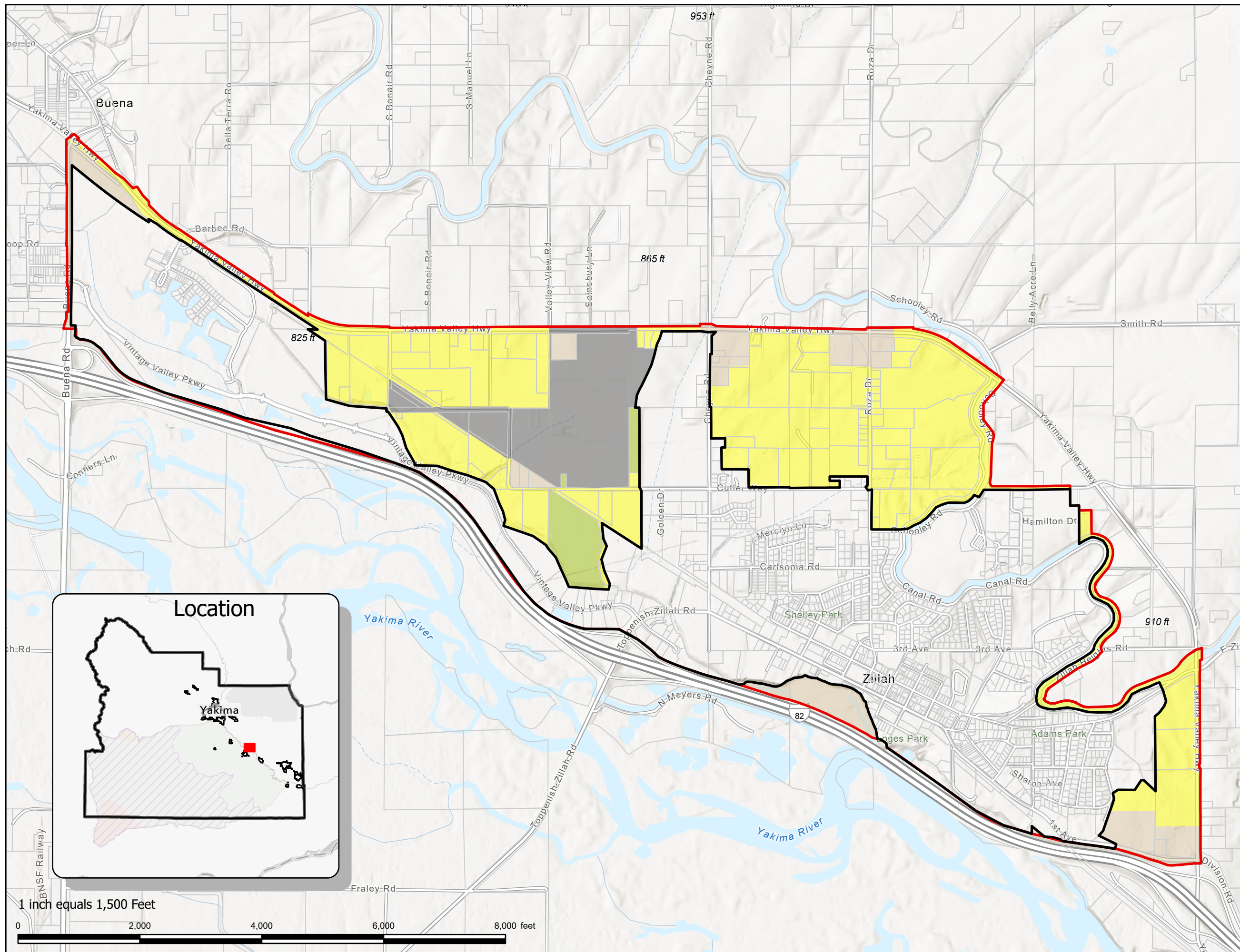


Exhibit 15

Planning Commission

Finds of Facts

Yakima County Planning Commission
Findings of Fact and Recommendation
October 22, 2025

IN THE MATTER OF CONSIDERING THE) **FINDINGS OF FACT AND**
YAKIMA COUNTY COMPREHENSIVE) **RECOMMENDATION**
PLAN - **HORIZON 2045** URBAN GROWTH) File Nos: LRN2025-000014 to
AREA MAP AMENDMENTS AND THE) LRN2025-00027 and SEP2025-00022
YAKIMA COUNTY CODE (YCC))
DEVELOPMENT REGULATIONS OFFICIAL)
ZONING MAPS AS PART OF THE 2025)
GROWTH MANAGEMENT ACT (GMA))
PERIODIC UPDATE.)

WHEREAS, the Washington State Growth Management Act of 1990, as amended, (Chapter 36.70A RCW or "GMA") requires Yakima County to adopt a comprehensive plan which includes the future land use maps for each city and town; and

WHEREAS, in compliance with the Washington State Growth Management Act, Chapter 36.70A RCW, the Board of Yakima County Commissioners adopted the comprehensive plan - **Plan 2015**, on May 20, 1997, and adopted the implementing development regulations on May 5, 2015; and

WHEREAS, RCW 36.70A.130 requires that Yakima County be a "fully planning" county; shall review and, if needed, revise its comprehensive plan and development regulations to reflect local needs, new data, and current laws on or before December 31, 2026, and every ten years thereafter; and

WHEREAS, under RCW 36.70A.130, the plan and development regulations are subject to continuing review and evaluation, but the plan may be amended no more than one time per year; and

WHEREAS, as part of its comprehensive plan and development regulations update process, the County has established a public participation program, YCC 16B.10, which sets forth minimum requirements for ensuring adequate public notification and opportunities for comment and participation in the amendment process; and

WHEREAS, in conformance with the RCW 36.70A.140 the Yakima County Planning Division developed a public participation plan and work program outlining the process and timelines for updating the Yakima County Comprehensive Plan - **Horizon 2046** by the GMA mandated December 31, 2026, deadline; and

WHEREAS, the GMA RCW 36.70A130(3) requires Yakima County to review its UGAs every 10 years and revise them if necessary to accommodate the Urban Growth projected to occur in the succeeding 20-year period; and

37 WHEREAS, the Planning Commission held study sessions on July 9, 2025, regarding
38 the Sunnyside (LRN2025-00024) and Selah (LRN2025-00016) UGAs; and
39

40 WHEREAS, the Planning Commission held study sessions on July 23, 2025,
41 regarding the Moxee (LRN2025-00018) and Naches (LRN2025-00014) UGAs; and
42

43 WHEREAS, the Planning Commission held study sessions on August 27, 2025,
44 regarding the Toppenish (LRN2025-00021), Grandview (LRN2025-00027), Wapato
45 LRN2025-00020), and Union Gap (LRN2025-00019) UGAs; and
46

47 WHEREAS, the Planning Commission held a study session on September 17, 2025,
48 regarding the Harrah (LRN2025-00022) UGA; and
49

50 WHEREAS, the Planning Commission held study sessions on September 24, 2025,
51 regarding the Tieton (LRN2025-00015), Zillah (LRN2025-00023), and Yakima (LRN2025-
52 00017), UGAs; and
53

54 WHEREAS, the Planning Commission held study sessions on October 22, 2025,
55 regarding the Granger (LRN2025-00026) and Mabton (LRN2025-00025) UGAs; and
56

57 WHEREAS, the Planning Commission conducted a properly advertised and
58 noticed public hearing on October 22, 2025, to hear public testimony on all 14 towns
59 and cities' UGAs updates; and
60

61 WHEREAS, the Planning Commission held its deliberations immediately after the
62 closing of each public hearing on October 22, 2025; and
63

64 WHEREAS, on October 23, 2025, Yakima County provided a 60-Day notice to the
65 Department of Commerce, as required by RCW 36.70A.106 on the proposed map
66 amendments to **Horizon 2046** (formerly **Horizon 2040**) and comp plan map
67 amendment; and
68

69 WHEREAS, the Planning Commission, having carefully considered the staff
70 recommendation, and the written and oral testimony in its deliberations, moved to
71 accept, reject, or forward, as described below, to the Board of County Commissioners
72 their Findings and Recommendations on the proposed comp plan map amendment to
73 the **Horizon 2046** (formerly **Horizon 2040**) Future Land Use Map and the YCC Title 19
74 official zoning map; and,
75

76 NOW, THEREFORE, the Yakima County Planning Commission hereby makes and
77 enters the following
78

79 I. REASONS FOR ACTION

80
81 The 2025 amendments before the Planning Commission are as follows:
82

- 83 1. The Planning Commission must hold an open record public hearing on any
84 legislative rezones, comprehensive plan map designations updates, official

zoning map updates, and provide a recommendation to the Board of Yakima County Commissioners.

2. Yakima County is a "fully planning" county, which shall review, and if needed, revise its comprehensive plan maps and development code official zoning maps, as necessary on or before December 31, 2026, and every ten years thereafter.
3. A revised comprehensive plan – **Horizon 2046** and staff reports for the 14 towns and cities in Yakima County, comprehensive plan map amendment and concurrent rezone were provided to the Planning Commission, which identified considerations for consistency and recommended approval, modification or denial as described below of the proposed amendments. Following public testimony and deliberations, the Planning Commission has determined which of the proposed amendments are needed to be consistent with state law, correct errors, account for population growth projects, address deficiencies, or more closely correspond to the goals, policies, and intent of the Yakima County comprehensive plan.

II. FINDINGS OF FACT

-1-

Yakima County adopted **Plan 2015** on May 20, 1997. The plan was designed to integrate SEPA and the Growth Management Act (GMA) in accordance with WAC 197-11-210 through 197-11-235. The SEPA environmental review documents for the Comprehensive Plan mapping designations and zoning map amendments provide the environmental evaluation and documentation required under SEPA. The SEPA process is being conducted concurrently with this update and will be completed prior to adoption by the Board of County Commissioners.

-2-

Yakima County must periodically review and, if needed, revise its comprehensive plan and development regulations – every ten years – to ensure compliance with GMA, as provided in RCW 36.70A.130.

-3-

As part of the required GMA update, Yakima County reviewed each of the fourteen designated Urban Growth Areas (UGAs) by using the Washington State Office of Financial Management's population forecasts, the County's 22-year population allocations, and a detailed land capacity analysis process.

-4-

The Planning Commission reviewed the proposed amendments to the Comprehensive Plan map designations and the development code zoning map for each of the 14 cities and towns in Yakima County at public meetings on July 9, 23, August 13, 27, September 17, 24, and October 22, 2025. The proposed Comprehensive Plan map designations and development code zoning map amendments (LRN2025-00013 to LRN2025-00027) are currently under consideration.

-5-

Notice of environmental review and requests for comment on the comp plan map amendment were mailed to agencies on or around November 20, 2025.

-6-

On October 7, 2025 notice of the public hearing scheduled for October 22, 2025, was posted and mailed to agencies and parties of record. Notice was published in the Yakima Herald on October 7, 2025.

-7-

The Planning Commission conducted a public hearing on the proposed amendments on October 22, 2025. Minutes of the hearings were taken and are on file.

-8-

The hearing was closed on October 22, 2025, and the Planning Commission immediately moved to deliberate and made recommendations on the proposed amendments.

-9-

The Planning Commission's recommendation includes no rezoning or alterations for ten UGAs, and with changes to Grandview, Tieton, Union Gap, and Mabton's UGAs. The Planning Commission considered and voted on the proposed map amendments for each city, with the results summarized below:

LRN2025-00026 City of Granger UGA - Motion to approve staff report and recommendation of no changes to UGA at this time. Motion passed 6-0 (unanimous).

LRN2025-00018 City of Moxee UGA - Motion to approve staff report and recommendation of no changes to UGA at this time. Motion passed 5-1. Commissioner Mayo expressed that the legal concerns should be considered by the BOCC. The Planning Commission is a recommending body, and if everything barring the agricultural resources issues makes sense, we should recommend approval.

LRN2025-00016 City of Selah UGA - Motion to approve staff report and recommendation of no changes to UGA at this time. Motion passed 6-0 (unanimous).

LRN2025-00021 City of Toppenish UGA - Motion to approve staff report and recommendation of no changes to UGA at this time. Motion passed 6-0 (unanimous).

LRN2025-00020 City of Wapato UGA - Motion to approve staff report and recommendation of no changes to UGA at this time. Motion passed 6-0 (unanimous).

LRN2025-00022 Town of Harrah UGA - Motion to approve staff report and recommendation of no changes to UGA at this time. Motion passed 6-0 (unanimous).

LRN2025-00024 City of Sunnyside UGA - Motion to approve staff report and recommendation of no changes to UGA at this time. Motion passed 6-0 (unanimous).

LRN2025-00023 City of Zillah UGA - Motion to approve staff report and recommendation of no changes to UGA at this time. Motion passed 6-0 (unanimous).

LRN2025-00017 City of Yakima UGA - Motion to approve staff report and recommendation of no changes to UGA at this time. Motion passed 6-0 (unanimous).

LRN2025-00014 Town of Naches UGA - Motion to approve staff report and recommendation of no changes to UGA at this time. Motion passed 6-0 (unanimous).

The site-specific changes are as follows:

LRN2025-00027 City of Grandview UGA - To remove Parcel 230913-31001 from the Urban Residential Designation and Single-Family Residential (R-1) Zoning District, and place the property within the Urban Industrial Designation and the Light-Industrial (M-1) Zoning District. Motion to approve staff recommendation, including the rezone. Motion passed 6-0 (unanimous).

LRN2025-00015 City of Tieton UGA - To remove Parcels 171418-43405 and 171418-44402 from the Rural Self-Sufficient Designation and Rural – 10/5 (R-10/5) Zoning District, and place the properties within the Urban Residential Designation and Two-Family Residential (R-2) Zoning District. This will add the properties to Tieton's UGA. Motion to approve staff recommendation with R-2 designation (instead of industrial). Motion passed 6-0 (unanimous).

LRN2025-00019 City of Union Gap UGA - To remove Area Two from the City of Union Gap's Unincorporated UGA. Area Two is in tribal trust ownership, therefore, there is no zoning or land-use designation change as Yakima County lacks land-use jurisdiction. Motion to approve revised staff recommendation Area 1 remains in UGA; Area 2 removed and redesignated Tribal Land . Motion passed 6-0 (unanimous).

LRN2025-00025 City of Mabton UGA - To remove Parcel 230806-21001 from the Rural Self-Sufficient Designation and Rural – 10/5 (R-10/5) Zoning District and place the properties within the Urban Residential Designation and Single-Family Residential (R-1) Zoning District. This will add the property to Mabton's UGA. Motion passed 4-2, (Commissioners Castle and Craig opposed).

231 **III. RECOMMENDATION**

- 232
- 233 1) By motion and vote described in II. Findings of Fact, the Planning Commission
- 234 recommends that the Board of Yakima County Commissioners approve this
- 235 year's proposed amendments in accordance with the votes noted above.
- 236

237 Voting in favor of the findings and recommendations:

238

239 Doug Mayo (Chair) _____

240

241 Mike Shuttleworth _____

242

243 Holly Castle _____

244

245 Raul Martinez _____

246

247 Jerry Craig  _____

248

249 Isidra Sanchez _____

250

251

252

253 Voting against the findings and recommendations:

254 _____

255

256 _____

257

258 _____

259

260

261

262 Attest:

263

264 _____

265 Thomas D. Carroll,

266 Secretary

267

268 Dated: December 10, 2025

269

270

271

272

273

274

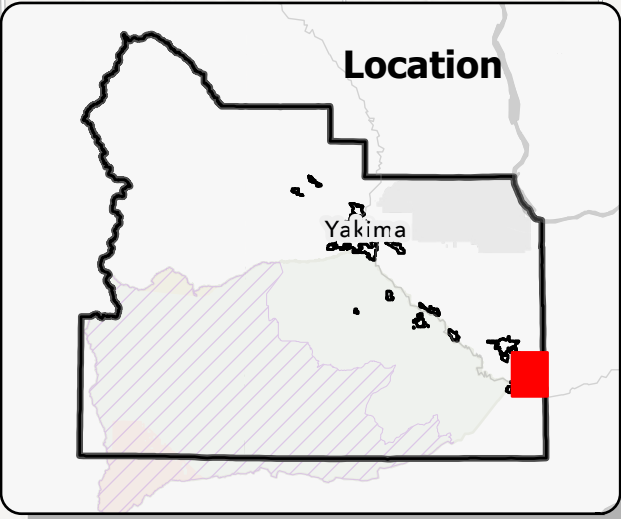
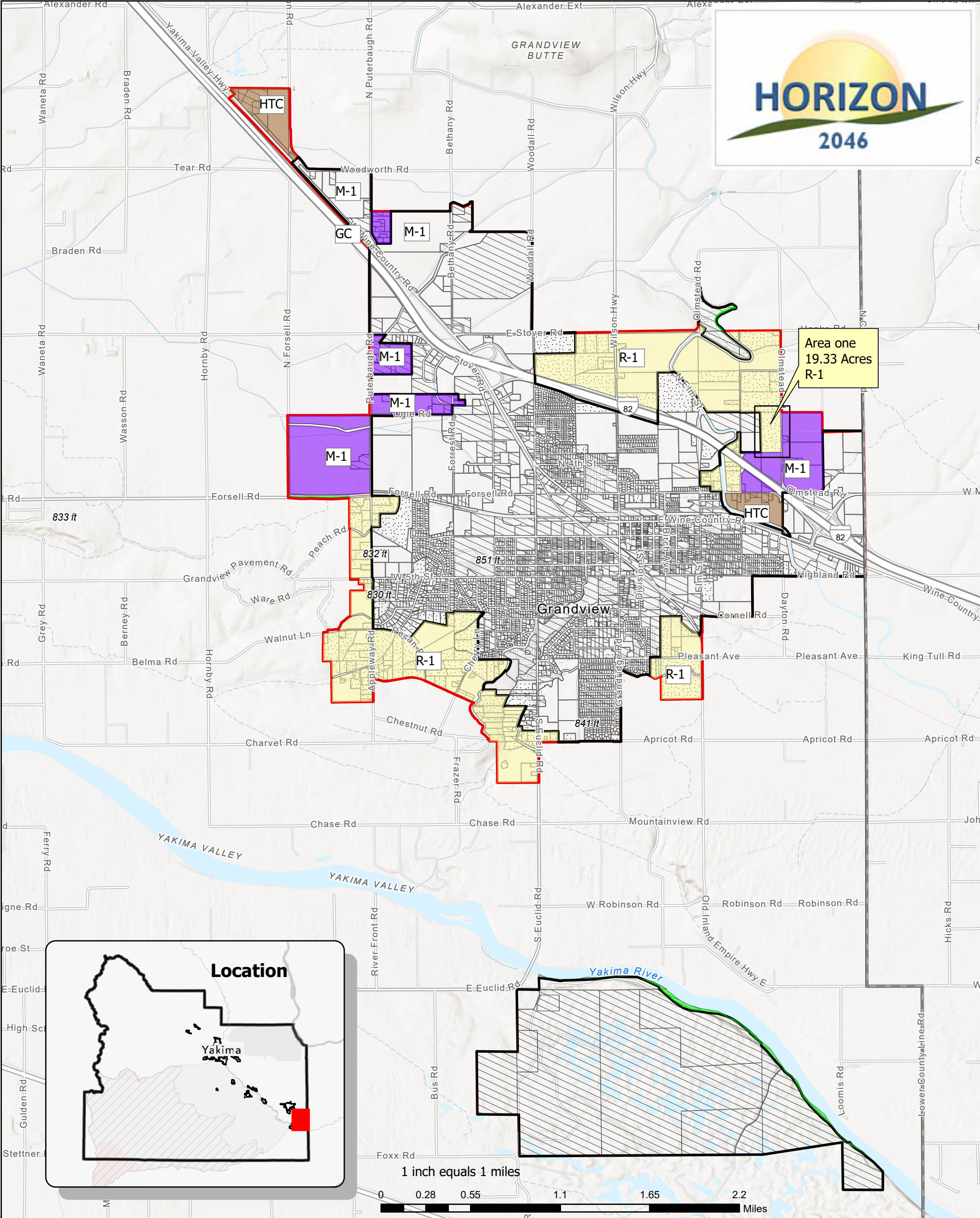
275

276

277

278 \\nt2\planning\Planning Commission\2021 - 2030\2025\Meeting Materials\November 2025\Periodic Update UGA PC

279 Findings 11.19.25.doc



Grandview UGA Current Zoning

- Current City Limits

Current Urban Growth Boundary
- County Zoning**

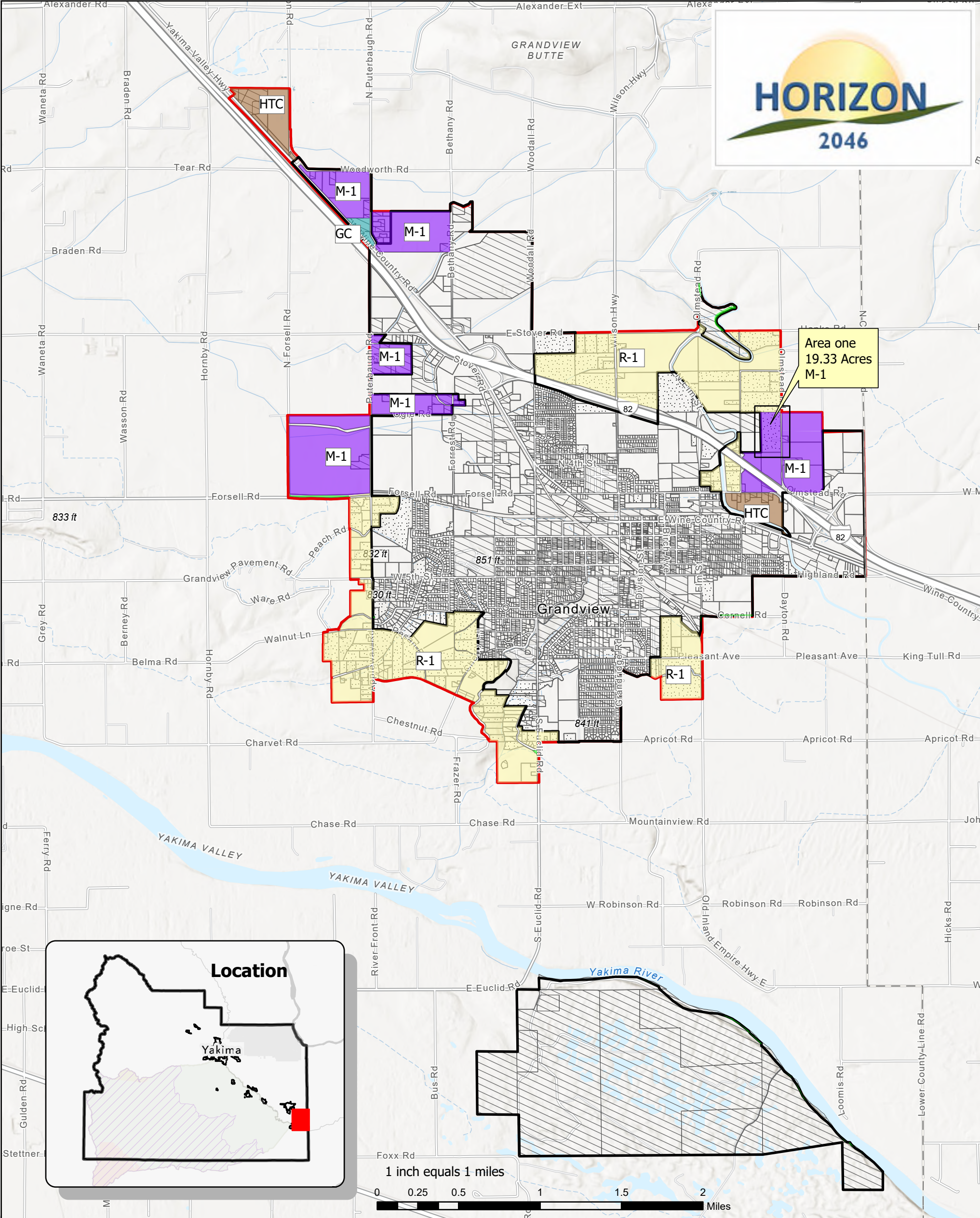
 - (HTC)Highway/Tourist Commercial
 - (R-1)Single-Family Residential
 - (GC)General Commercial
 - (M-1)Light Industrial
- Potential Development**

 - Developed
 - Vacant
 - Partially Developed



Date: 10/30/2025

Parcel Lot lines are for visual display only. Do not use for legal purposes.



Yakima County Planning Commission Recommendation
Grandview UGA Proposed Zoning

- County Zoning**

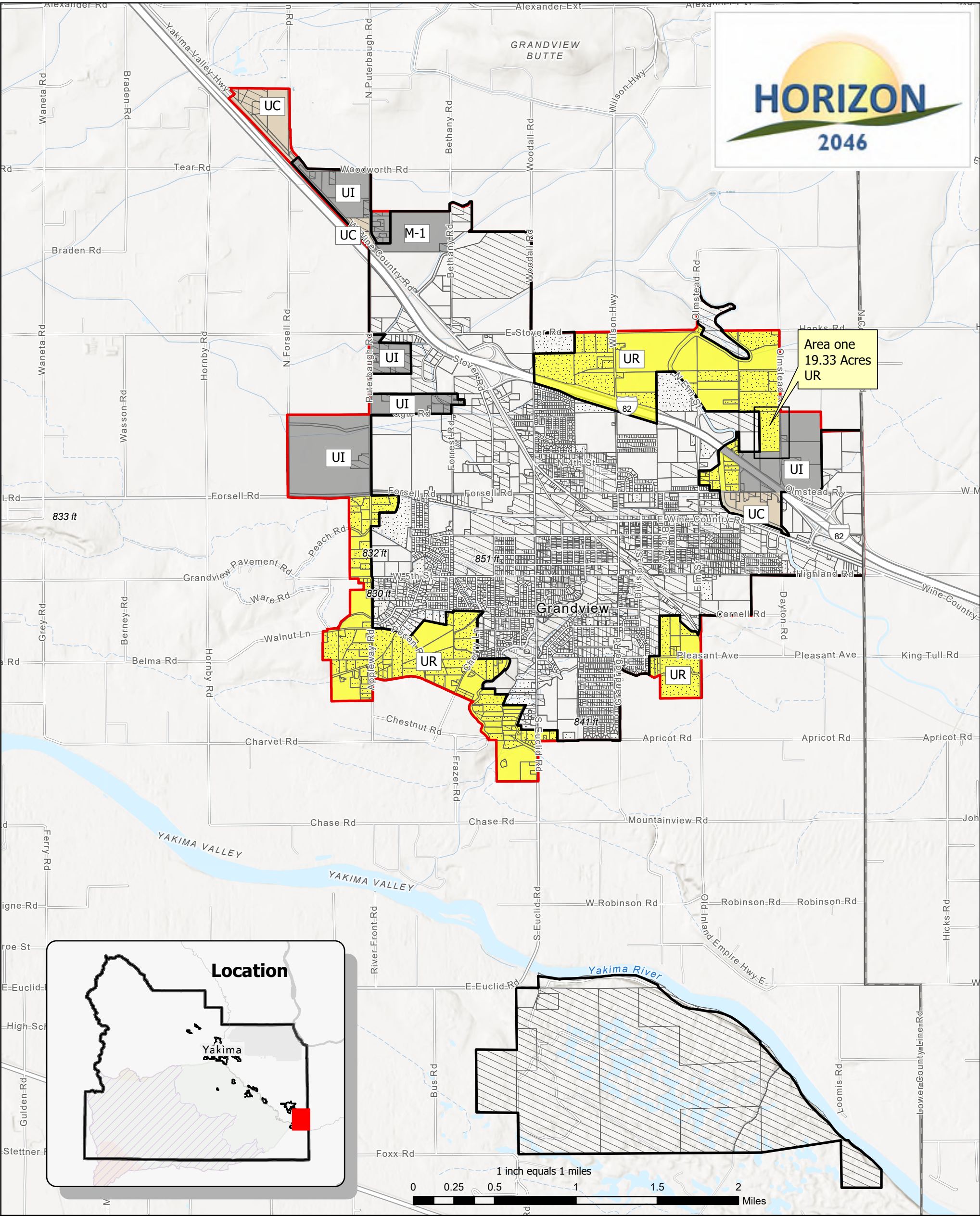
 - (HTC)Highway/Tourist Commercial
 - (R-1)Single-Family Residential
 - (GC)General Commercial
 - (M-1)Light Industrial
- Potential Development**

 - Developed
 - Vacant
 - Partially Developed
- Legend**

 - Current City Limits
 - Current Urban Growth Boundary



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.



Grandview UGA Current Land Use Designations

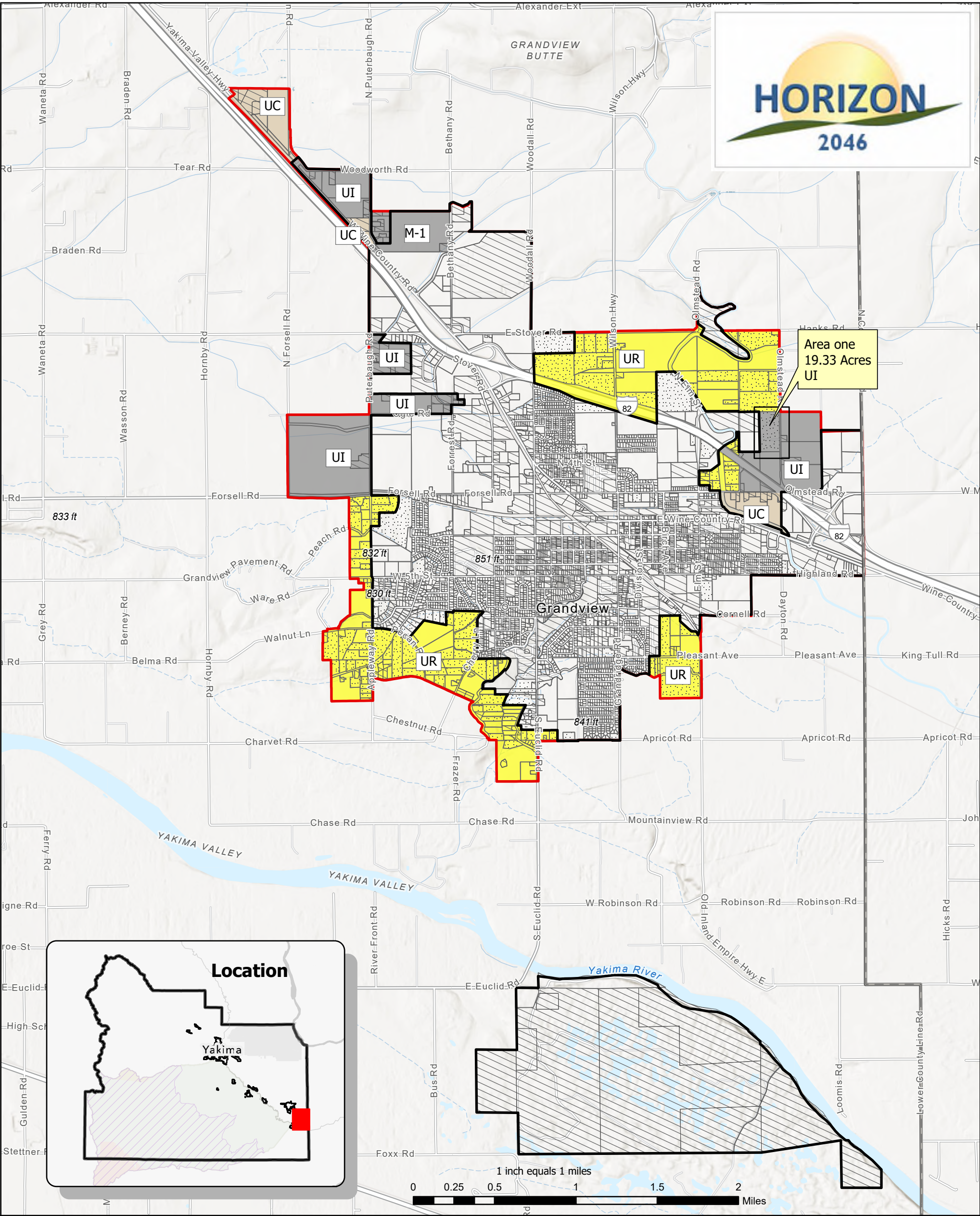
- Current City Limits
- Current Urban Growth Boundary

- Land Use Designations
- Urban Commercial (UC)
 - Urban Industrial (UI)
 - Urban Residential (UR)

- Potential Development
- Developed
 - Vacant
 - Partially Developed



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.



Yakima County Planning Commission Recommendation
Grandview UGA Proposed Land Use Designations

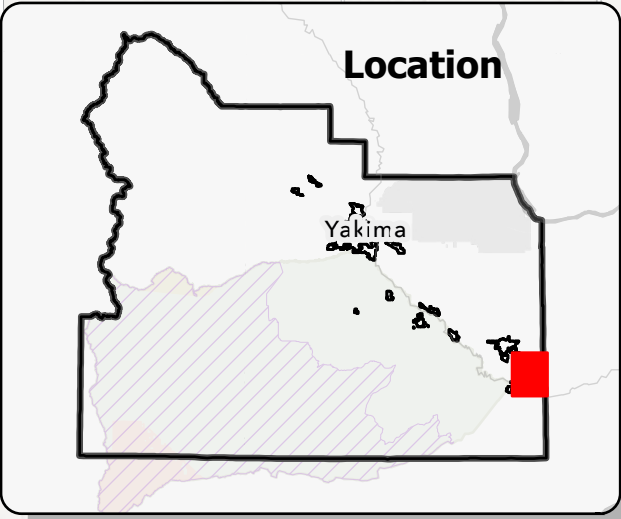
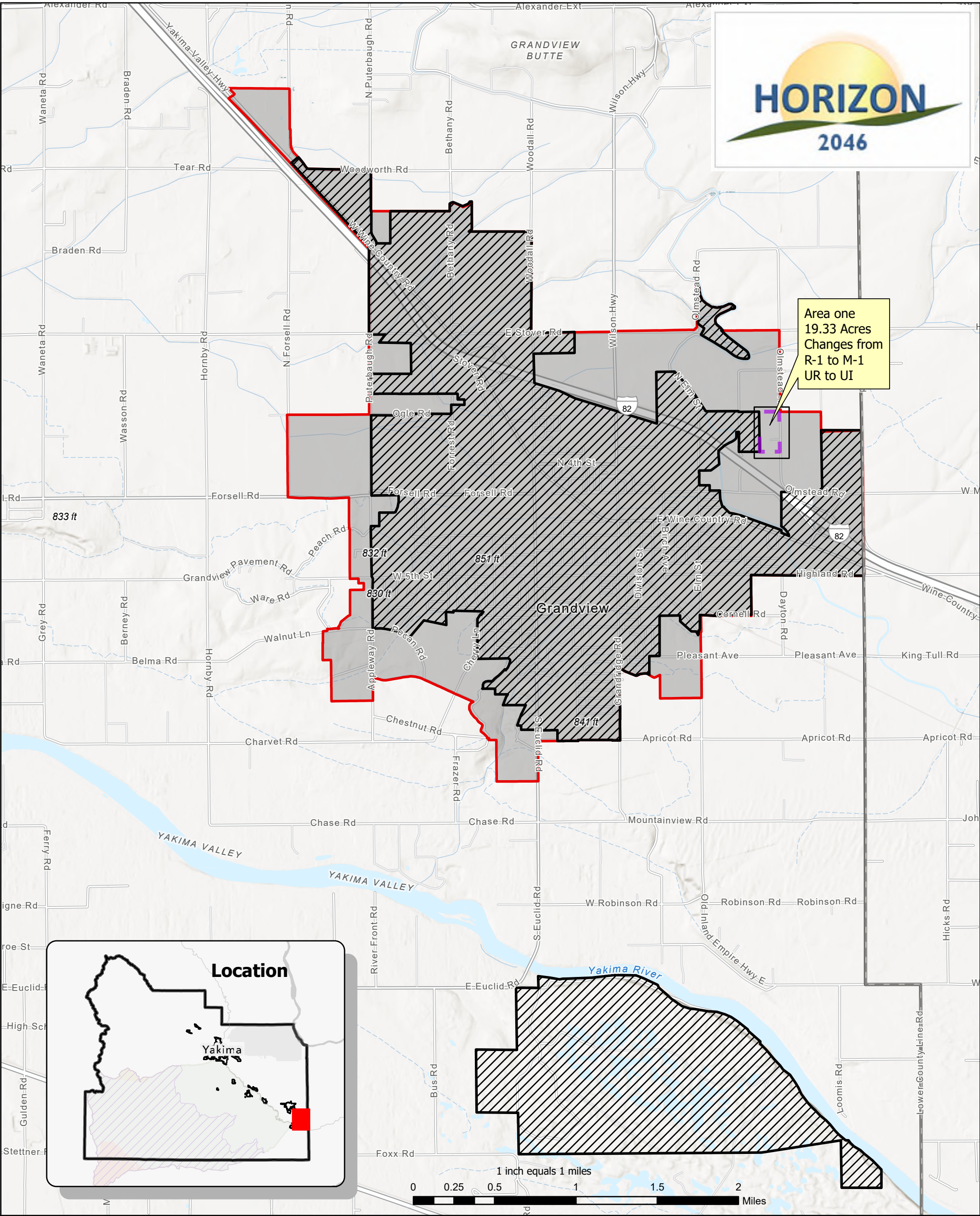
- Land Use Designations**

 - Current City Limits
 - Current Urban Growth Boundary
 - Urban Commercial (UC)
 - Urban Industrial (UI)
 - Urban Residential (UR)
- Potential Development**

 - Developed
 - Vacant
 - Partially Developed



Date: 10/30/2025
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Yakima County Planning Commission Recommendation
Grandview UGA Changes

- Current City Limits
- Current Urban Growth Boundary

- County Zoning**
- R-1 - Single Family Residential
 - AG - Agricultural
 - GC - General Commercial
 - M-1 - Light Industrial
 - R-10/5 - Rural -10/5

- County Comprehensive Plan Designations**
- U - Urban
 - UR - Urban Residential
 - UP - Urban Public
 - UC - Urban Commercial
 - UI - Urban Industrial
 - UT - Urban Tribal
 - AR - Agricultural Resource
 - RSS - Rural Self-Sufficient



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.



Granger UGA
Current Zoning

- Current City Limits
- Current Urban Growth Boundary

Development Potential

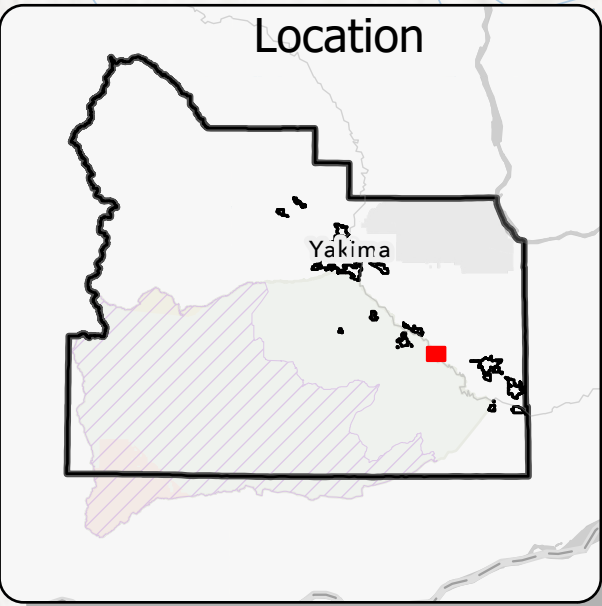
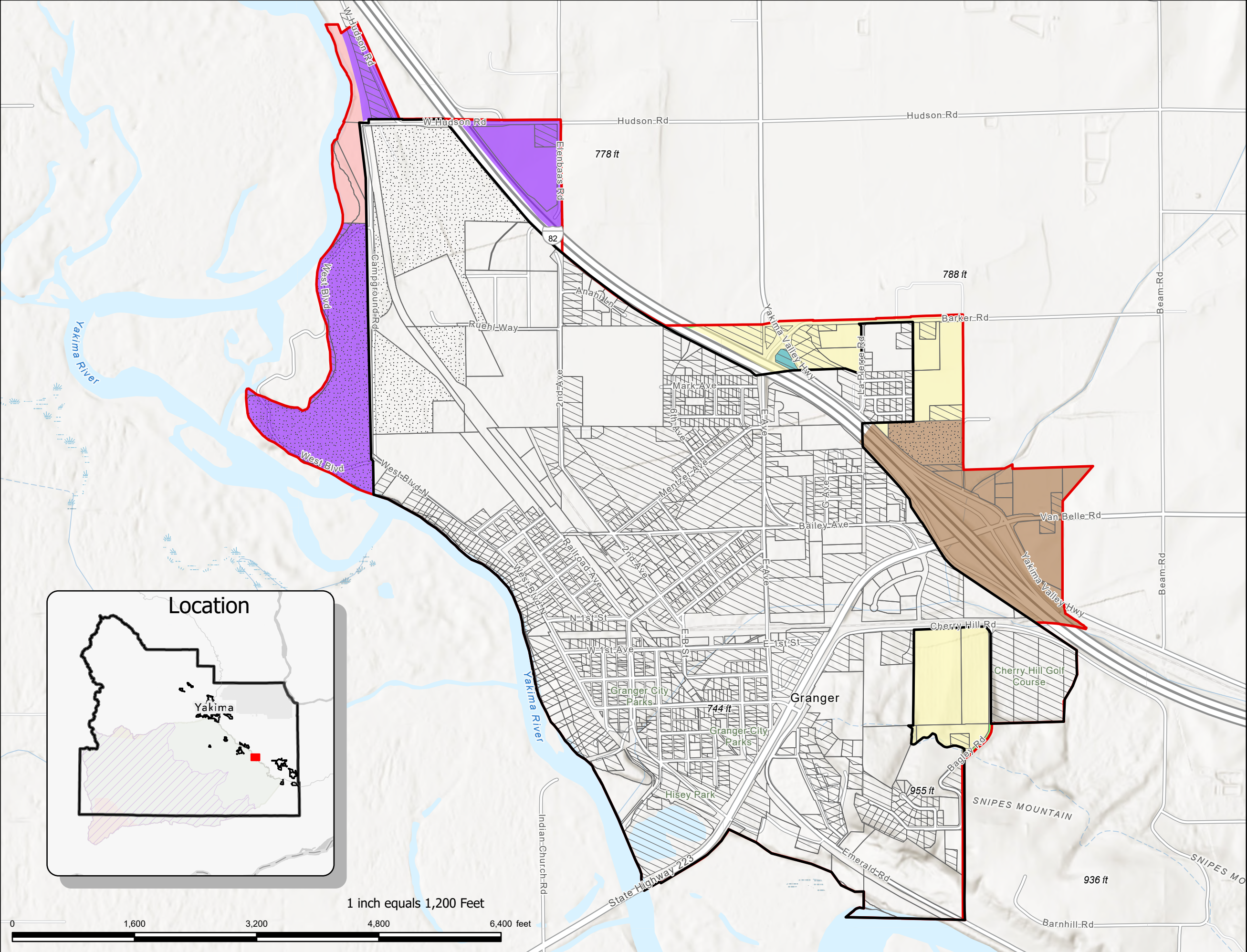
- Developed
- Vacant
- Partially Developed

Current County Zoning

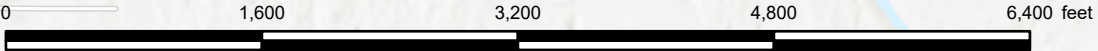
- (GC)General Commercial
- (HTC)Highway/Tourist Commercial
- (RLDP)Remote Extremely Limited
- (M-1)Light Industrial
- (R-1)Single-Family Residential



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.



1 inch equals 1,200 Feet





Granger UGA

Current
Land-Use Designations

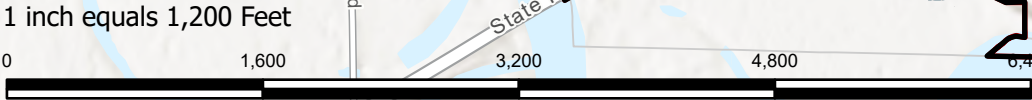
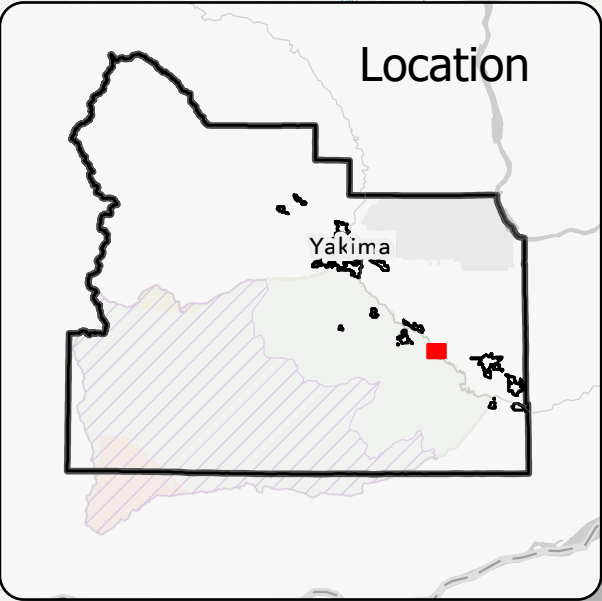
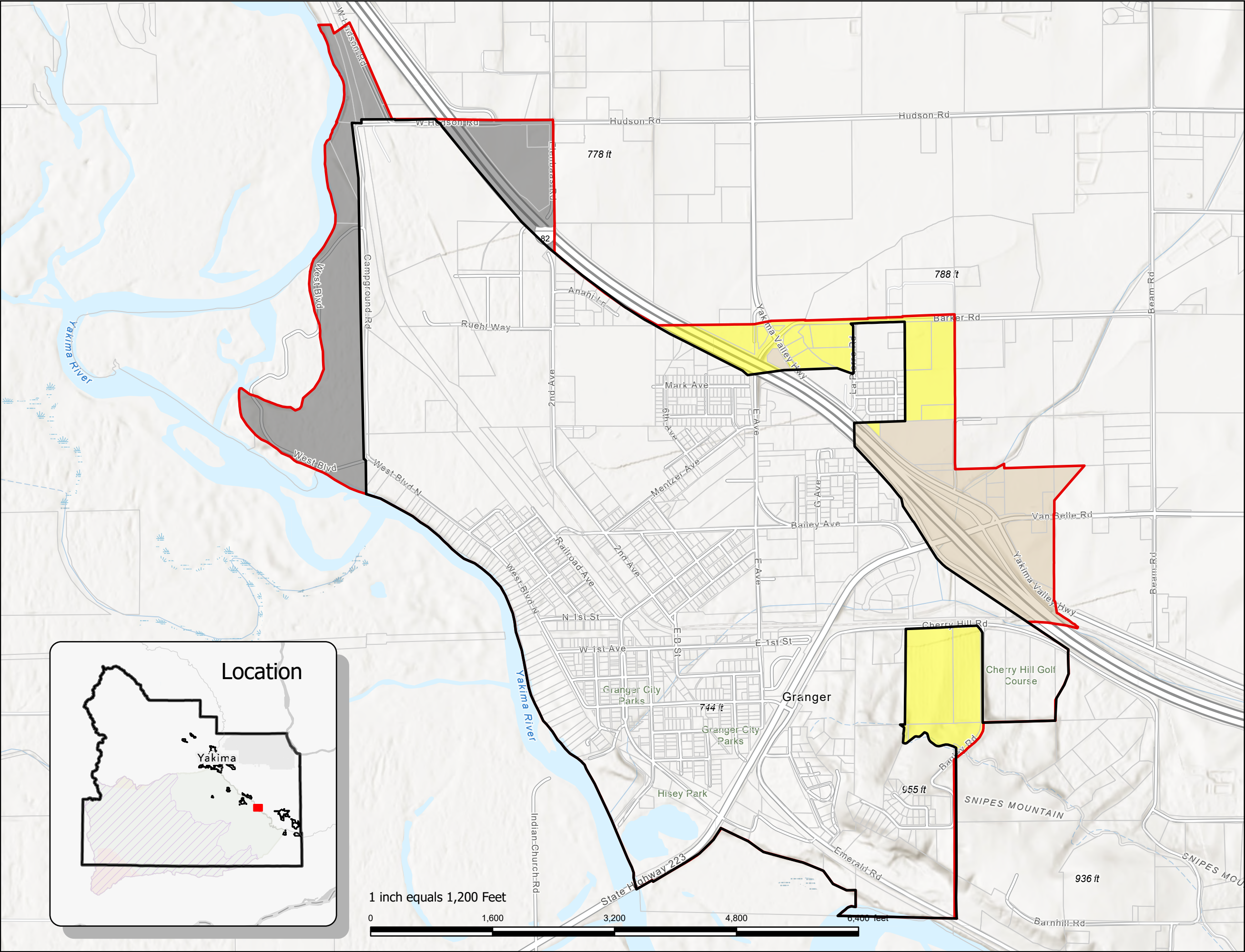
- Current City Limits
- Current Urban Growth Boundary

County Comprehensive
Plan Designations

- Urban Residential (UR)
- Urban Commercial (UC)
- Urban Industrial (UI)



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.





**Yakima County
Planning Commission
Recommendation**

Granger UGA

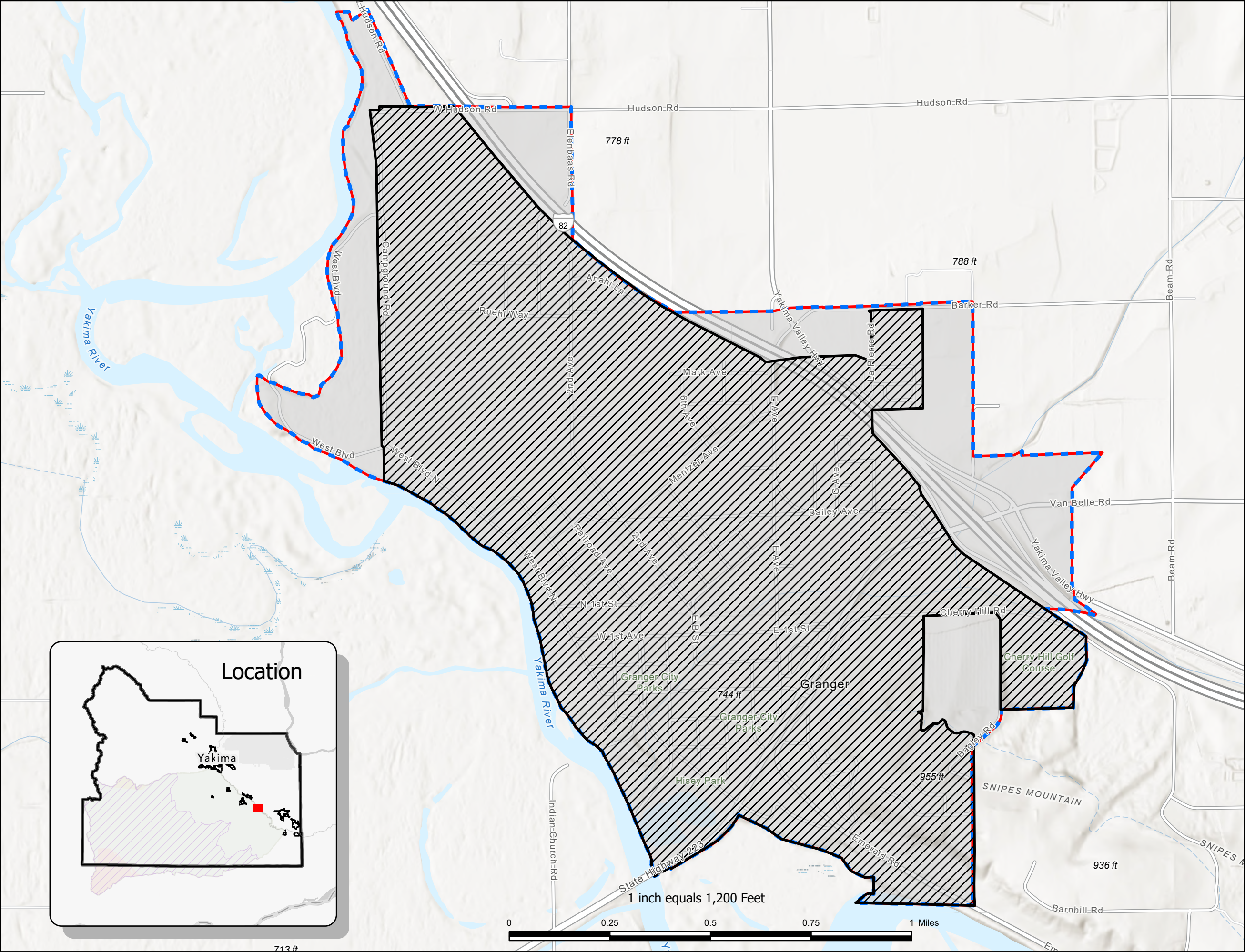
No Changes

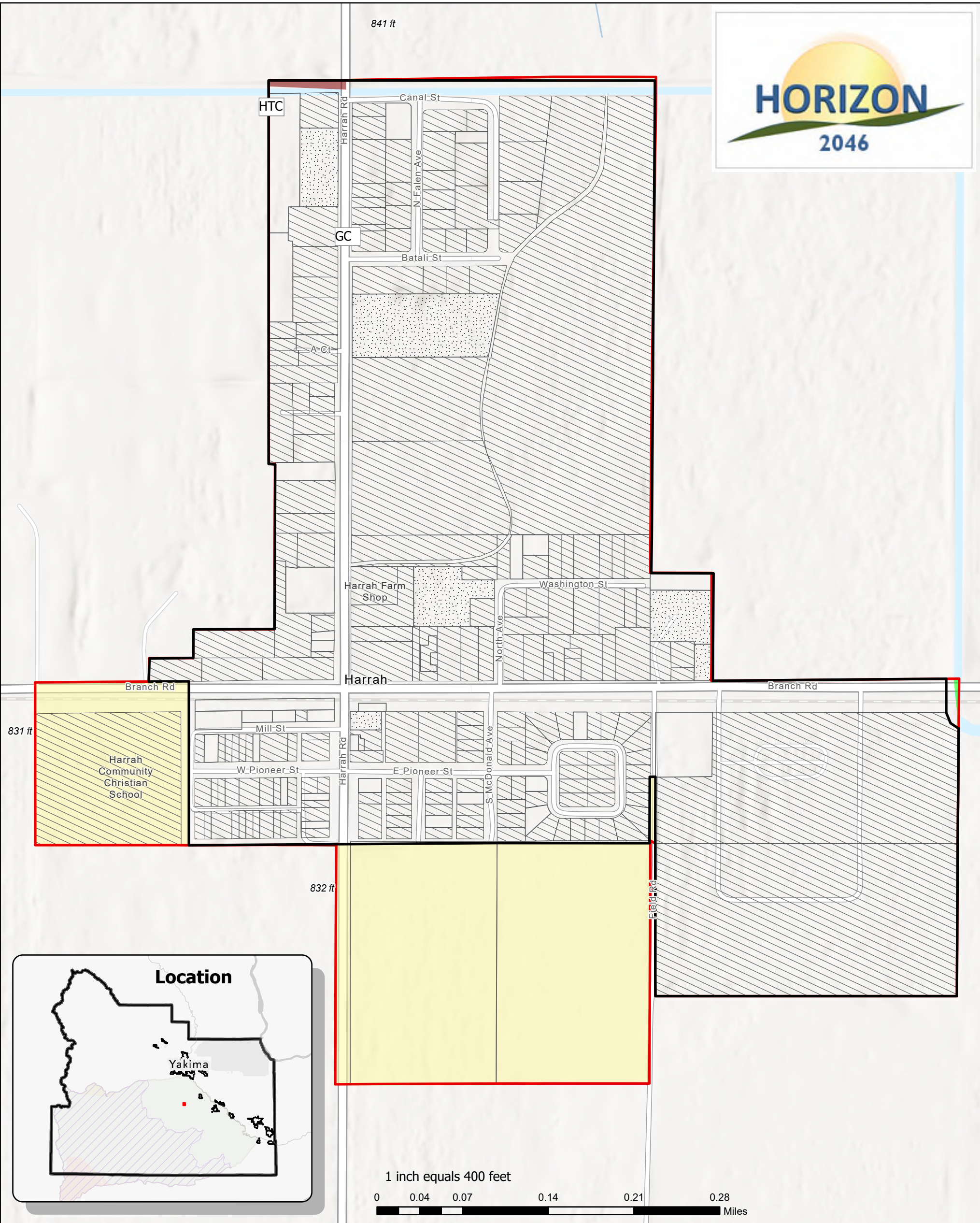
- Current City Limits
- Proposed Urban Growth Boundary Change
- Current Urban Growth Boundary

Note: The changes are to the UGA boundary, to comp plan designations and to zoning.



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.





Harrah UGA Current Zoning

- Current City Limits

Current Urban Growth Boundary
- County Zoning**

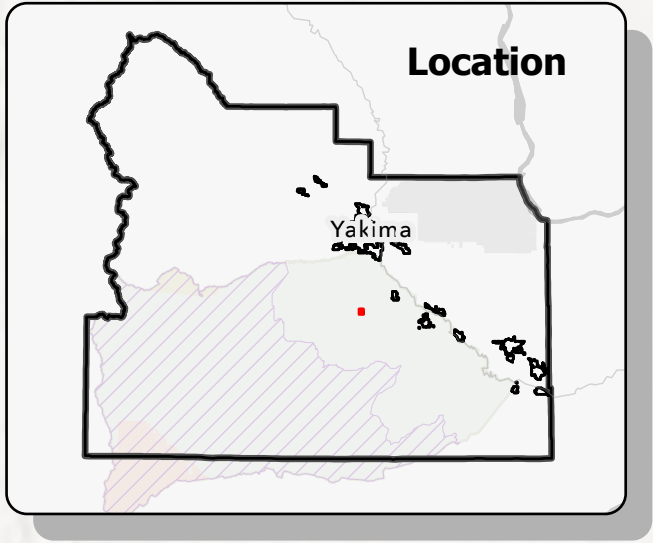
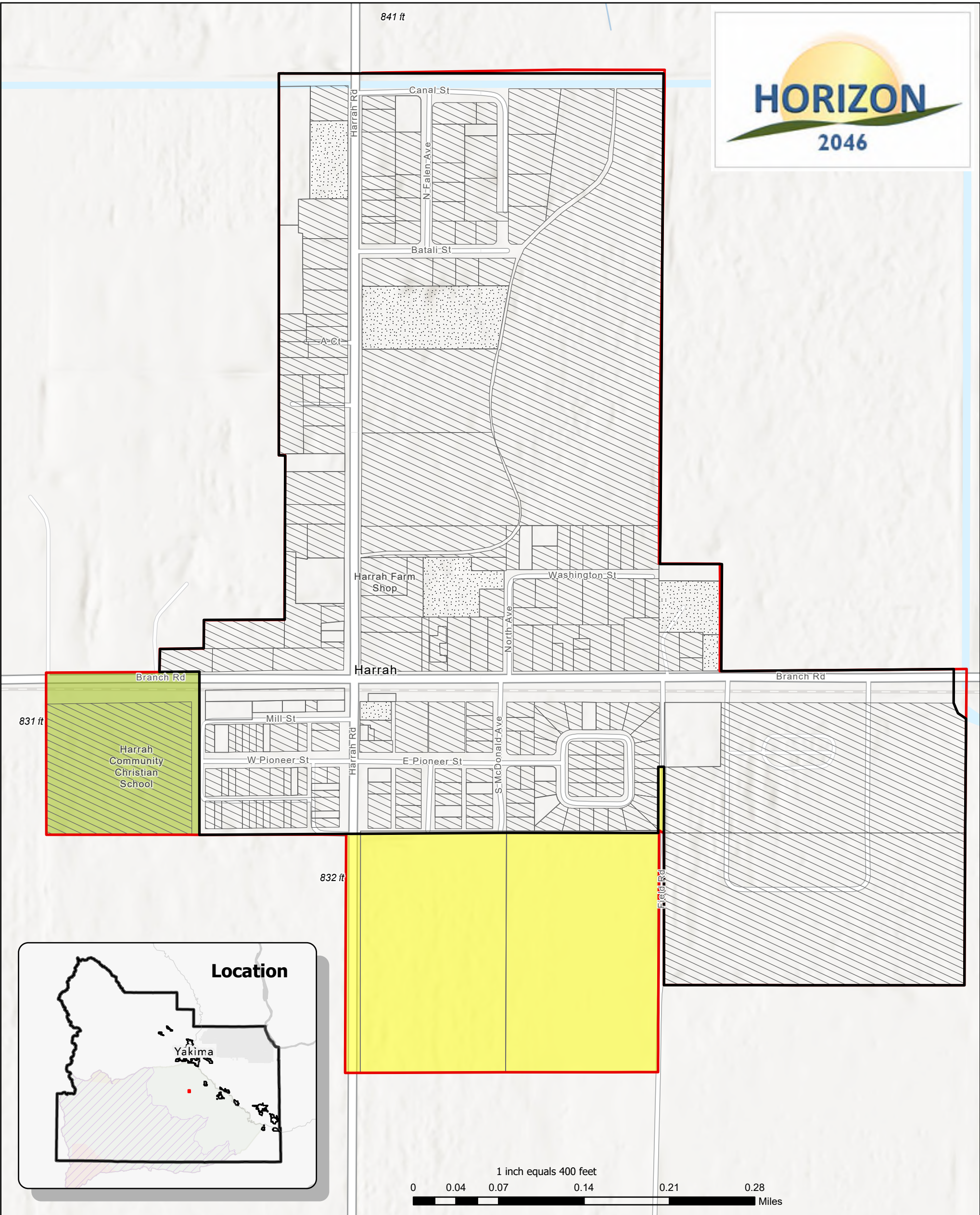
 - (R/ELDP-40)Remote/Extremely Limited
 - (R-10/5)Rural-10/5
 - (HTC)Highway/Tourist Commercial
 - (R-1)Single-Family Residential
 - (R-2)Two-Family Residential
 - (M-1)Light Industrial
- Potential Development**

 - Developed
 - Vacant
 - Partially Developed



Date: 10/30/2025

Parcel Lot lines are for visual display only. Do not use for legal purposes.



Harrah UGA Current Land Use Designations

- Current City Limits
- Current Urban Growth Boundary

Land Use Designations

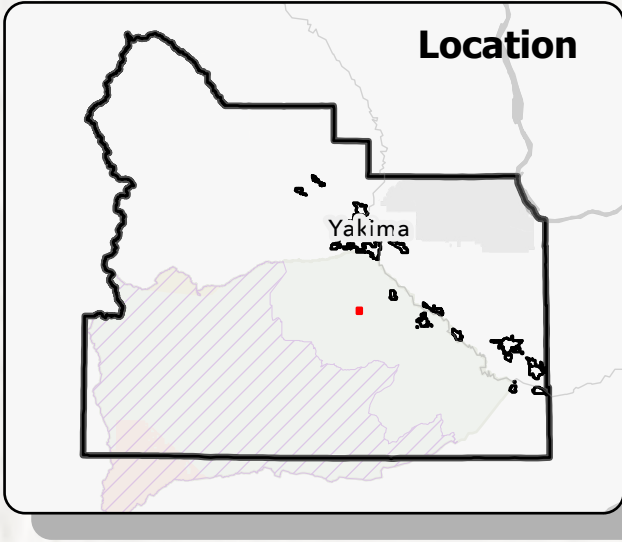
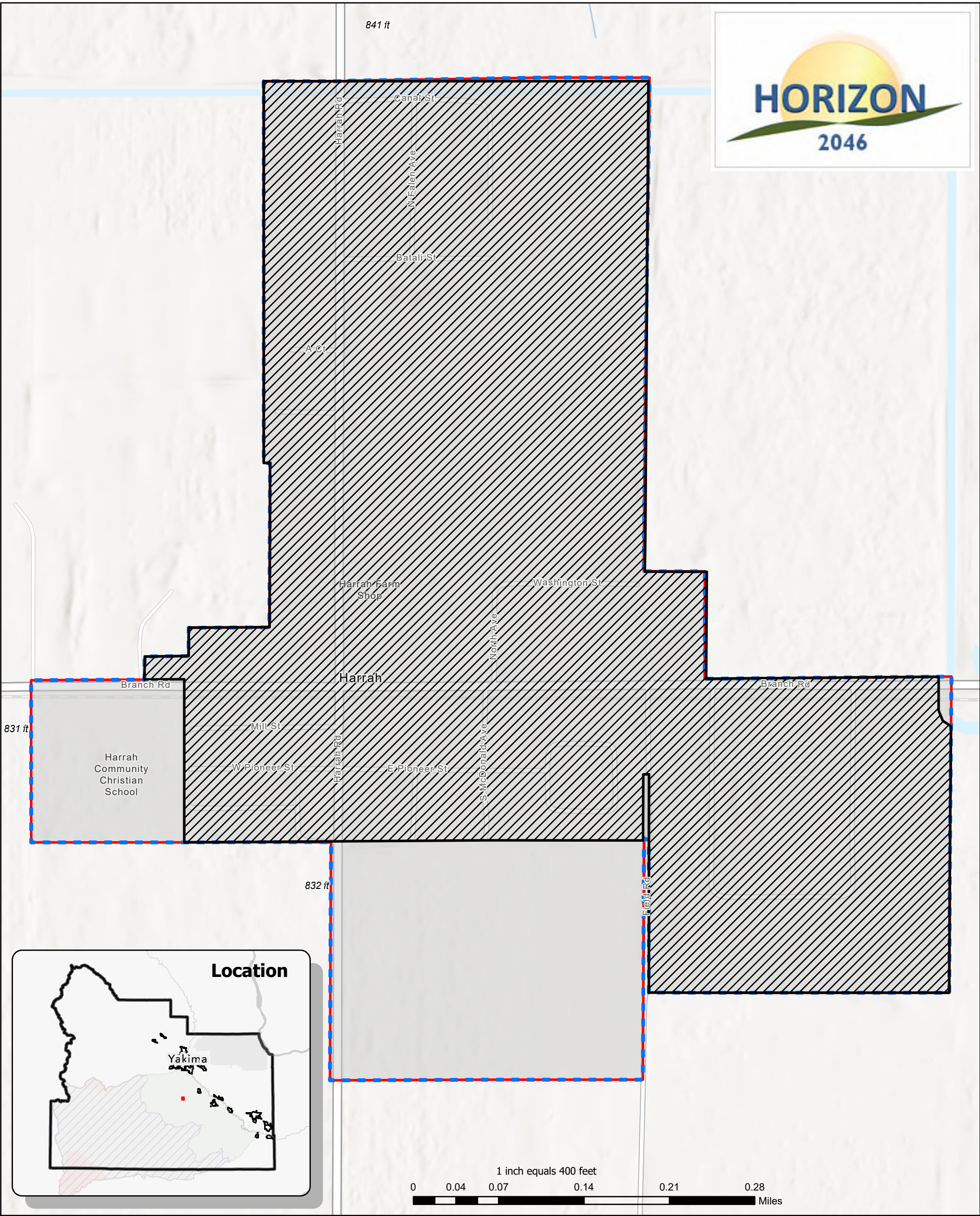
- Urban Residential
- Urban Public

Potential Development

- Developed
- Vacant
- Partially Developed



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.

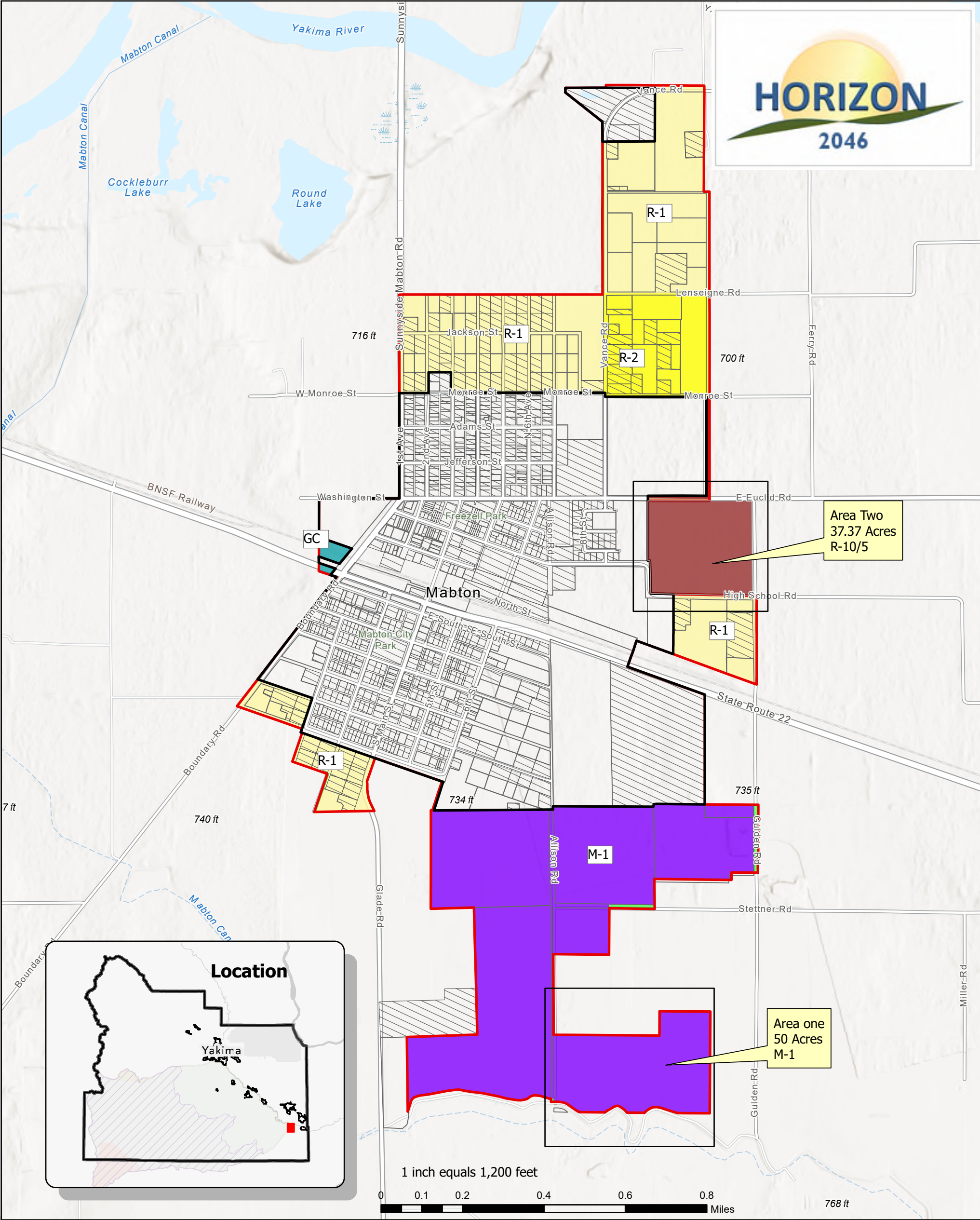


Yakima County Planning Commission Recommendation
Harrah UGA - No Change

- Current City Limits
- Proposed Urban Growth Boundary Change
- Current Urban Growth Boundary



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.



Mabton UGA Current Zoning

Current City Limits

Current Urban Growth Boundary

County Zoning

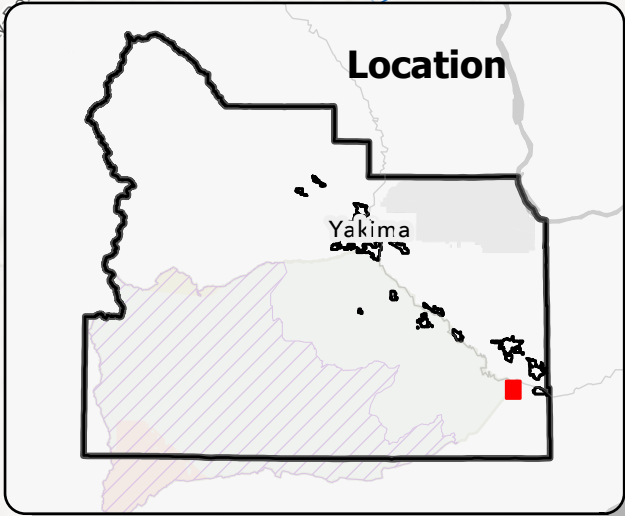
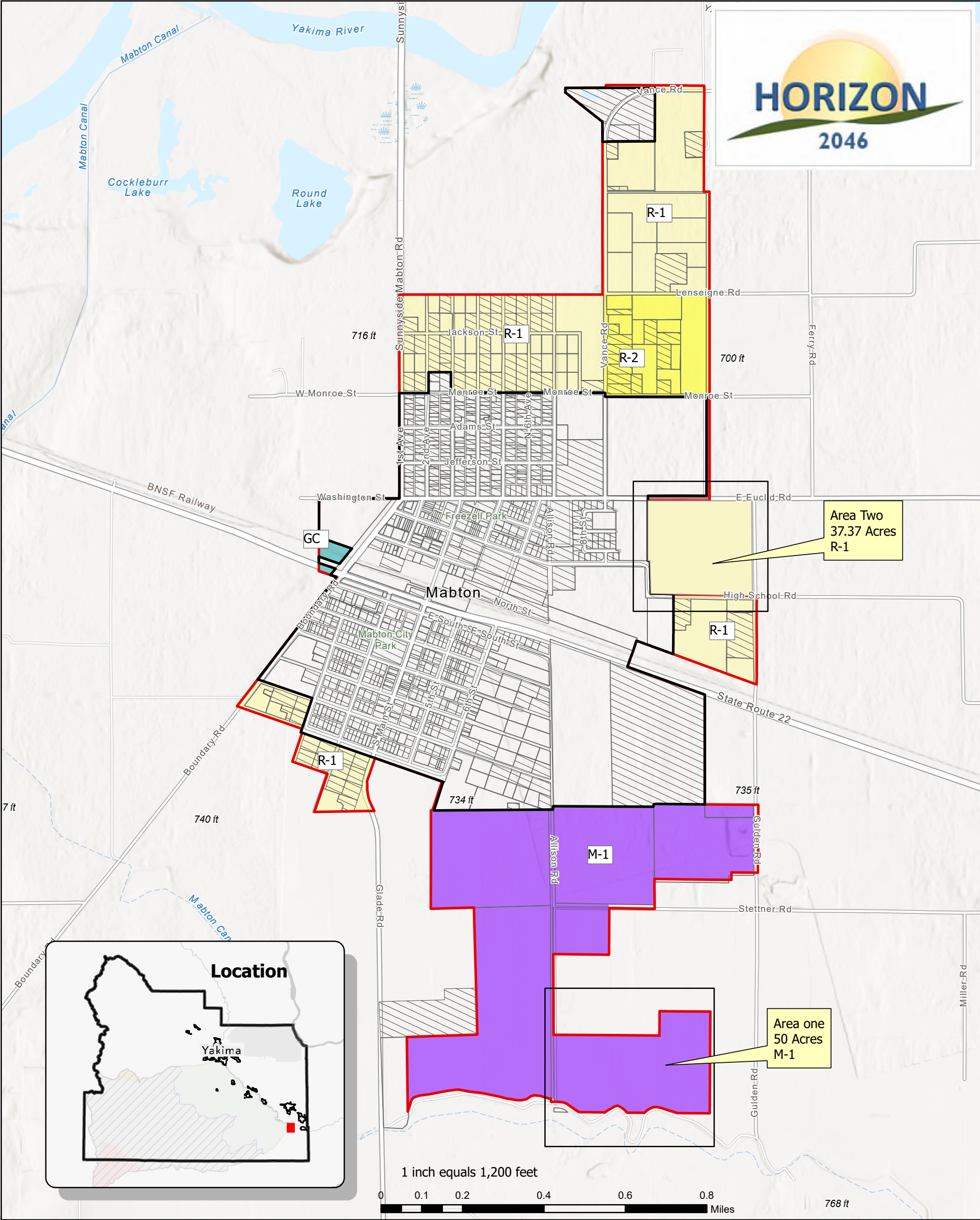
(AG)Agriculture	(AG)Agriculture
(GC)General Commercial	(GC)General Commercial
(M-1)Light Industrial	(M-1)Light Industrial
(R-1)Single-Family Residential	(R-1)Single-Family Residential
(R-10/5)Rural-10/5	(R-10/5)Rural-10/5
(R-2)Two-Family Residential	(R-2)Two-Family Residential

Potential Development

Developed
Vacant
Partially Developed

Date: 10/30/2025

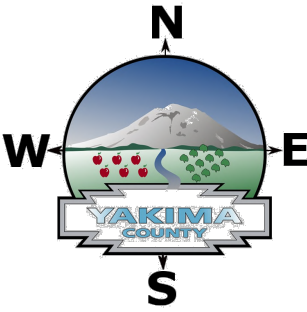
Parcel Lot lines are for visual display only. Do not use for legal purposes.



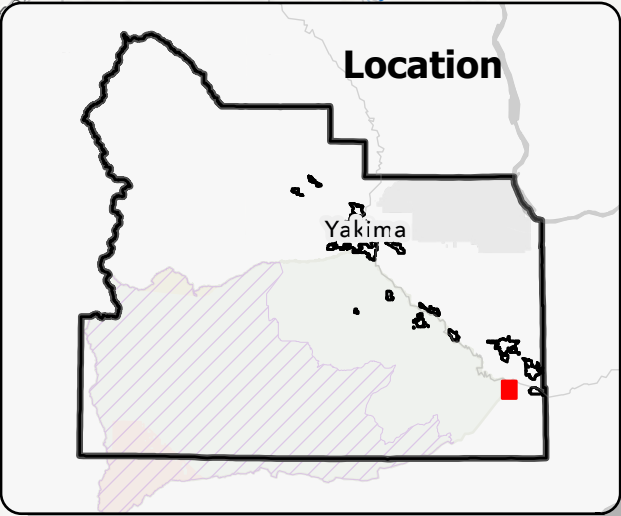
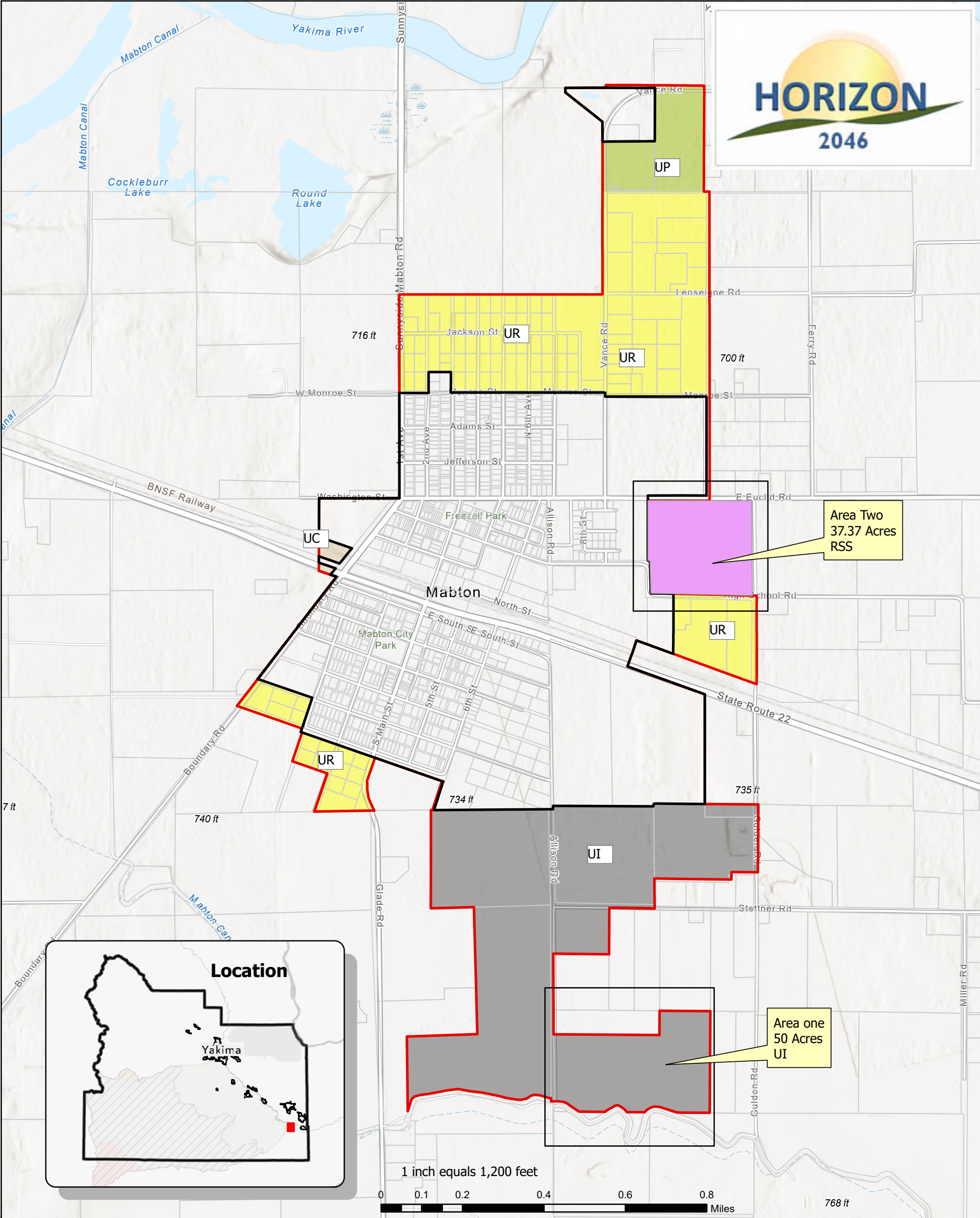
**Yakima County Planning Commission Recommendation
Mabton UGA Proposed Zoning**

- Current City Limits
- Current Urban Growth Boundary

- County Zoning**
- (R-10/5) Rural-10/5
 - (R-1) Single-Family Residential
 - (R-2) Two-Family Residential
 - (GC) General Commercial
 - (M-1) Light Industrial



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.



Mabton UGA Current Land Use

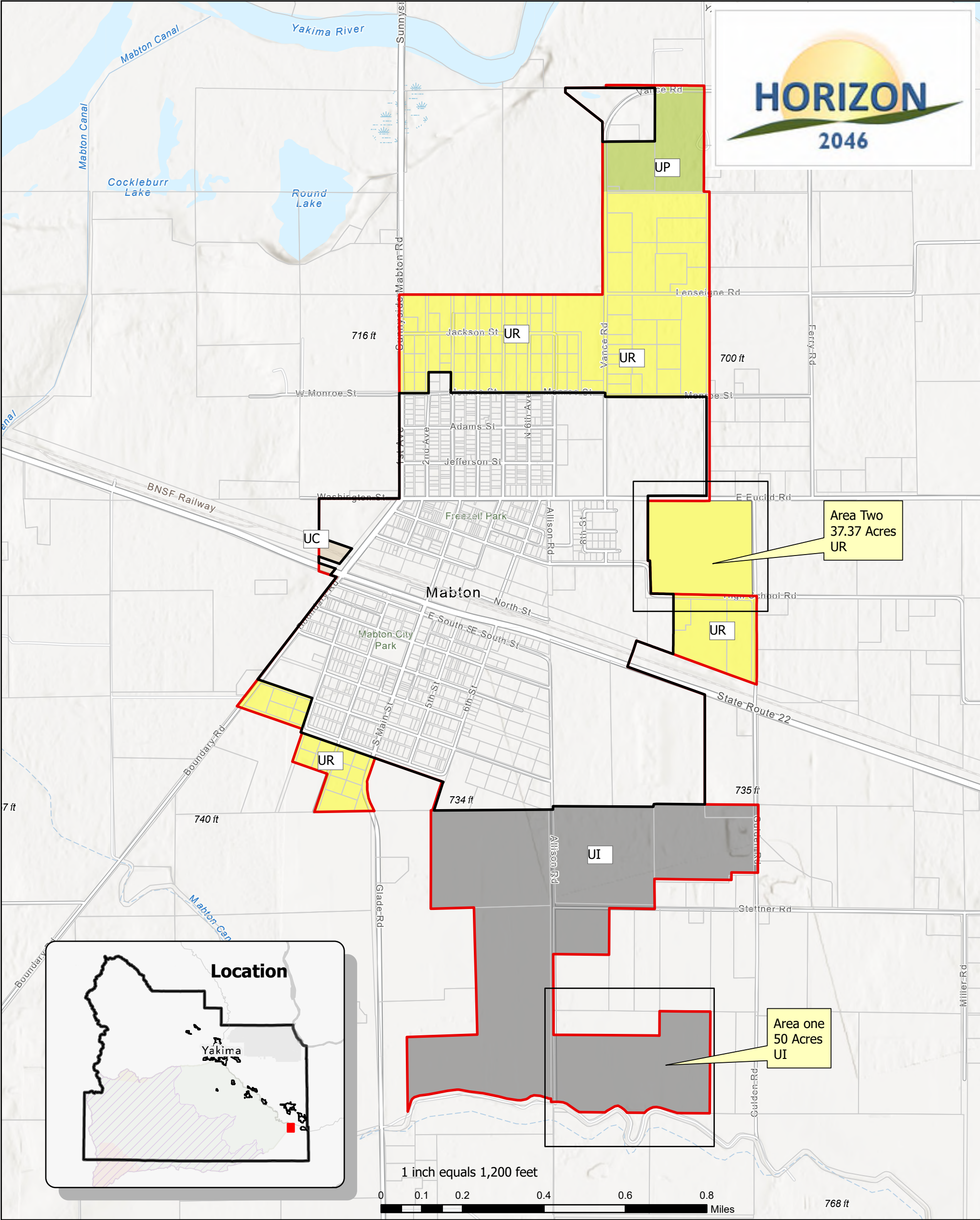
- Current City Limits
- Current Urban Growth Boundary

County Land Use Designations

- Agricultural Resource
- Rural Self-Sufficient
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.

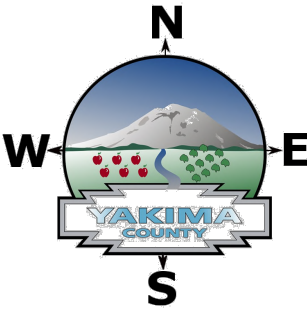


**Yakima County Planning Commission Recommendation
Mabton UGA Proposed Land Use**

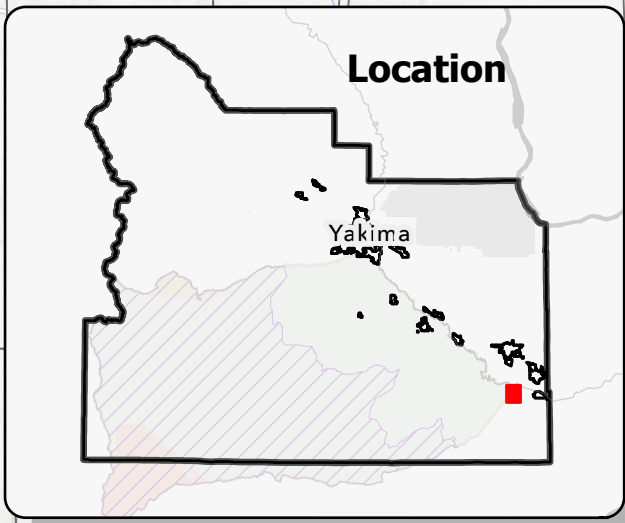
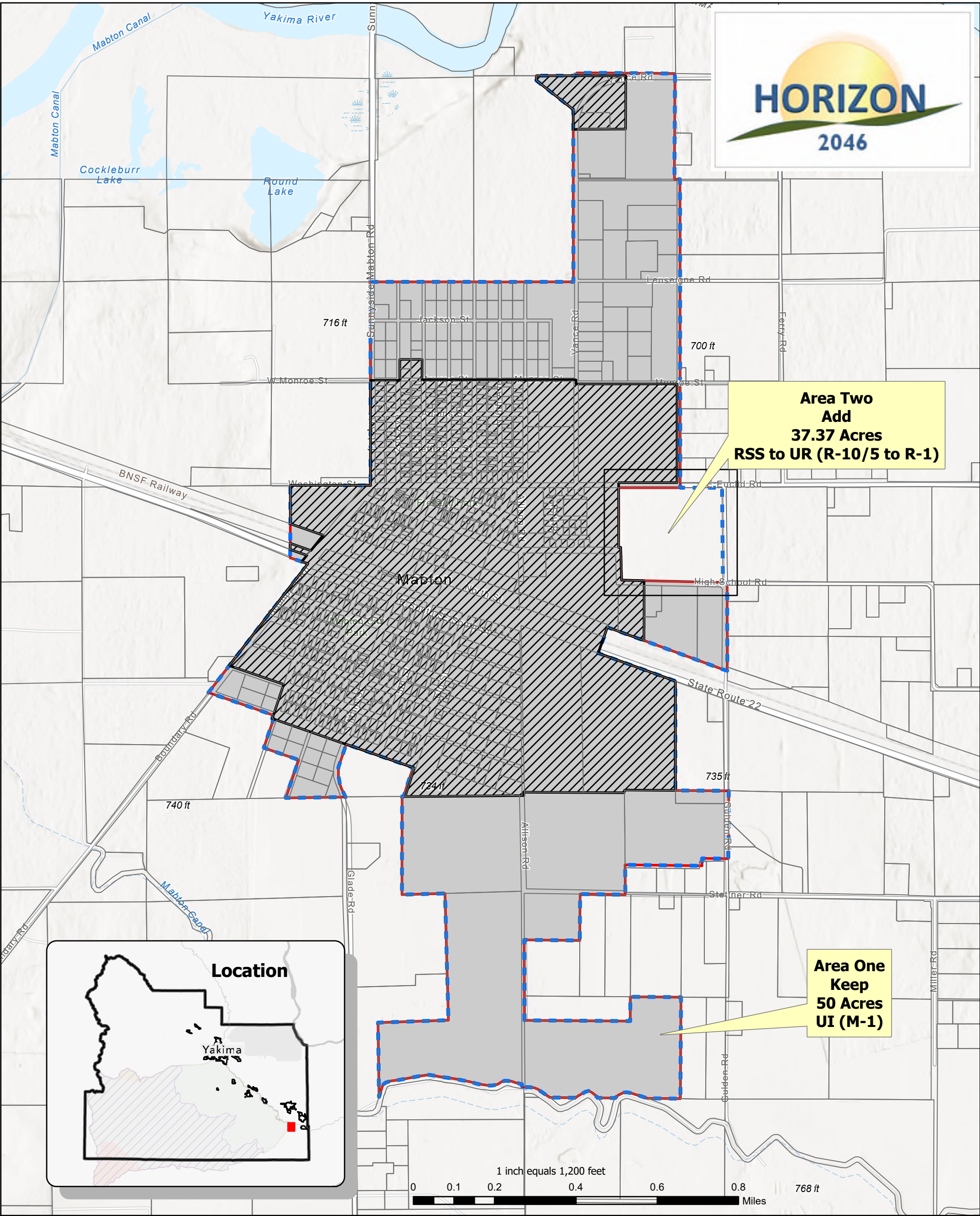
- Current City Limits
- Current Urban Growth Boundary

County Land Use Designations

- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Residential
- Agricultural Resource



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.



Yakima County Planning Commission Recommendation
Mabton UGA Changes

- [Hatched Box] Current City Limits
- [Red Outline Box] Current Urban Growth Boundary

Note: The changes are to the UGA boundary, to comp plan designations and to zoning.

County Zoning

- R-1 - Single Family Residential
- AG - Agricultural
- GC - General Commercial
- M-1 - Light Industrial
- R-10/5 - Rural -10/5

County Comprehensive Plan Designations

- U - Urban
- UR - Urban Residential
- UP - Urban Public
- UC - Urban Commercial
- UI - Urban Industrial
- UT - Urban Tribal
- AR - Agricultural Resource
- RSS - Rural Self-Sufficient



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.



Moxee UGA

Current Zoning

- Current City Limits
- Current Urban Growth Boundary

Development Potential

- Developed
- Vacant
- Partially Developed

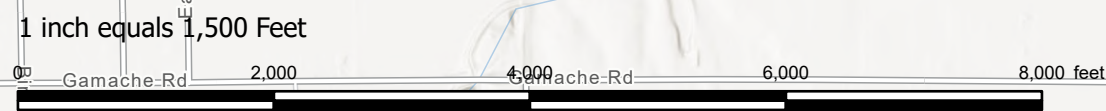
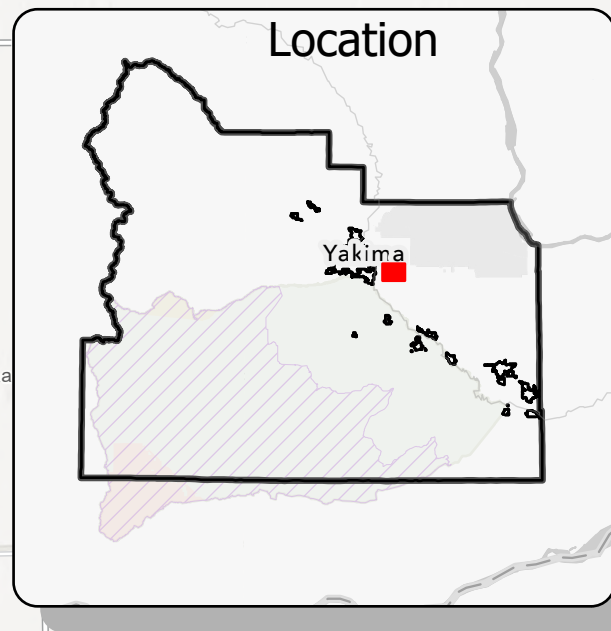
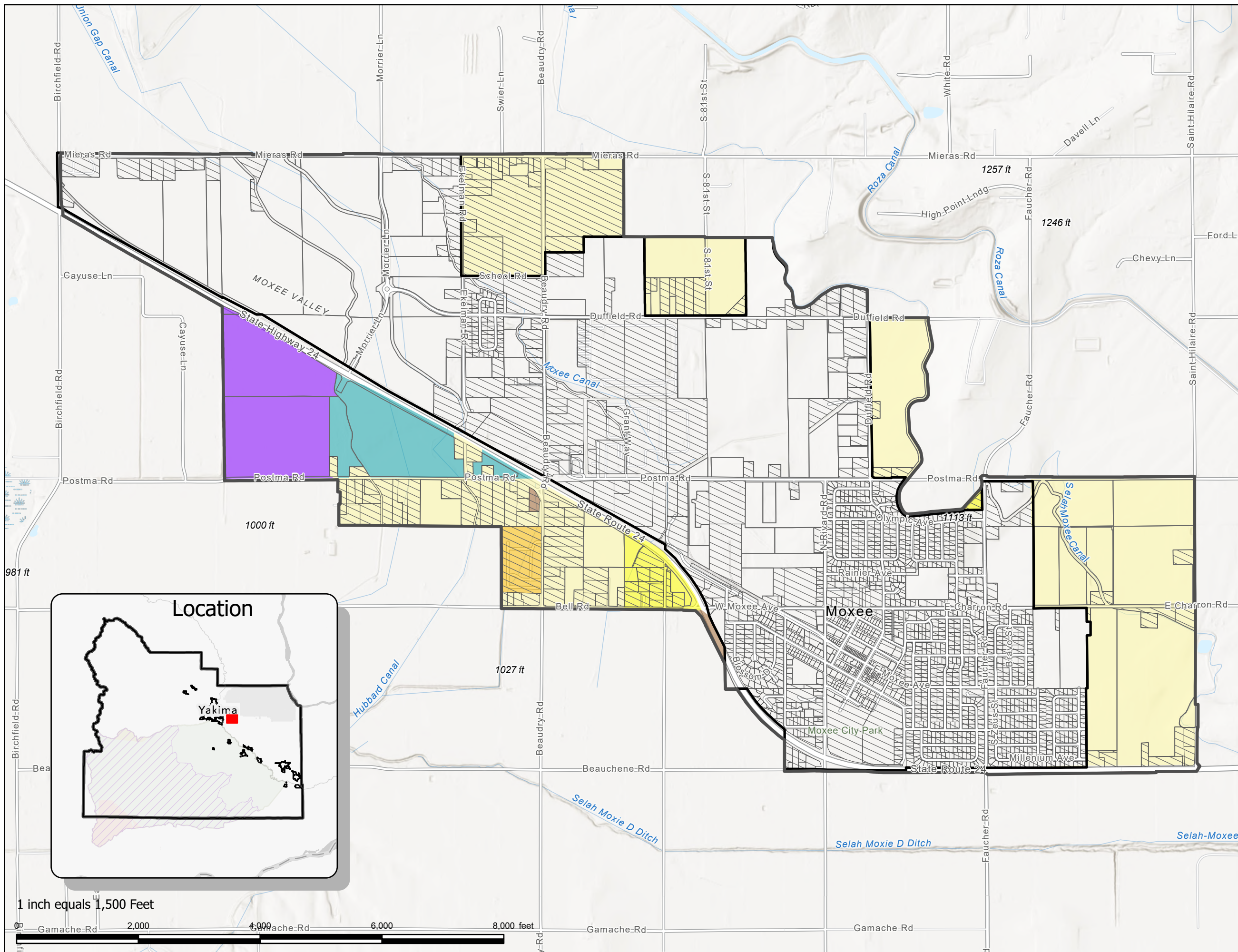
Current County Zoning

- (HTC)Highway/Tourist Commercial
- (R-1)Single-Family Residential
- (R-2)Two-Family Residential
- (R-3)Multi-Familiy Residential
- (GC)General Commercial
- (M-1)Light Industrial



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.

Attachment 4





Moxee UGA

Current Land-Use Designations

- Current City Limits
- Current Urban Growth Boundary

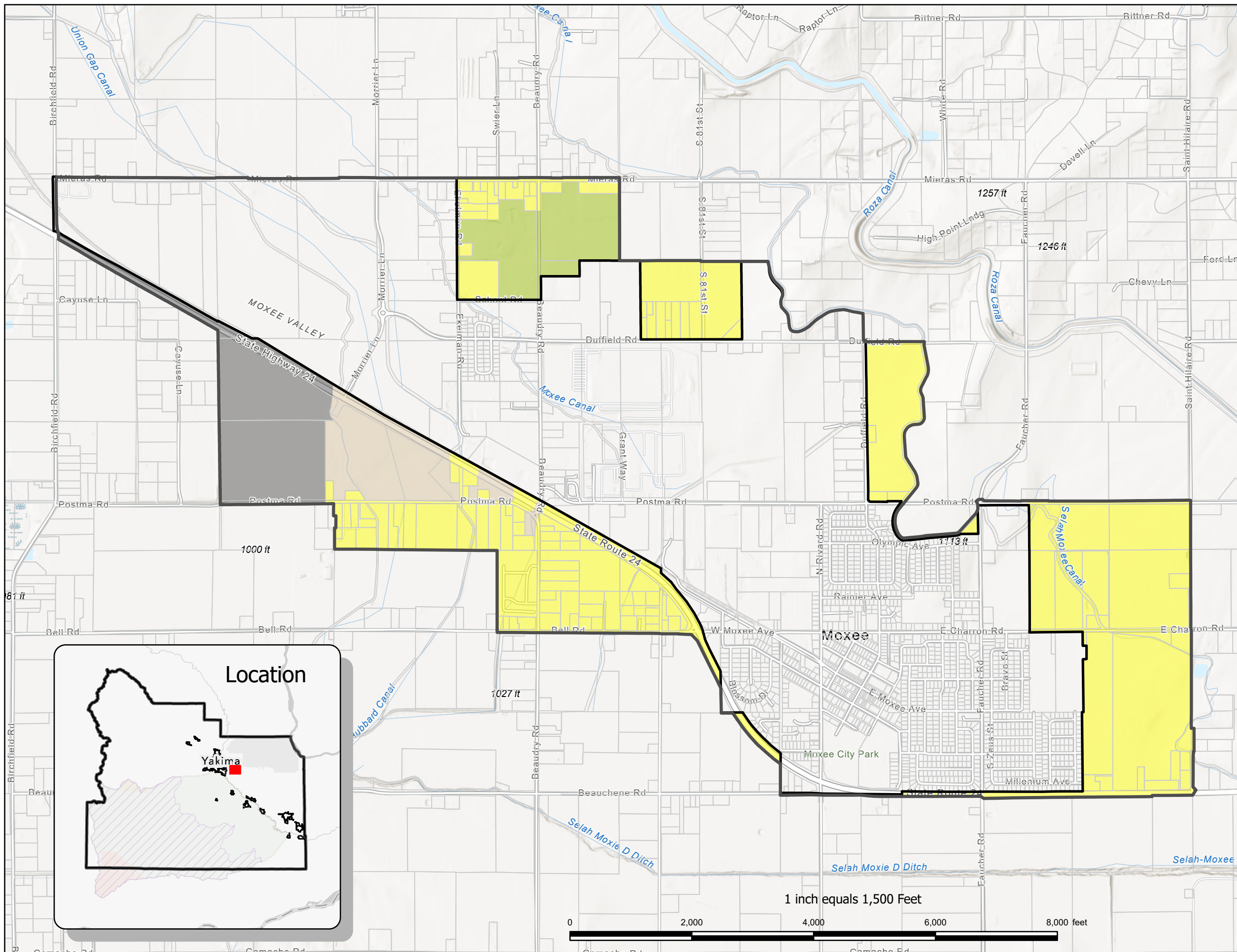
County Comprehensive Plan Designations

- Urban Residential (UR)
- Urban Commercial (UC)
- Urban Industrial (UI)
- Urban Public (UP)



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.

Attachment 5





**Yakima County
Planning Commission
Recommendation**

Moxee UGA

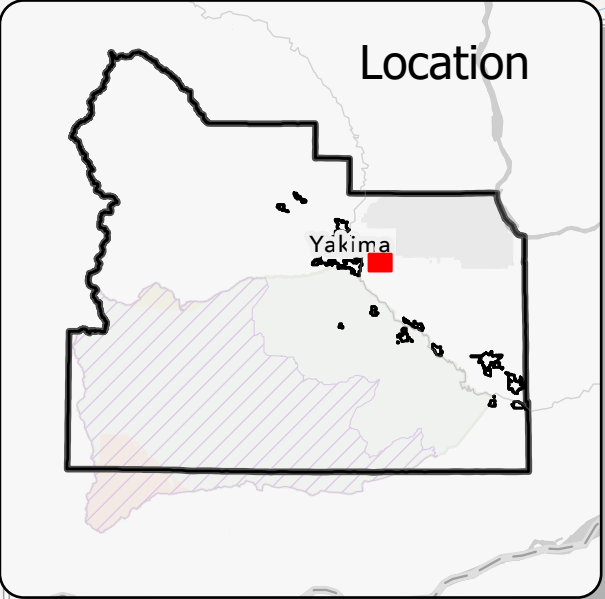
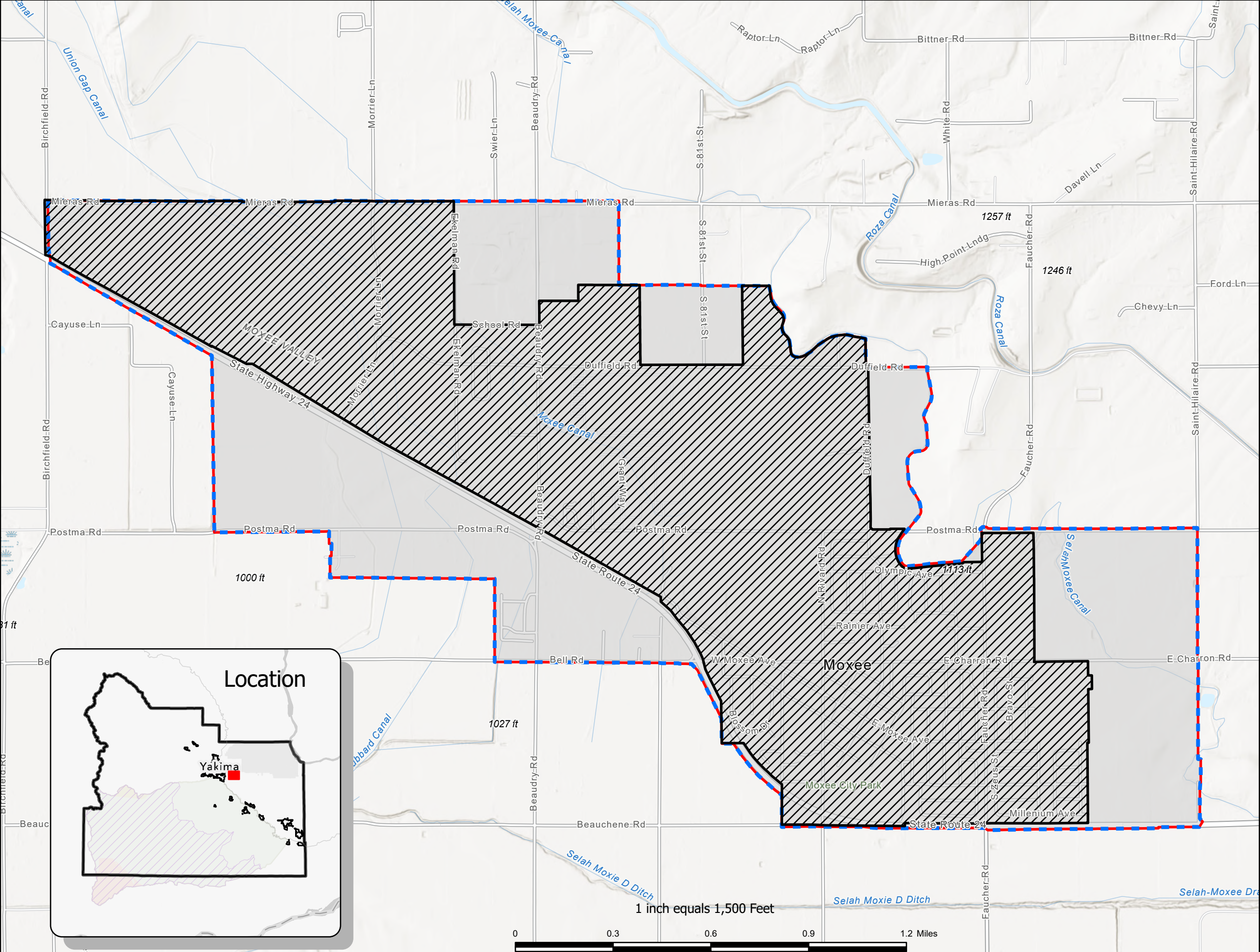
No Changes

- Current City Limits
- Proposed Urban Growth Boundary Change
- Current Urban Growth Boundary

Note: The changes are to the UGA boundary, to comp plan designations and to zoning.



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.





Naches UGA

Current Zoning

- Current City Limits
- Current Urban Growth Boundary

Development Potential

- Developed
- Vacant
- Partially Developed

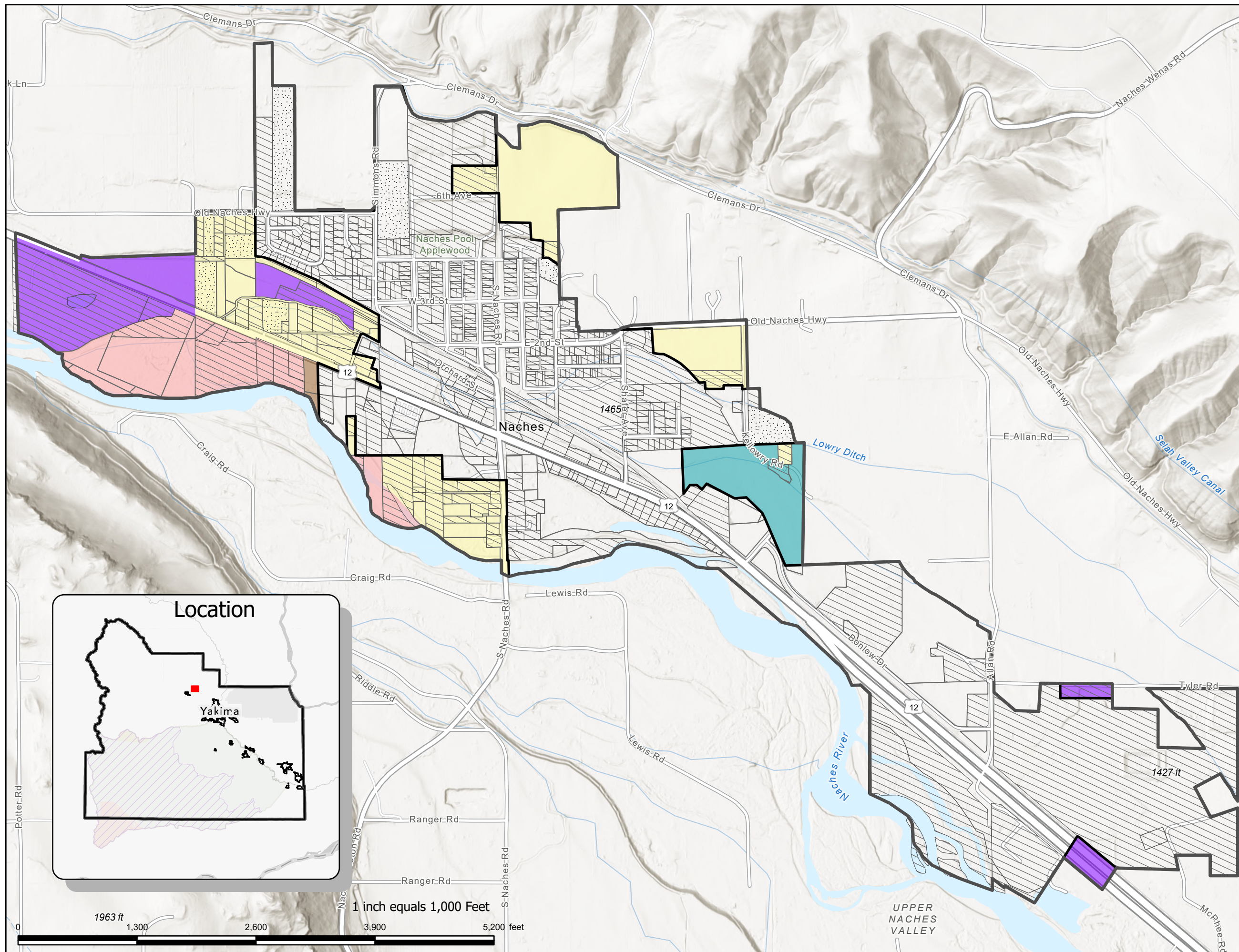
Current County Zoning

- (GC)General Commercial
- (HTC)Highway/Tourist Commercial
- (RLDP)Remote Extremely Limited
- (M-1)Light Industrial
- (R-1)Single-Family Residential



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.

Attachment 4





Naches UGA

Current Land-Use Designations

- Current City Limits
- Current Urban Growth Boundary

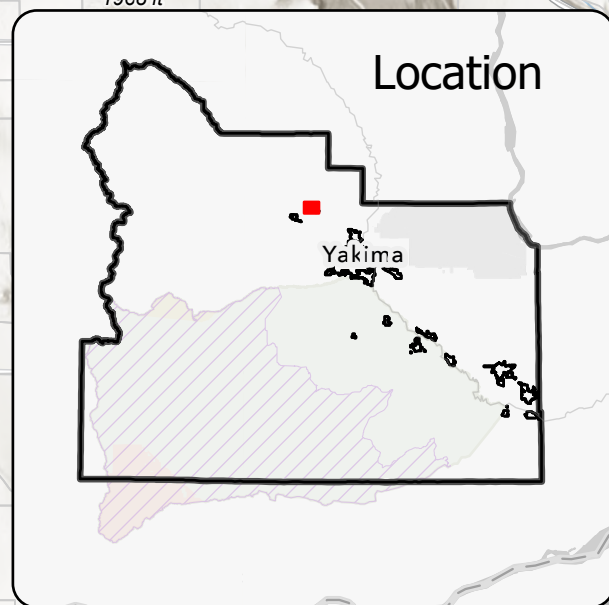
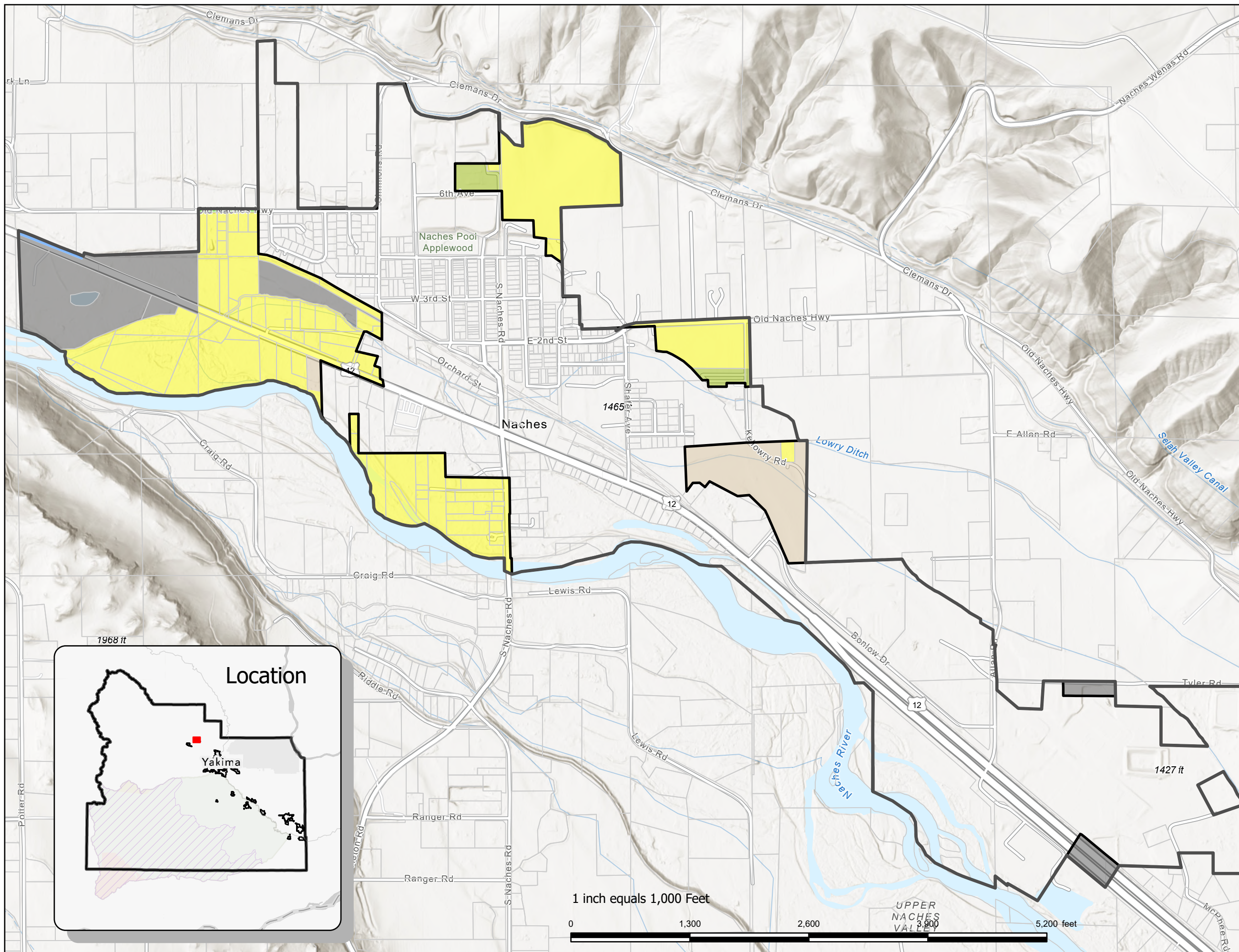
County Comprehensive Plan Designations

- Urban Residential (UR)
- Urban Commercial (UC)
- Urban Industrial (UI)
- Urban Public (UP)



Date: 10/30/2025
Parcel Lot lines are for visual display
only. Do not use for legal purposes.

Attachment 5





**Yakima County
Planning Commission
Recommendation**

Naches UGA

No Changes

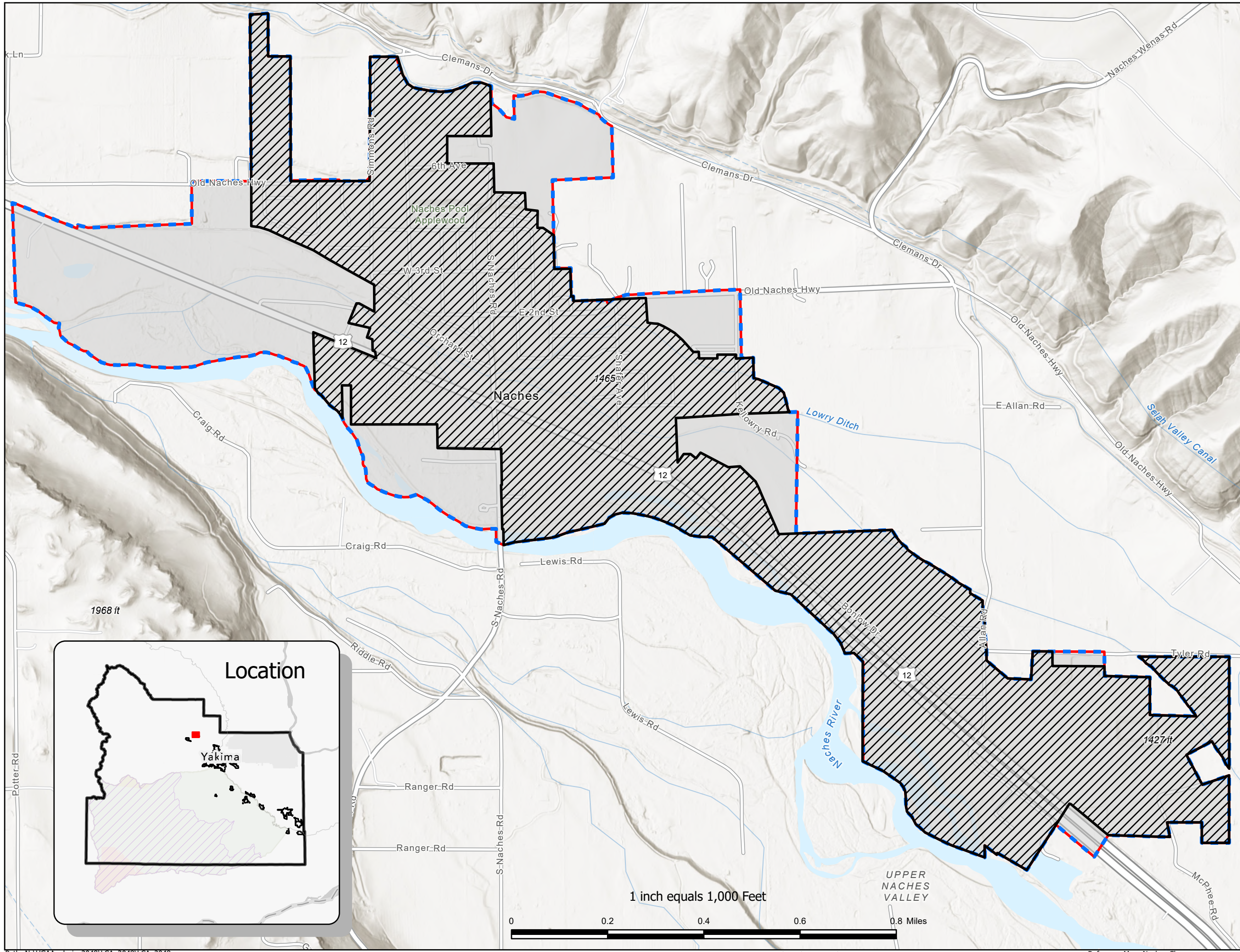
- Current City Limits
- Proposed Urban Growth Boundary
- Current Urban Growth Boundary

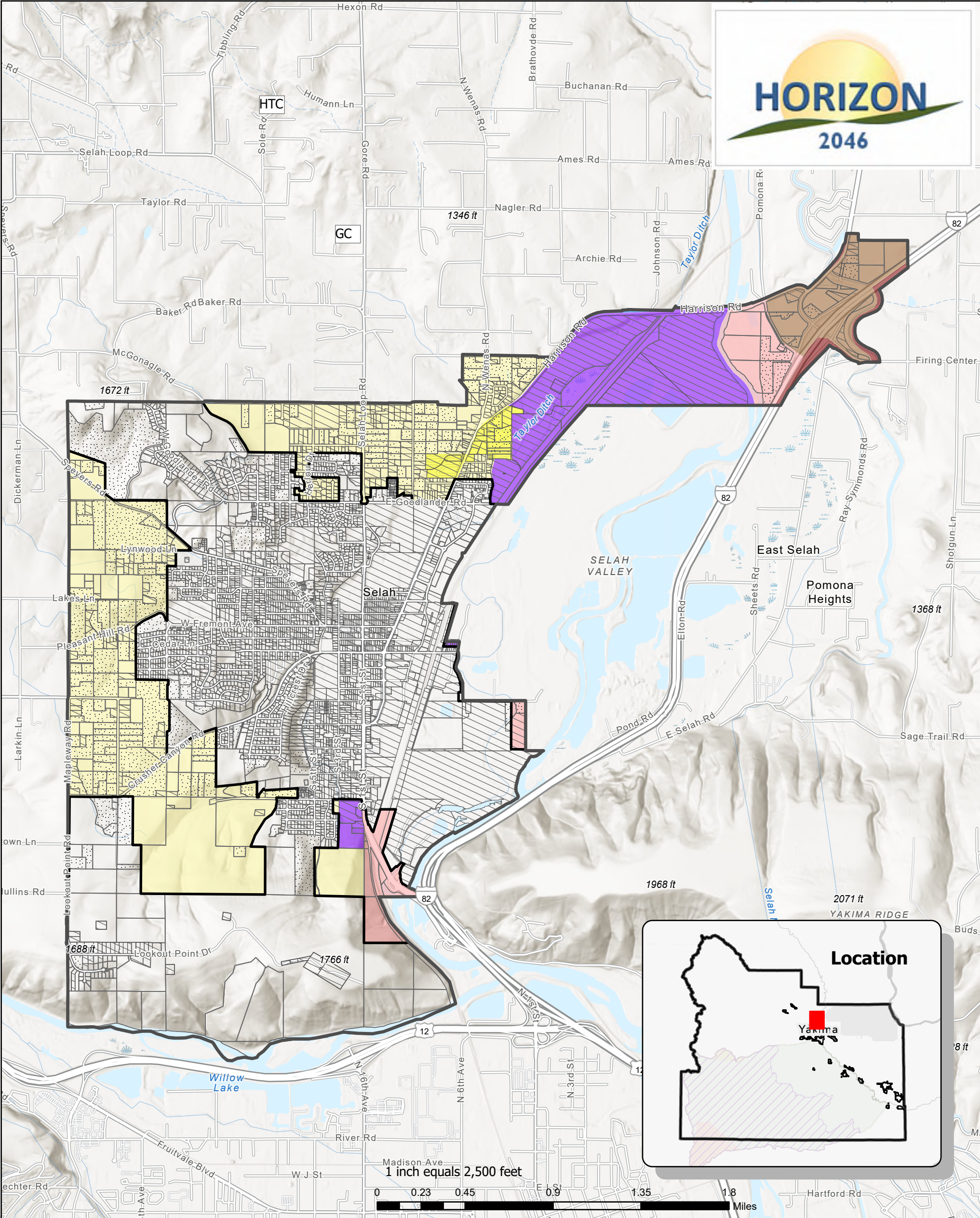
Note: The changes are to the UGA boundary, to comp plan designations and to zoning.



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.

Attachment 6





Selah UGA Current Zoning

- County Zoning**

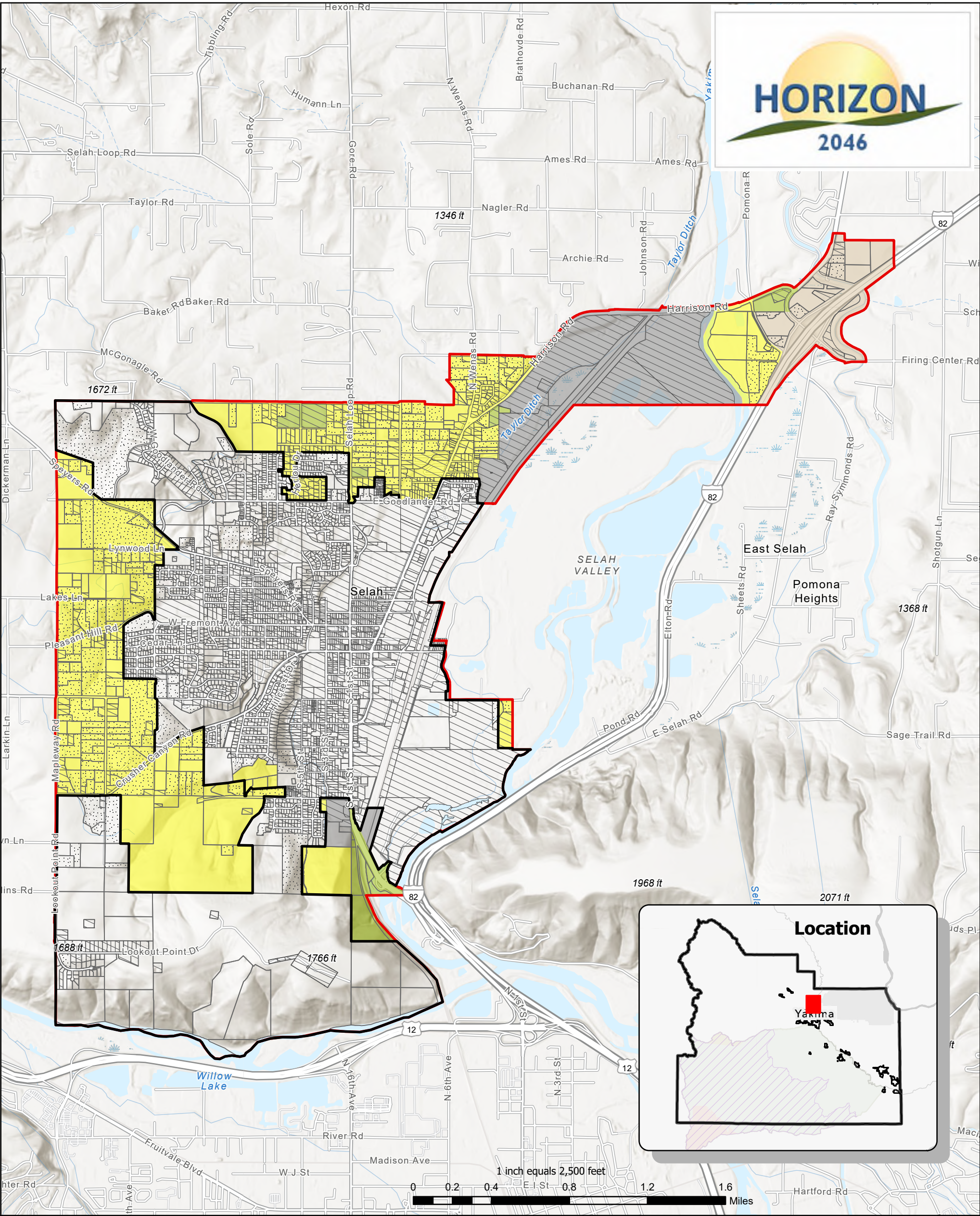
 - (R/ELDP-40)Remote/Extremely Limited
 - (R-10/5)Rural-10/5
 - (HTC)Highway/Tourist Commercial
 - (R-1)Single-Family Residential
 - (R-2)Two-Family Residential
 - (M-1)Light Industrial
- Potential Development**

 - Developed
 - Vacant
 - Partially Developed
- Legend**

 - Current City Limits
 - Current Urban Growth Boundary



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.



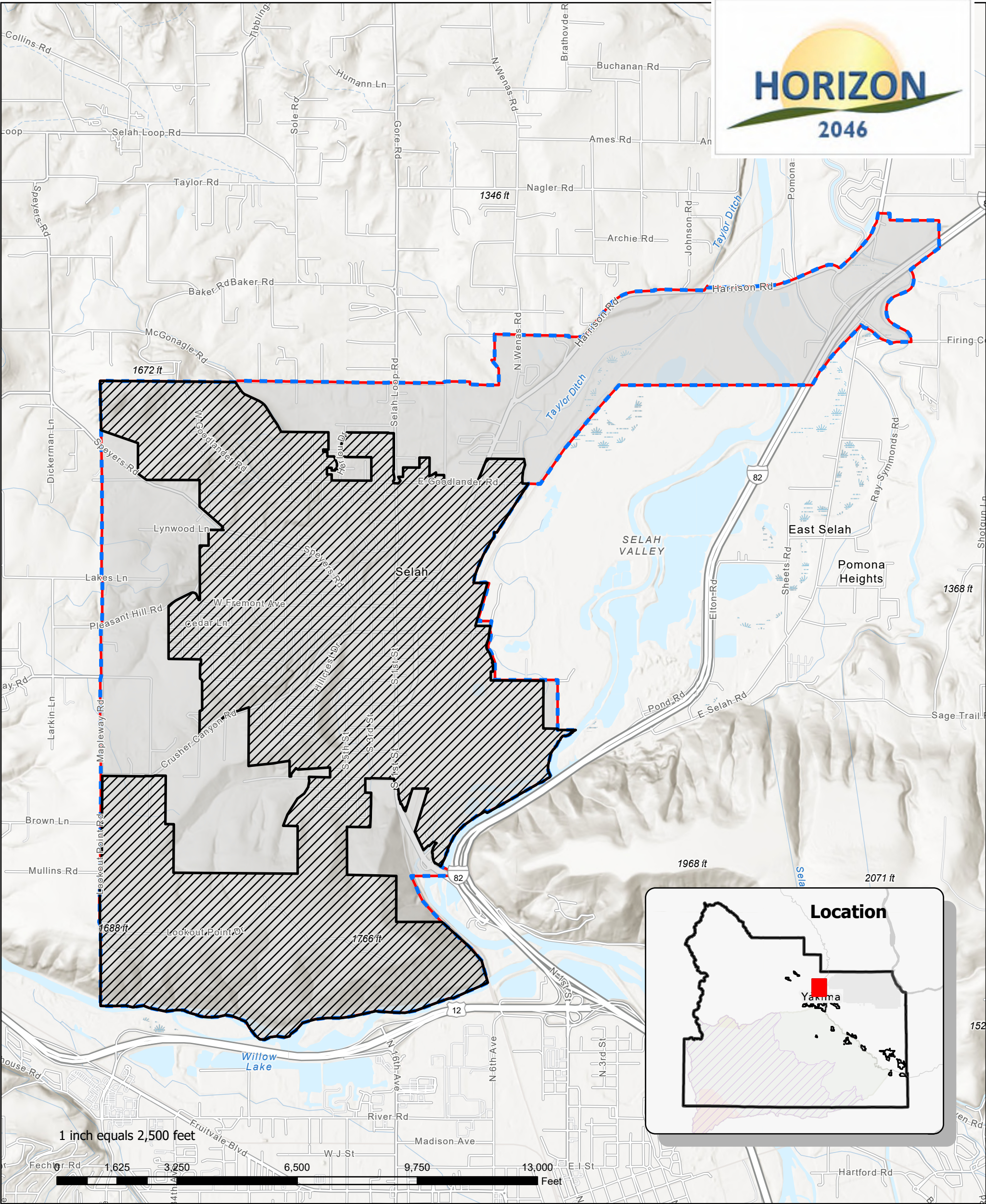
Selah UGA Current Land Use Designations

- Current City Limits
- Current Urban Growth Boundary
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public

- Developed
- Vacant
- Partially Developed



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.



Yakima County Planning Commission Recommendation
Selah UGA - No Change

-  Current City Limits
-  Proposed Urban Growth Boundary Change
-  Current Urban Growth Boundary



Date: 10/30/2025

Parcel Lot lines are for visual display only. Do not use for legal purposes.



Sunnyside UGA

Current Zoning

- Current City Limits
- Current Urban Growth Boundary

Development Potential

- Developed
- Vacant
- Partially Developed

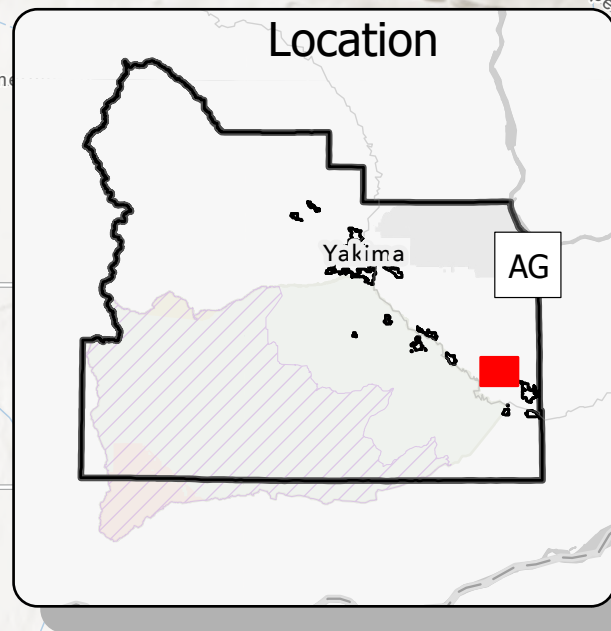
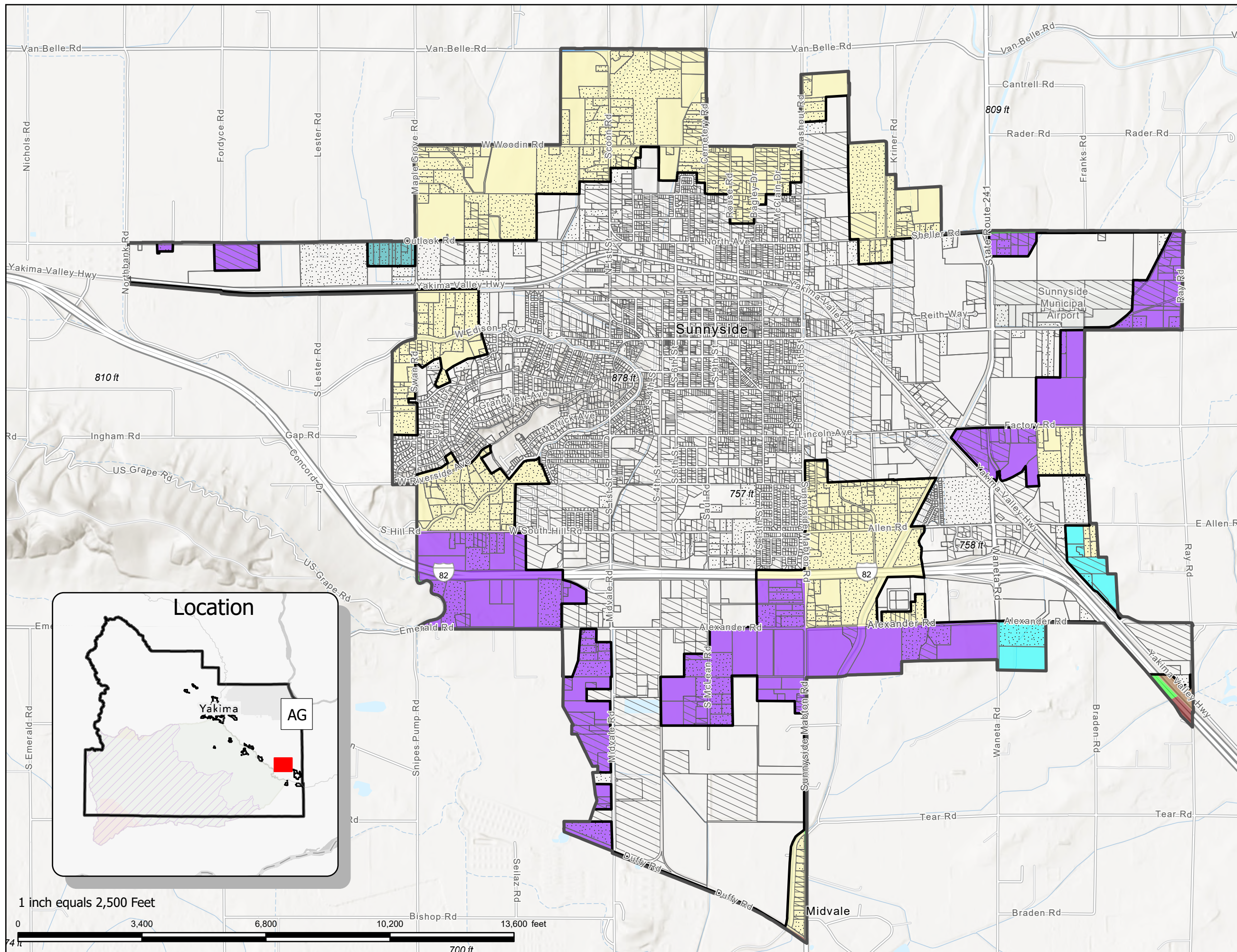
Current County Zoning

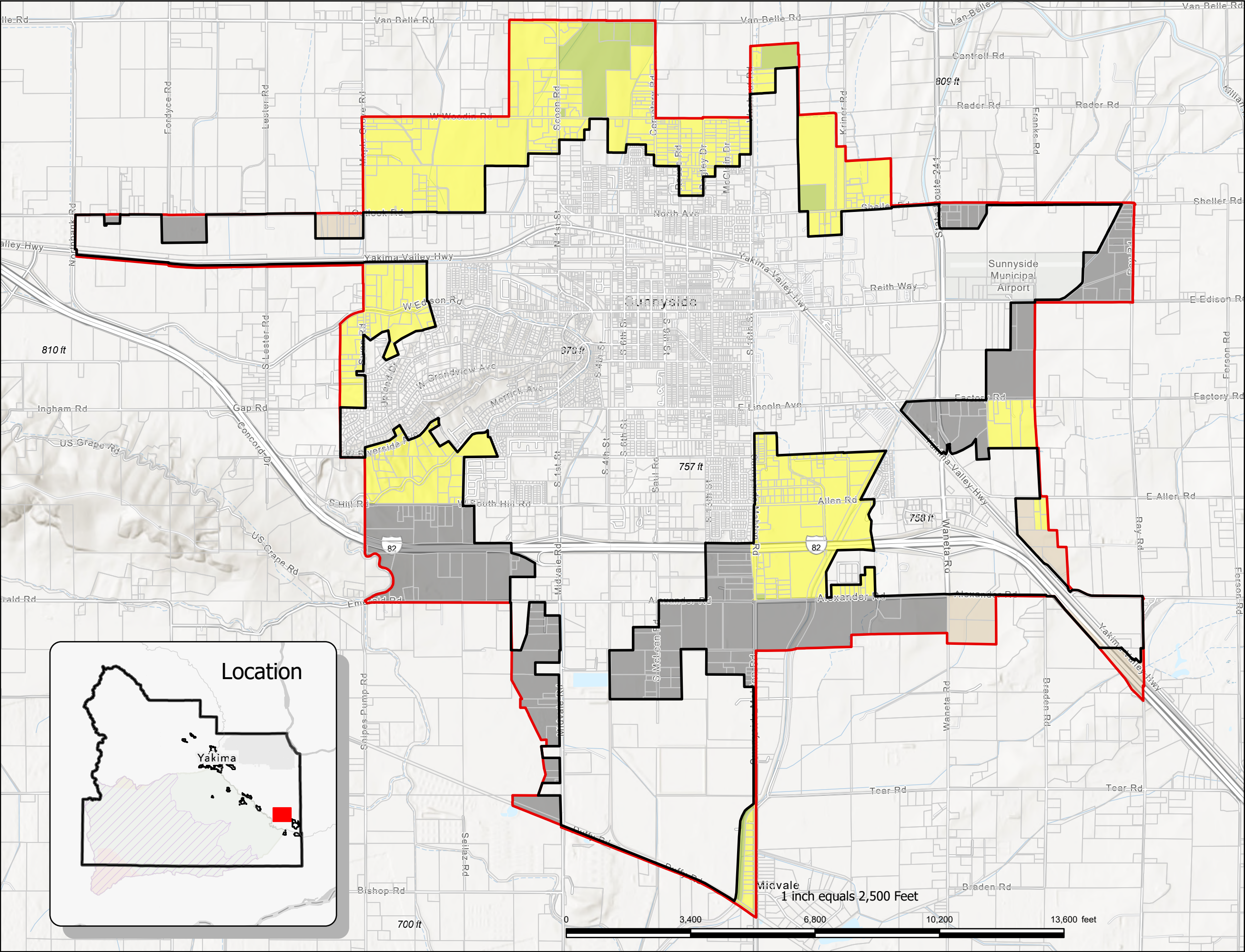
- (AG)Agriculture
- (R-10/5)Rural-10/5
- (RT)Rural Transitional
- (HTC)Highway/Tourist Commercial
- (PD)Planned Development (Ord. 8-1974)
- (R-1)Single-Family Residential
- (B-2)Local Business
- (GC)General Commercial
- (M-1)Light Industrial



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.

Attachment 4





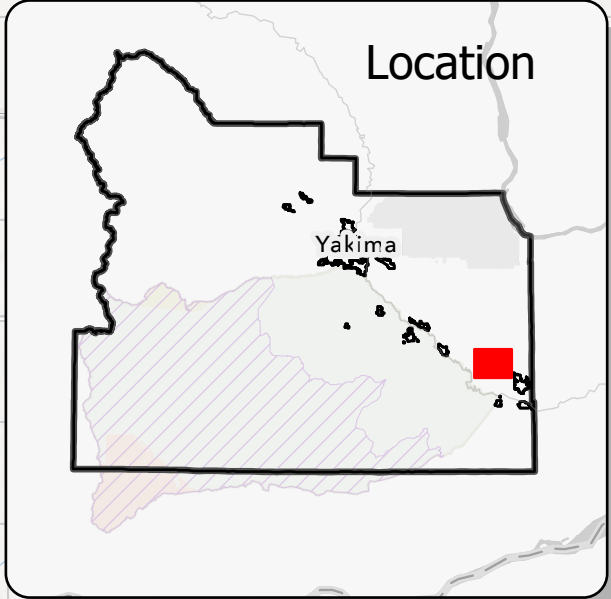
Sunnyside UGA

**Current
Land-Use Designations**

- Current City Limits
- Current Urban Growth Boundary

**County Comprehensive
Plan Designations**

- Urban Residential (UR)
- Urban Commercial (UC)
- Urban Industrial (UI)
- Urban Public (UP)

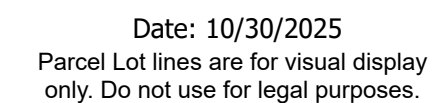


Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.

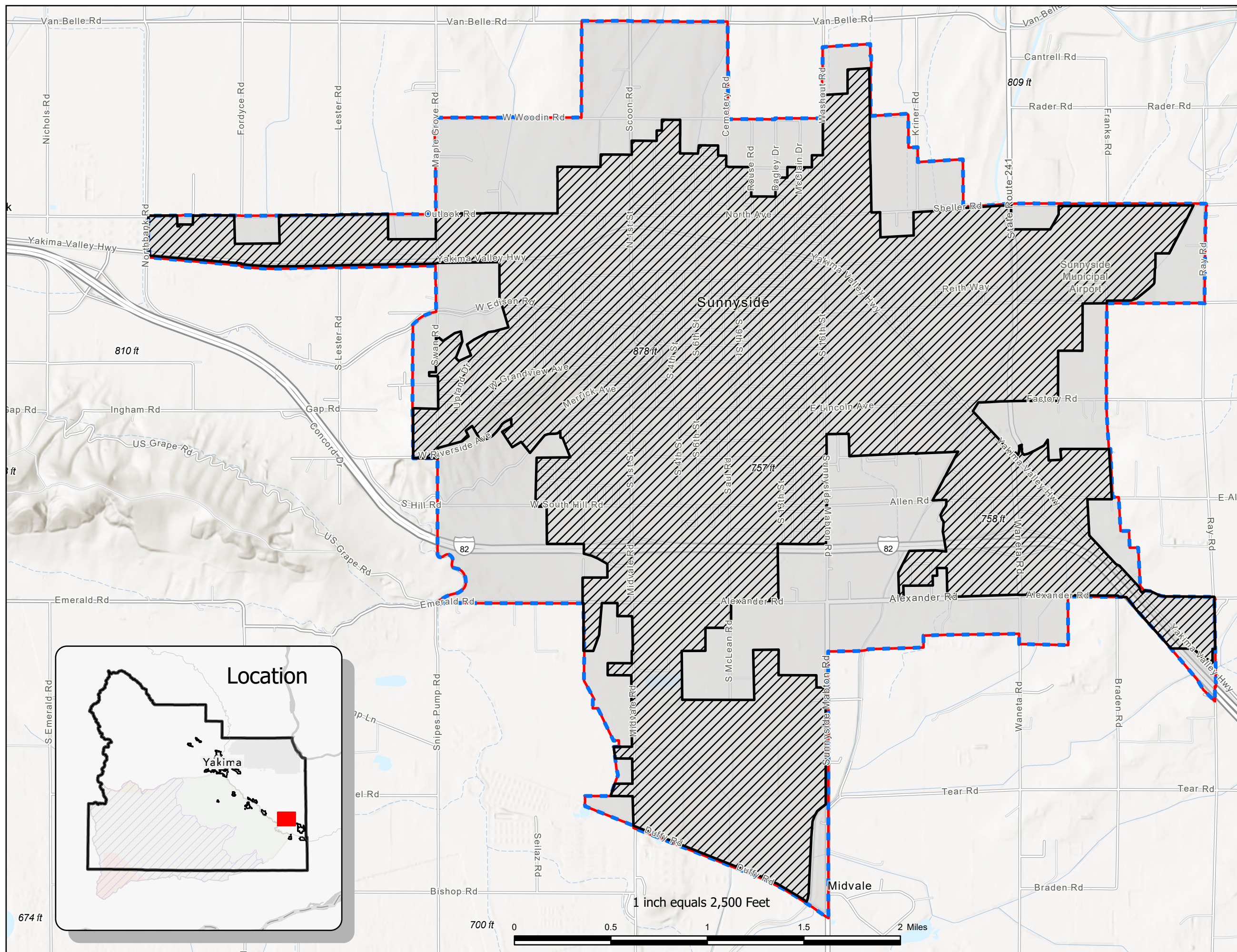


No Changes

- Note: The changes are to the UGA boundary, to comp plan designations and to zoning.



Attachment 6





Tieton UGA

Current Zoning

- Current Urban Growth Boundary
- Current City Limits

Development Potential

- Developed
- Vacant
- Partially Developed

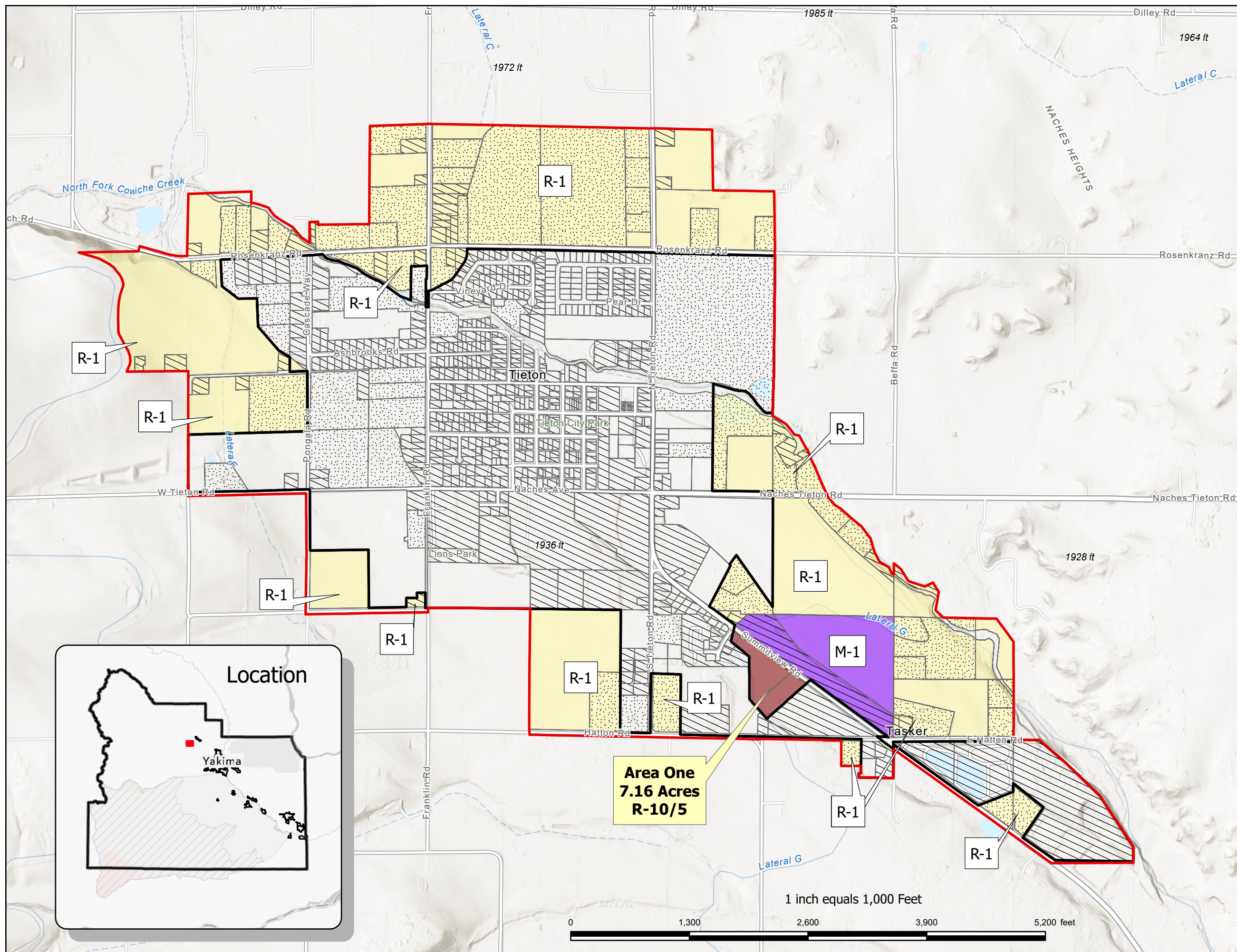
Current County Zoning

- Light Industrial (M-1)
- Single-Family Residential (R-1)
- Rural-10/5 (R-10/5)



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.

Attachment 4





Yakima County Planning Commission Recommendation

Tieton UGA

Proposed Zoning

- Current Urban Growth Boundary
- Current City Limits

Development Potential

- Developed
- Vacant
- Partially Developed

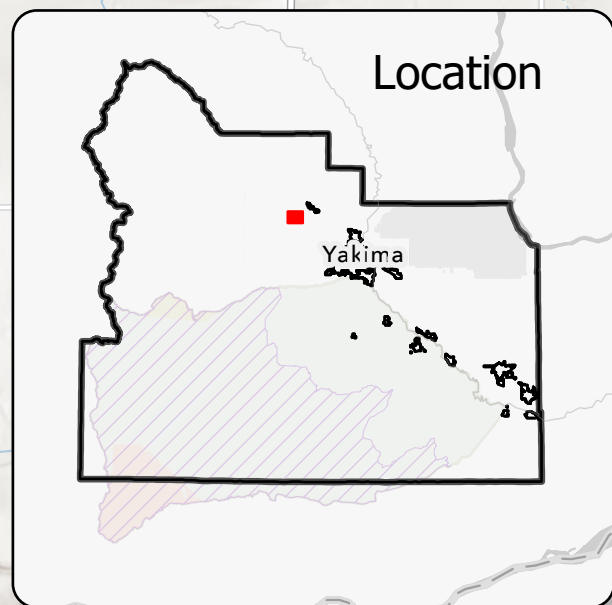
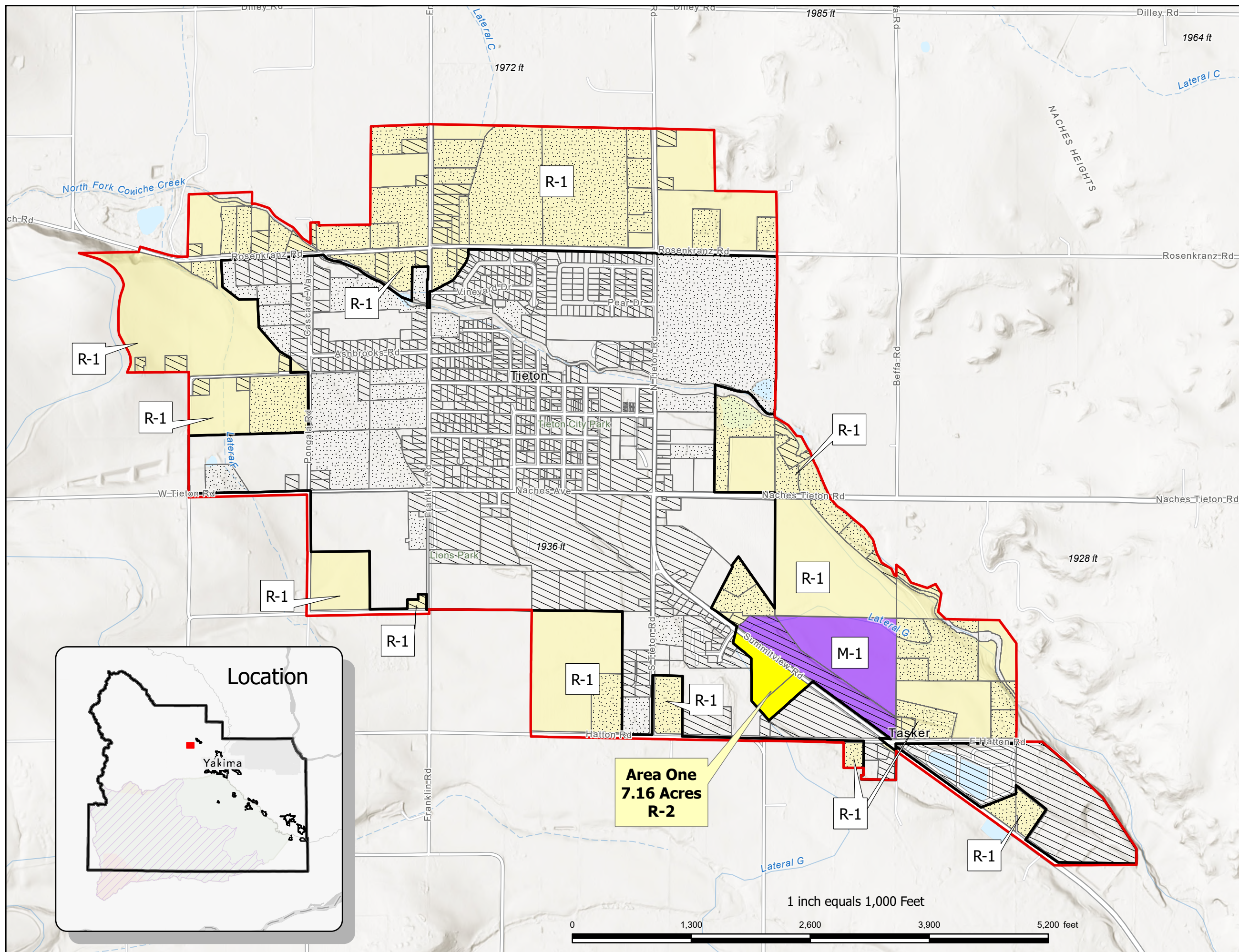
Proposed County Zoning

- Light Industrial (M-1)
- Single-Family Residential (R-1)
- Two-Family Residential (R-2)



Date: 10/30/2025
Parcel Lot lines are for visual display
only. Do not use for legal purposes.

Attachment 5





Tieton UGA

Current Land-Use Designations

-  Current Urban Growth Boundary
-  Current City Limits

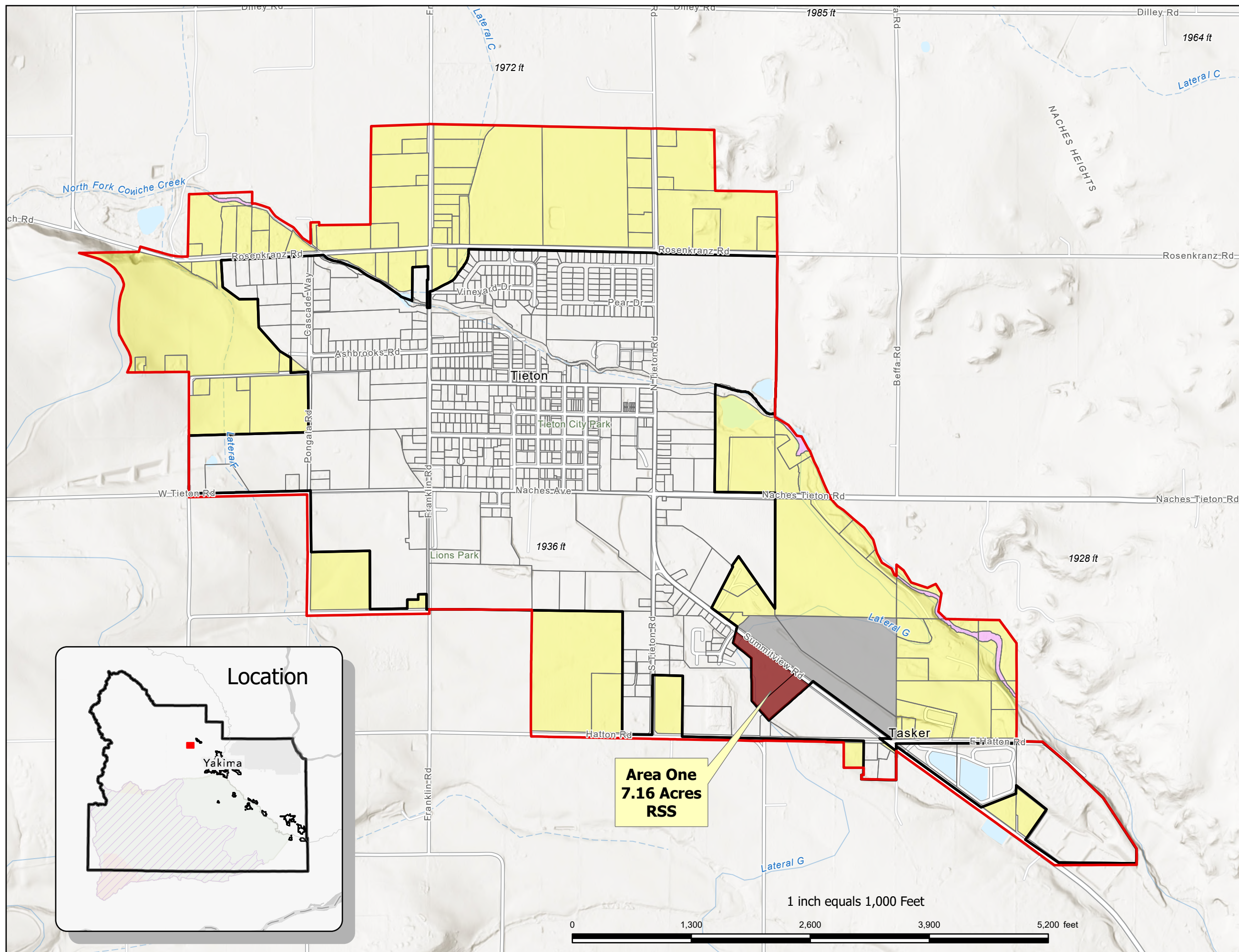
County Comprehensive Plan Designations

-  Urban Residential - UR
-  Urban Industrial - UI
-  Rural Self-Sufficient - RSS



Date: 10/30/2025
Parcel Lot lines are for visual display
only. Do not use for legal purposes.

Attachment 6





**Yakima County
Planning Commission
Recommendation**

Tieton UGA

**Proposed
Land-Use Designations**

-  Current Urban Growth Boundary
-  Current City Limits

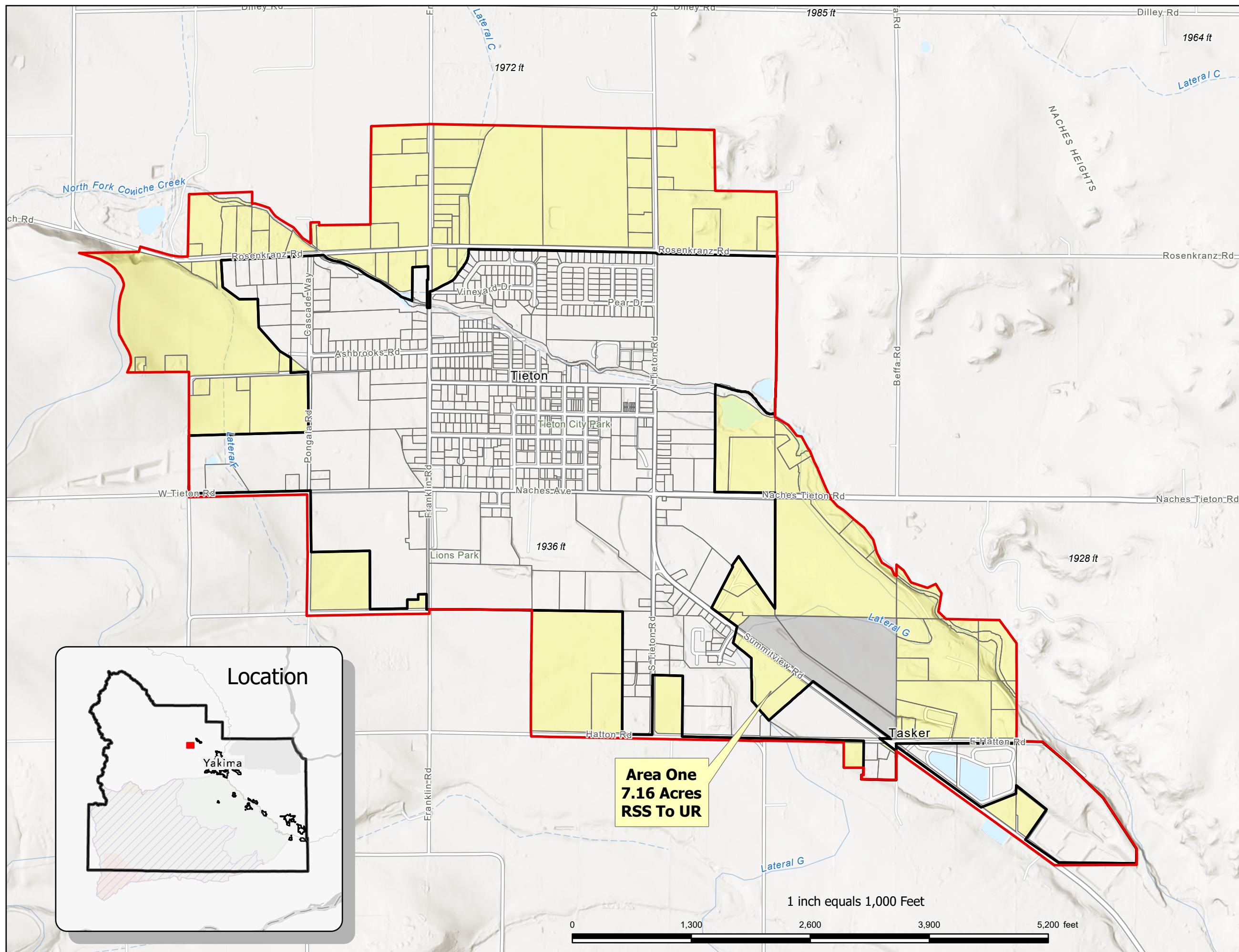
**Proposed
County Comprehensive
Plan Designations**

-  UI - Urban Industrial
-  UR - Urban Residential



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.

Attachment 7





Yakima County Planning Commission Recommendation

Tieton UGA

Recommended Changes

- Recommended Changes to Urban Growth Boundary
- Current Urban Growth Boundary
- Current City Limits

County Zoning

- R-1 - Single Family Residential
- R-2 - Two Family Residential
- AG - Agricultural
- GC - General Commercial
- M-1 - Light Industrial
- R-10/5 - Rural -10/5

County Comprehensive Plan Designations

- U - Urban
- UR - Urban Residential
- UP - Urban Public
- UC - Urban Commercial
- UI - Urban Industrial
- UT - Urban Tribal
- AR - Agricultural Resource
- RSS - Rural Self-Sufficient

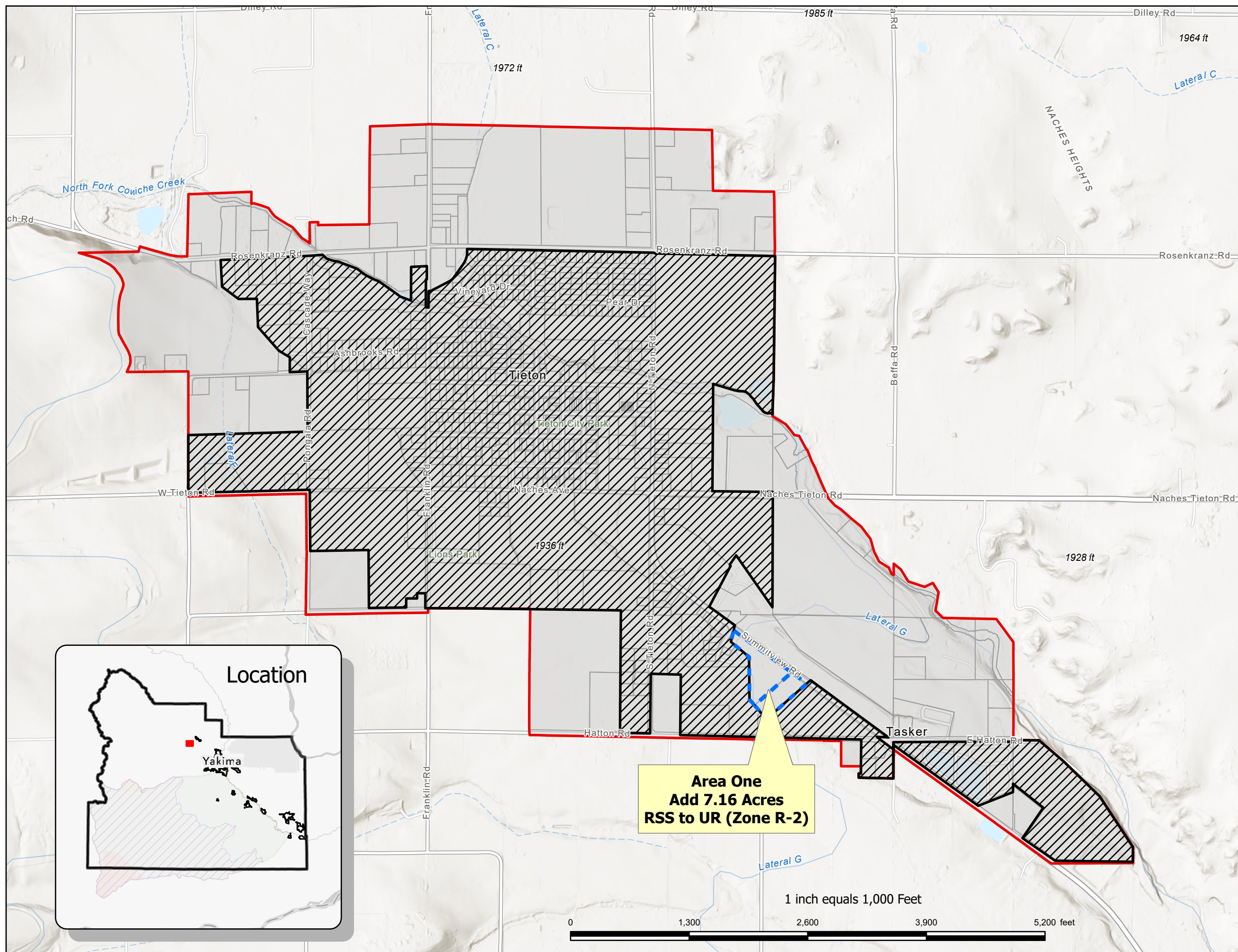
Note: The changes are to the UGA boundary, to comp plan designations and to zoning.

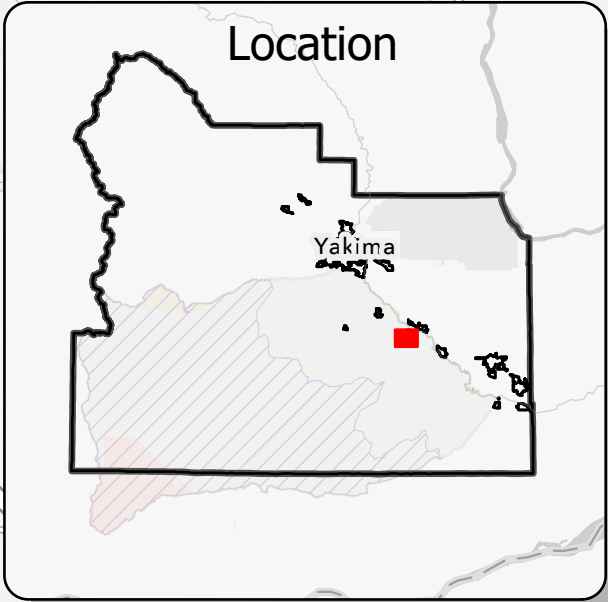


Date: 10/30/2025

Parcel Lot lines are for visual display only. Do not use for legal purposes.

Attachment 8





Toppenish UGA
Current Zoning

- Current City Limits
- Current Urban Growth Boundary

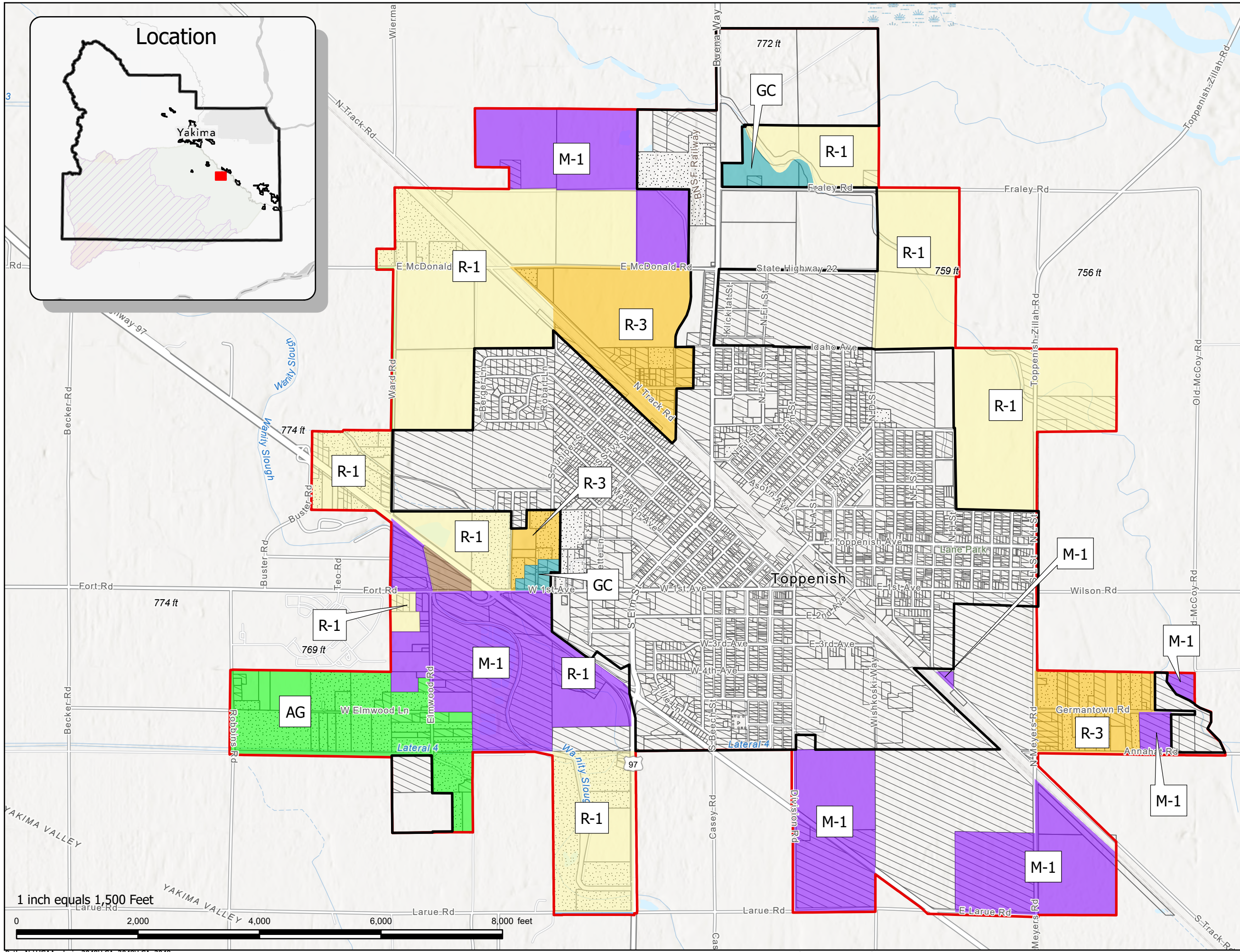
- Development Potential**
- Developed
 - Vacant
 - Partially Developed

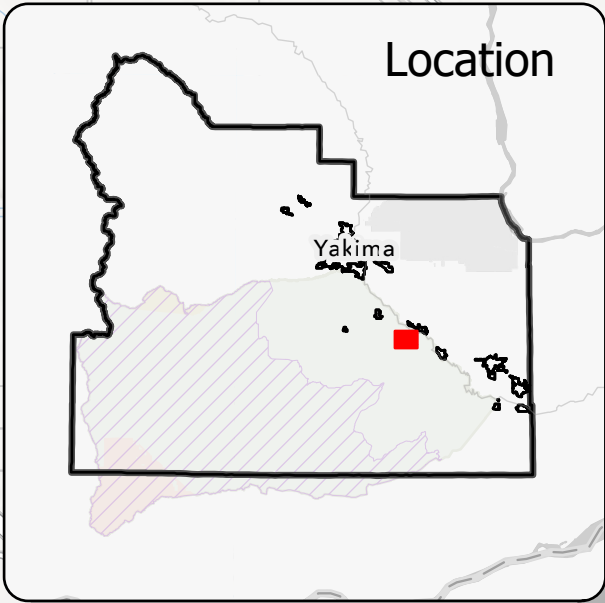
- Current County Zoning**
- (AG)Agriculture
 - (RT)Rural Transitional
 - (HTC)Highway/Tourist Commercial
 - (R-1)Single-Family Residential
 - (R-3)Multi-Family Residential
 - (GC)General Commercial
 - (M-1)Light Industrial



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.

Attachment 4





Toppenish UGA
Current Land-Use Designations

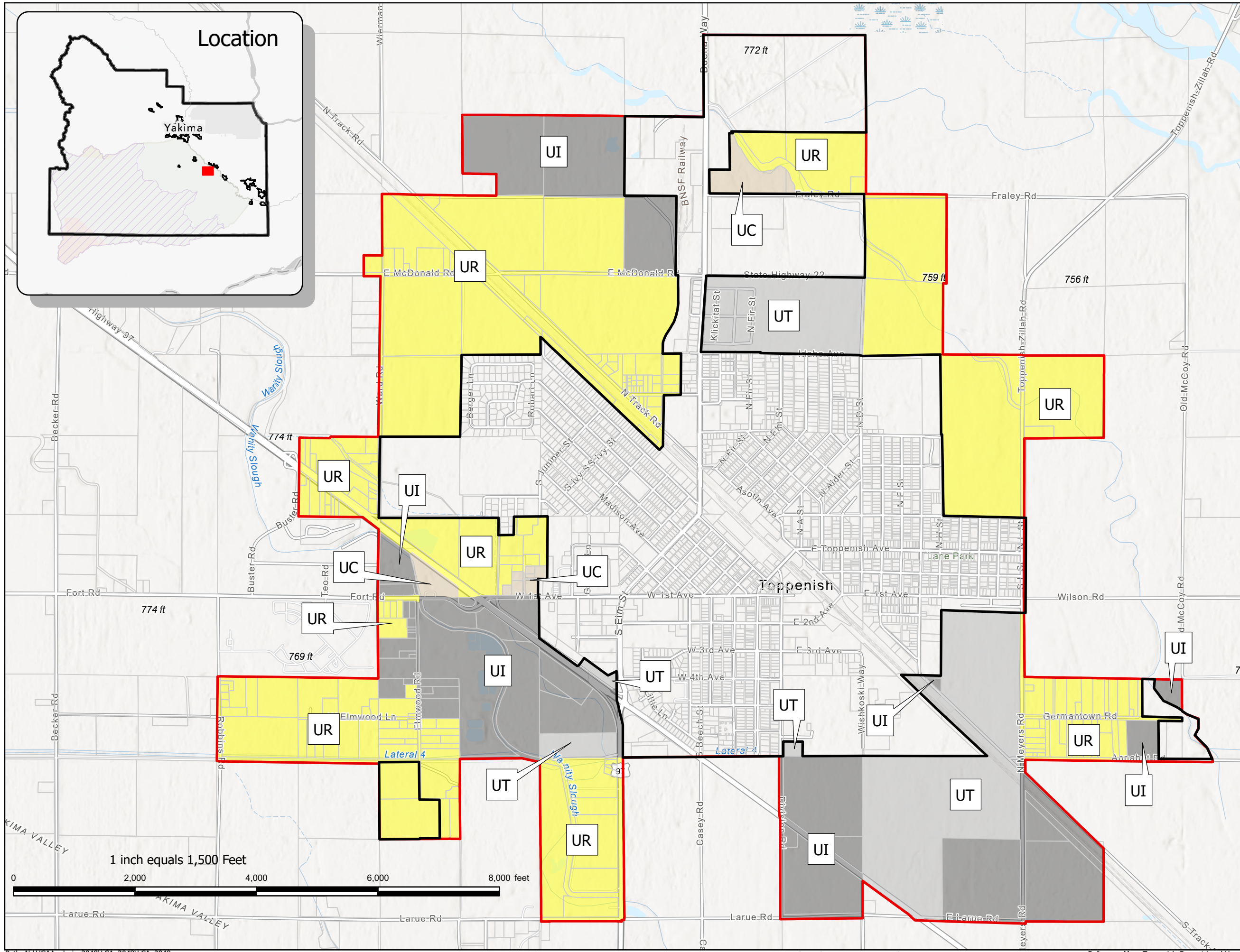
- Current City Limits
- Current Urban Growth Boundary

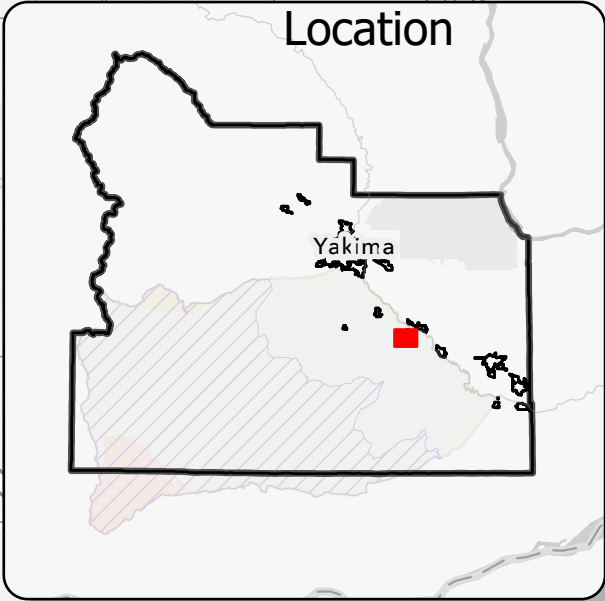
County Comprehensive Plan Designations

- Urban Residential (UR)
- Urban Commercial (UC)
- Urban Industrial (UI)
- Urban Tribal (UT)



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.





**Yakima County
Planning Commission
Recommendation**

Toppenish UGA

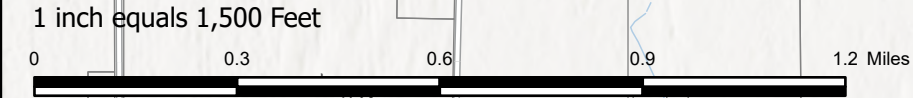
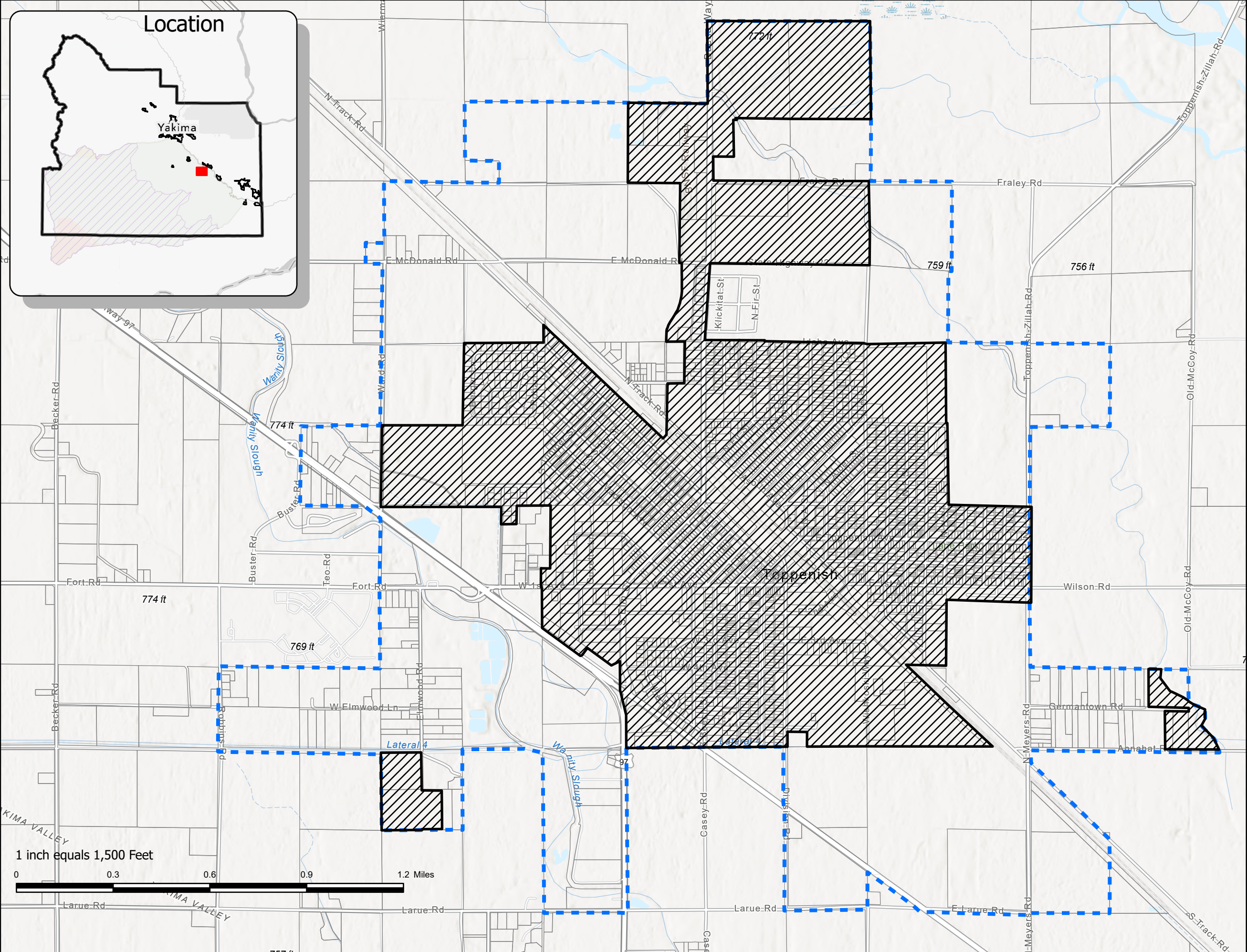
No Changes

-  Current City Limits
-  Current Urban Growth Boundary



Date: 10/30/2025
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Attachment 6



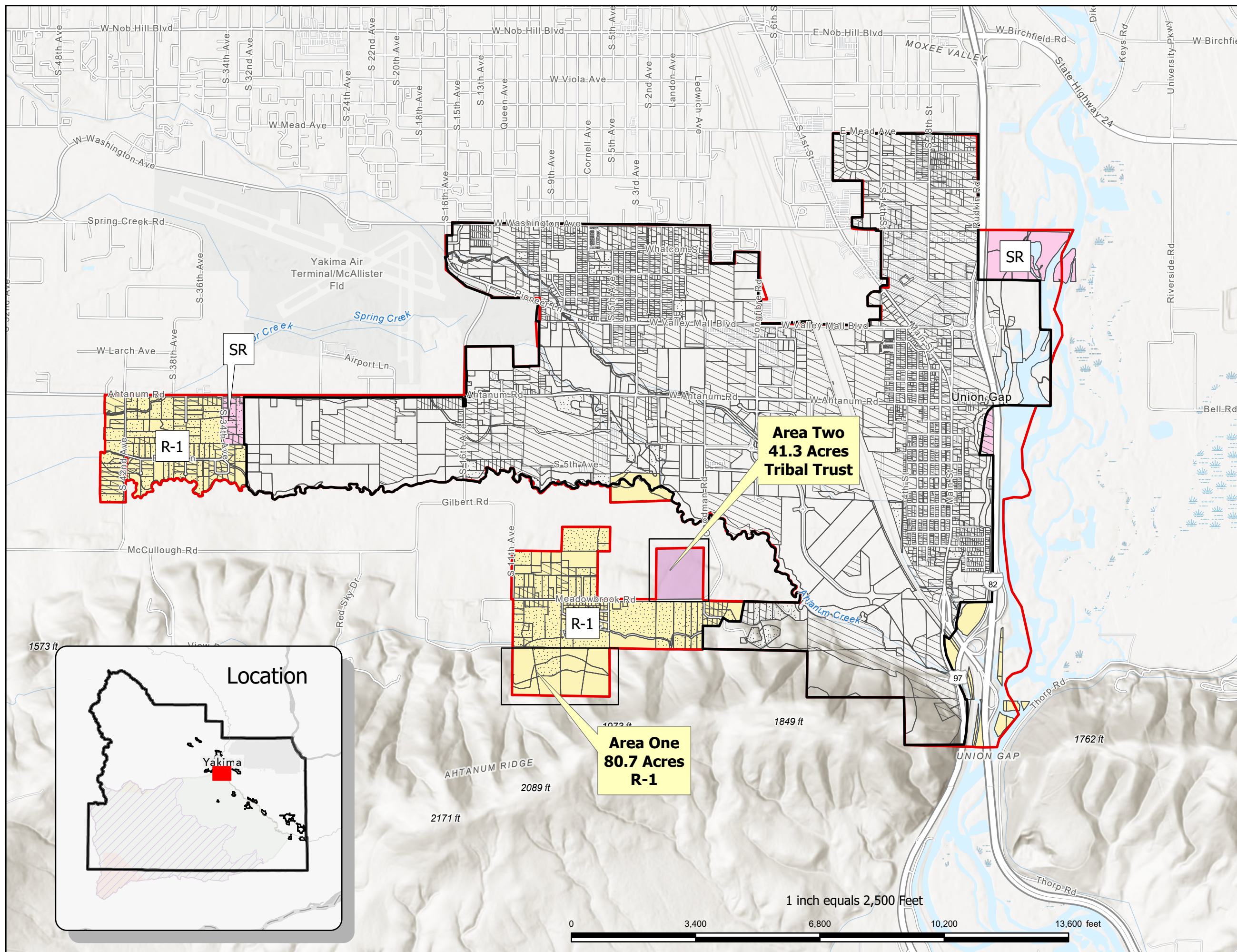


Development Potential

Current County Zoning

Date: 10/30/2025
Parcel Lot lines are for visual display
only. Do not use for legal purposes.

Attachment 4





Yakima County Planning Commission Recommendation

Union Gap UGA

Proposed Zoning

- Current City Limits
- Current Urban Growth Boundary

Development Potential

- Developed
- Vacant
- Partially Developed

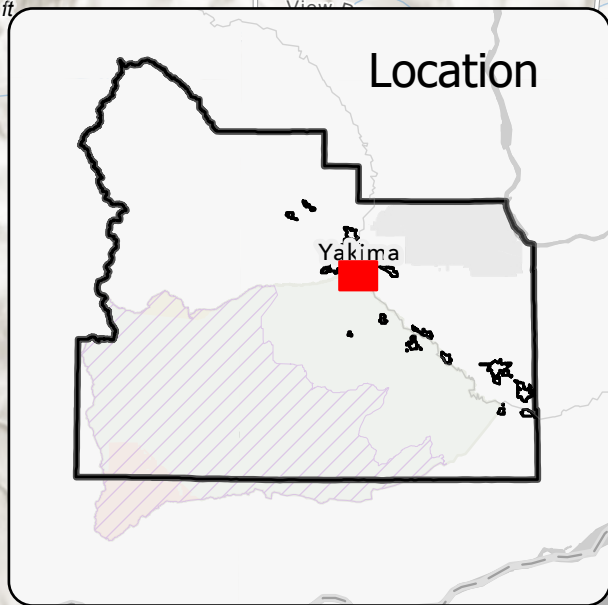
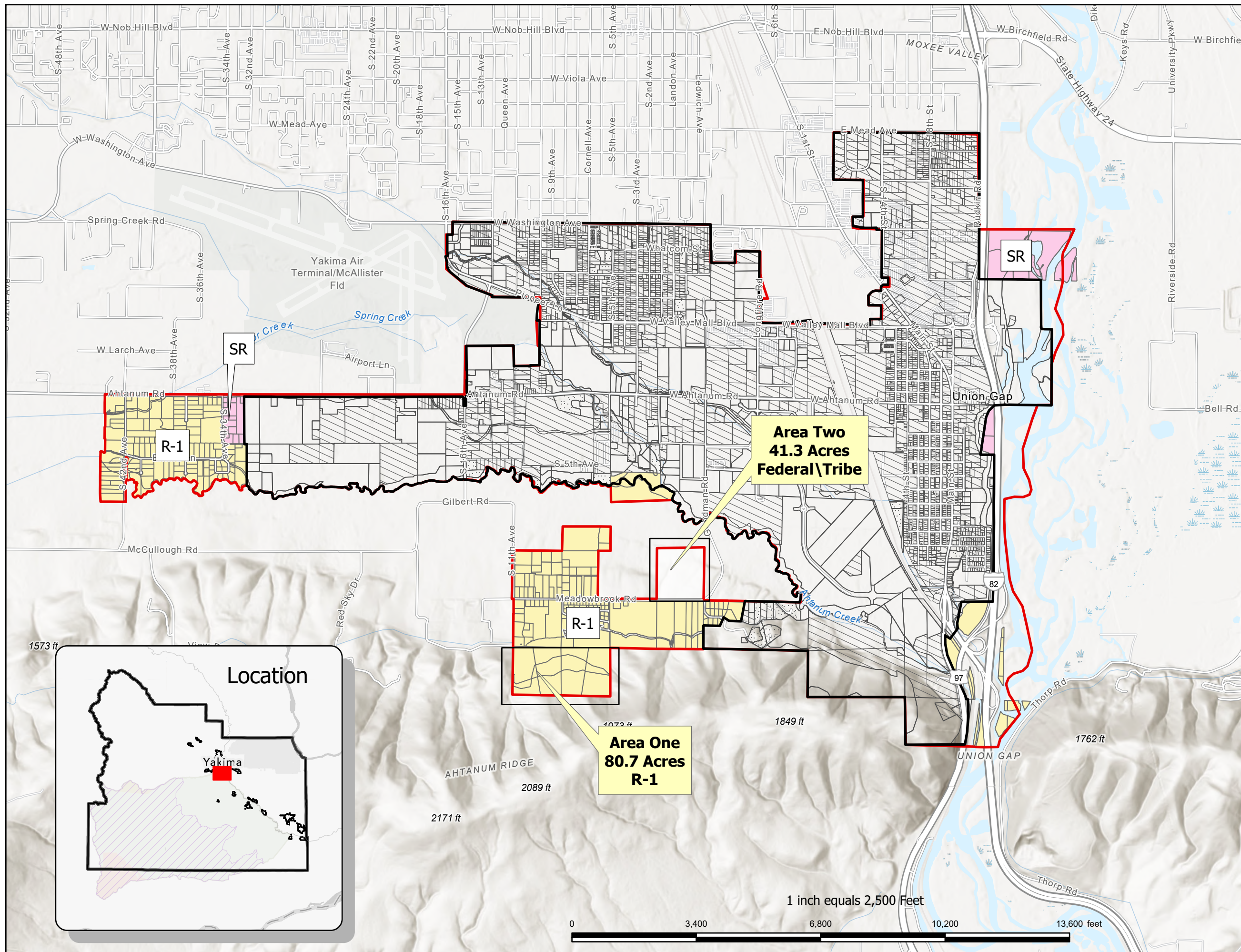
Proposed County Zoning

- Federal Land / Tribal Trust
- Single-Family Residential (R-1)
- Suburban Residential (SR)



Date: 10/30/2025
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only. Do not use for legal purposes.

Attachment 5





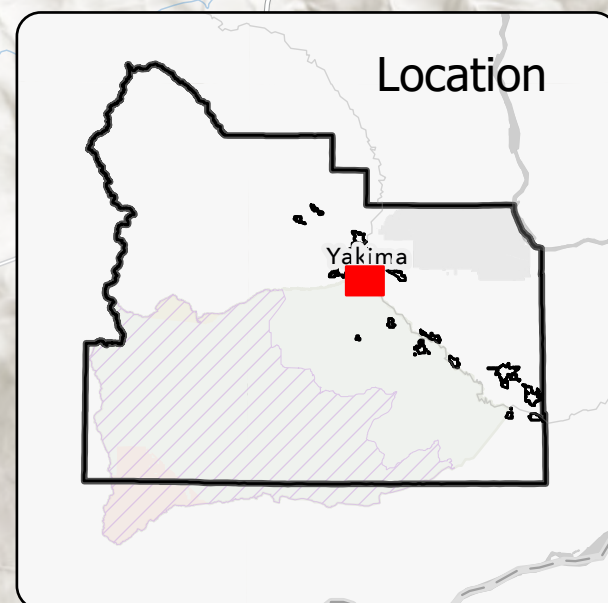
Union Gap UGA

Current Land-Use Designations

-  Current Urban Growth Boundary
-  Current City Limits

County Comprehensive Plan Designations

-  Urban Residential - UR



Location

Yakima

**Area One
80.7 Acres
UR**

**Area Two
41.3 Acres
UR**

1 inch equals 2,500 Feet

0 3,400 6,800 10,200 13,600 feet



Date: 10/30/2025
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Attachment 6



Yakima County Planning Commission Recommendation

Union Gap UGA

Recommended Changes Land-Use Designations

-  Current Urban Growth Boundary
-  Current City Limits

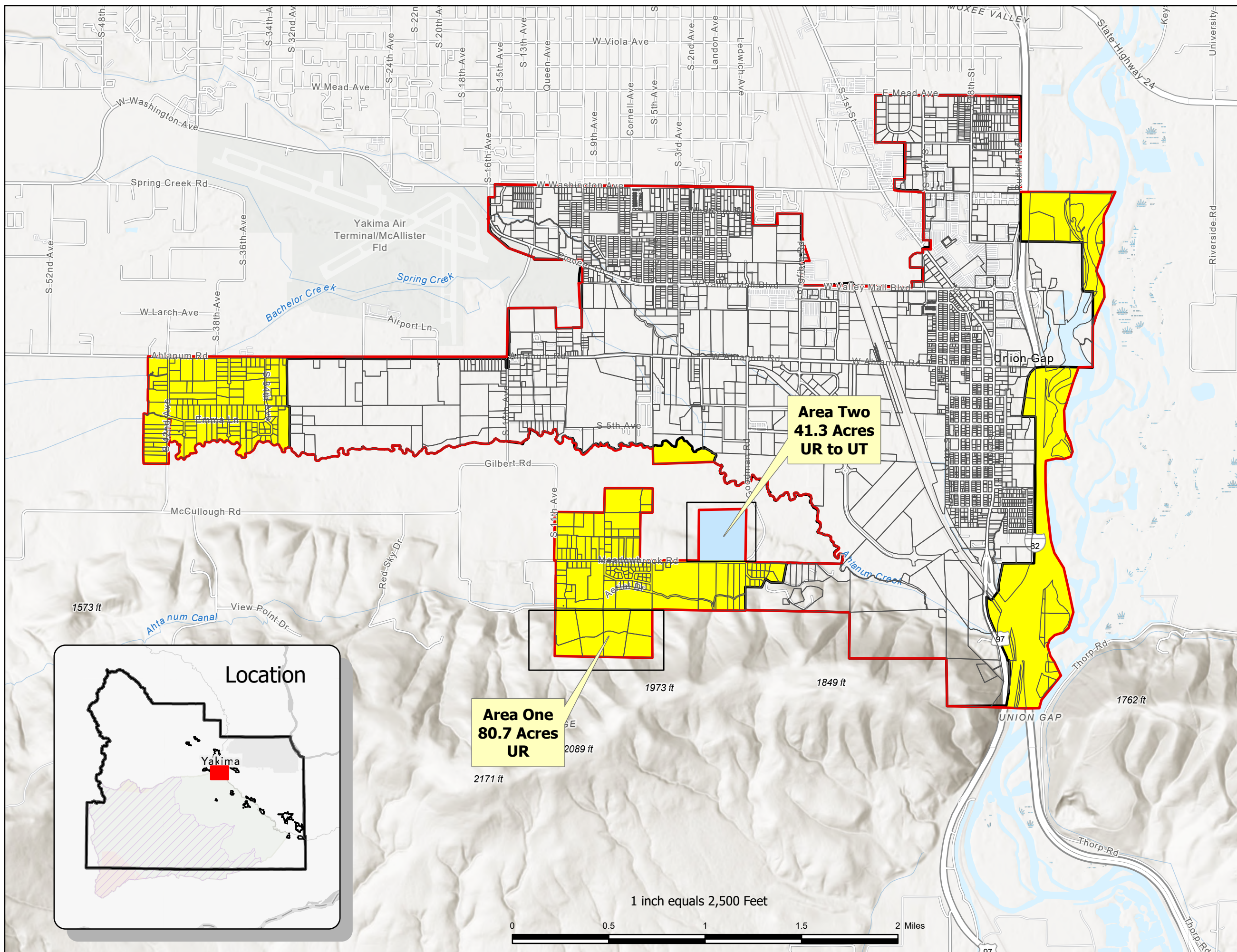
County Comprehensive Plan Designations

-  Urban Residential (UR)
-  Urban Tribal (UT)

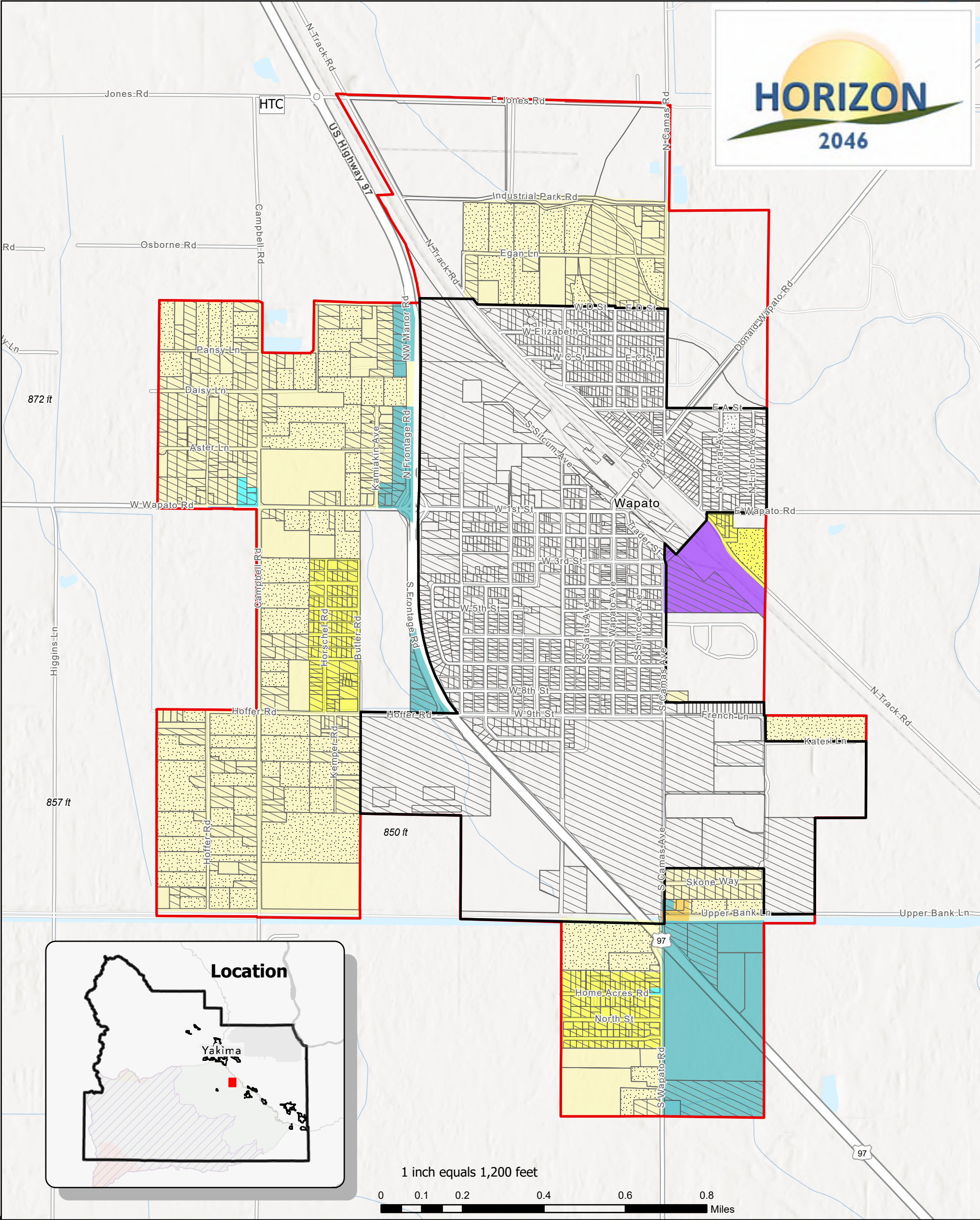


Date: 10/30/2025
Parcel Lot lines are for visual display
only. Do not use for legal purposes.

Attachment 7







Wapato UGA - Current Zoning

- Current City Limits
- Current Urban Growth Boundary

County Zoning

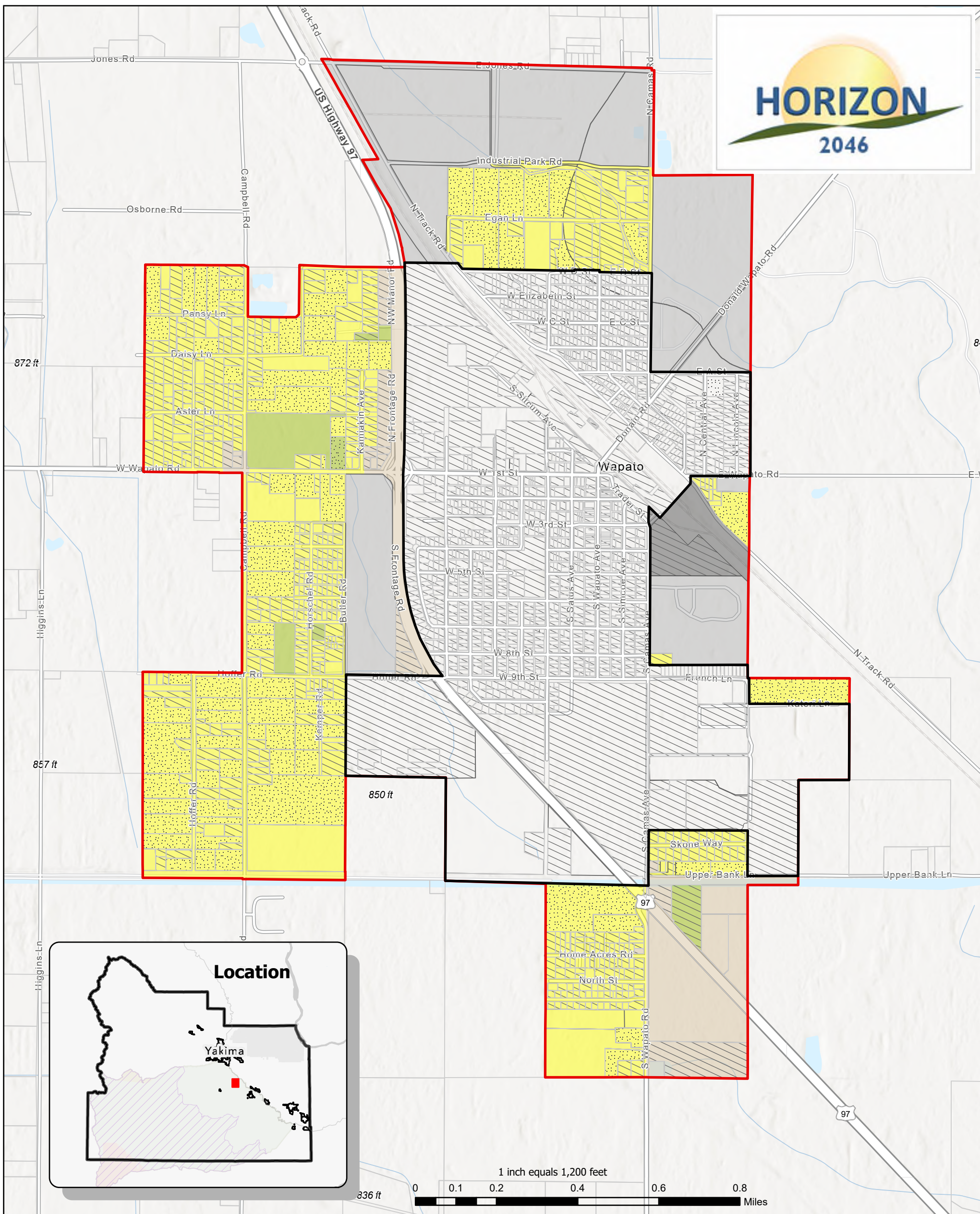
- (R-1)Single-Family Residential
- (R-2)Two-Family Residential
- (R-3)Multi-Family Residential
- (B-2)Local Business
- (GC)General Commercial
- (M-1)Light Industrial

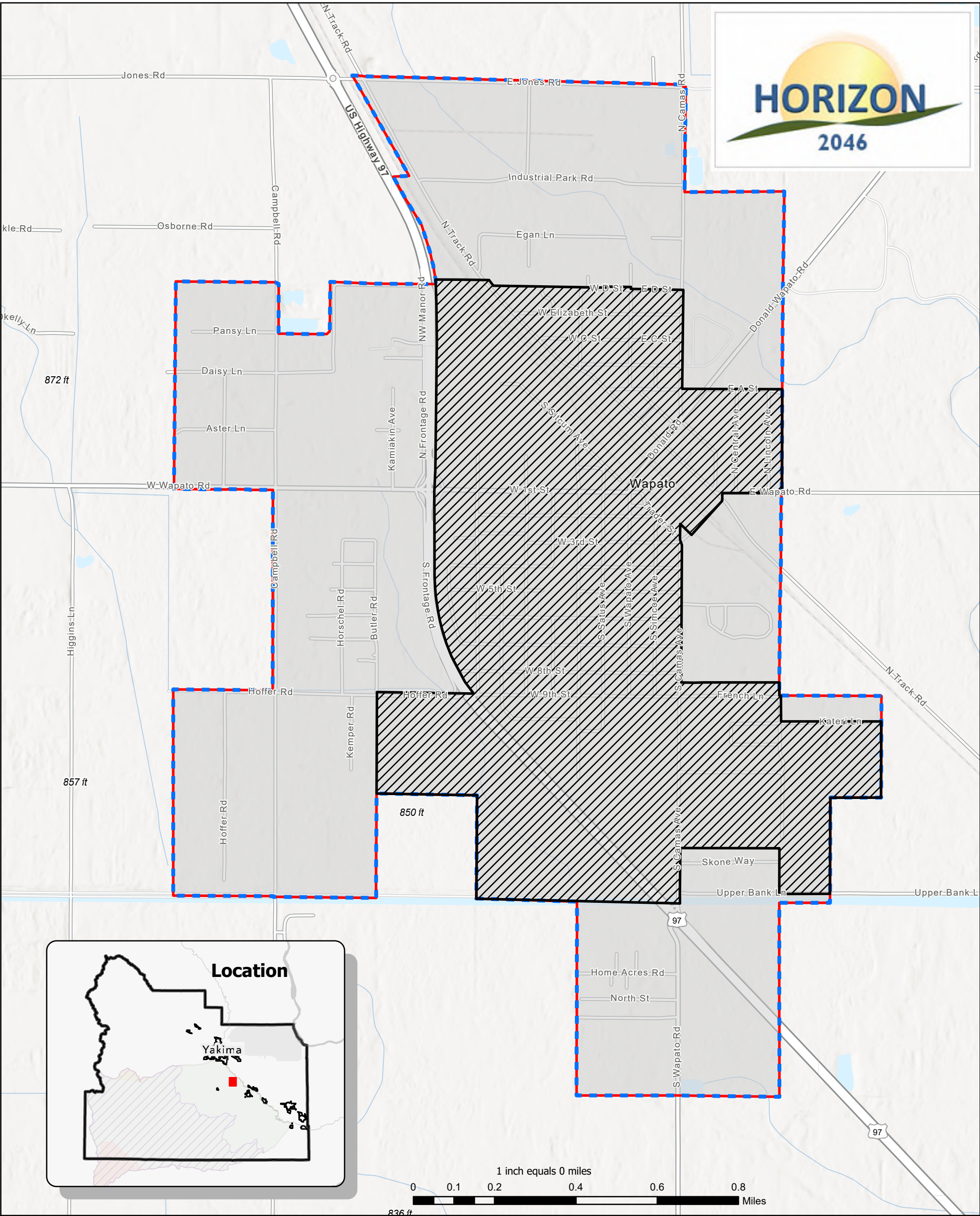
Potential Development

- Developed
- Vacant
- Partially Developed



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.





Yakima County Planning Commission Recommendation
Wapato UGA - No Changes

- Taxlots
- Current City Limits
- Proposed Urban Growth Boundary Change
- Current Urban Growth Boundary

- County Zoning**
- R-1 - Single Family Residential
 - AG - Agricultural
 - GC - General Commercial
 - M-1 - Light Industrial
 - R-10/5 - Rural -10/5

- County Comprehensive Plan Designations**
- U - Urban
 - UR - Urban Residential
 - UP - Urban Public
 - UC - Urban Commercial
 - UI - Urban Industrial
 - UT - Urban Tribal
 - AR - Agricultural Resource
 - RSS - Rural Self-Sufficient



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.



Yakima (East) UGA

Current Zoning

- Current City Limits
- Current Urban Growth Boundary

Development Potential

- Developed
- Vacant
- Partially Developed

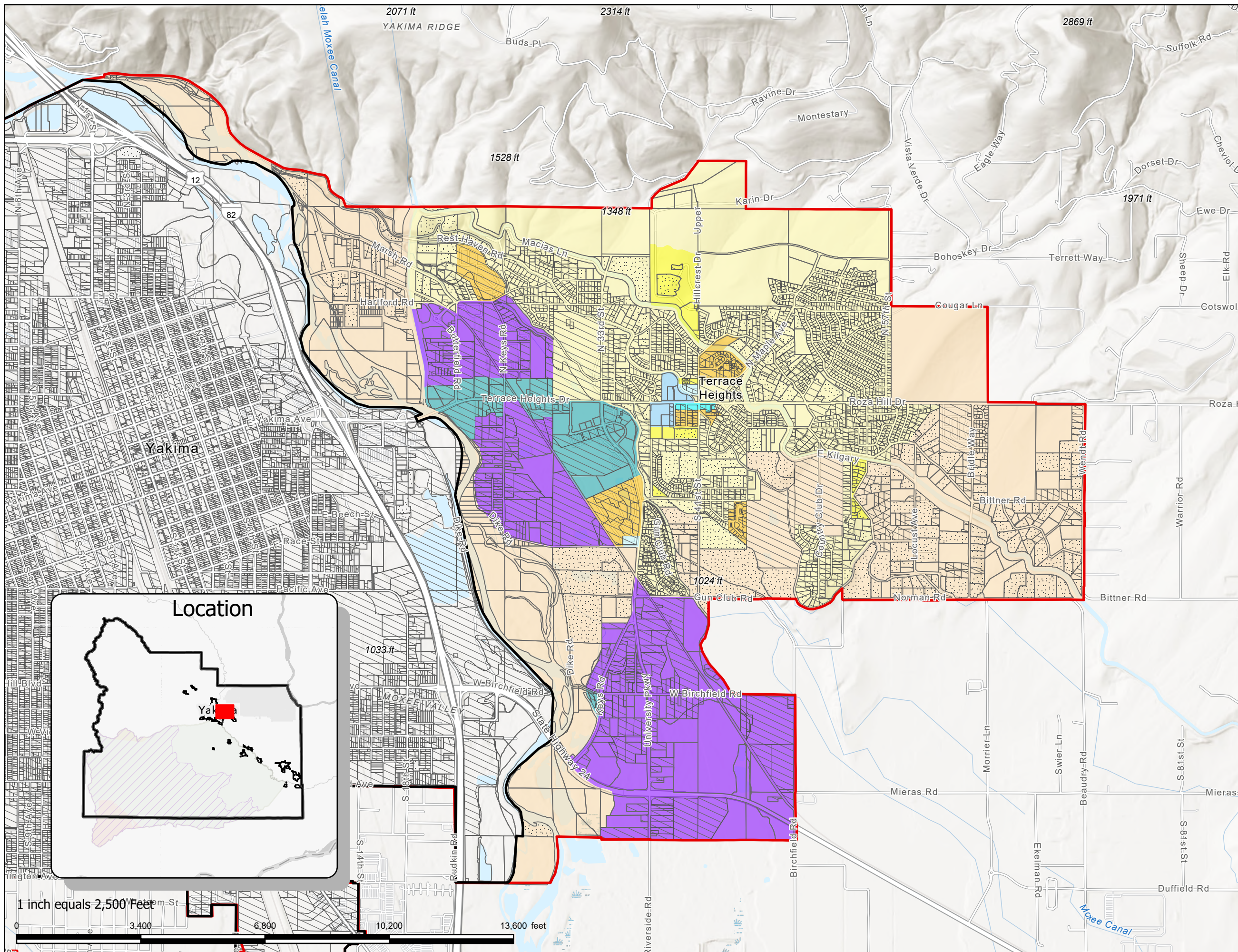
Current County Zoning

- (SR) Suburban Residential
- (R-1) Single-Family Residential
- (R-2) Two-Family Residential
- (R-3) Multi-Family Residential
- (B-1) Professional Business
- (B-2) Local Business
- (SCC) Small Convenience Center
- (GC) General Commercial
- (M-1) Light Industrial

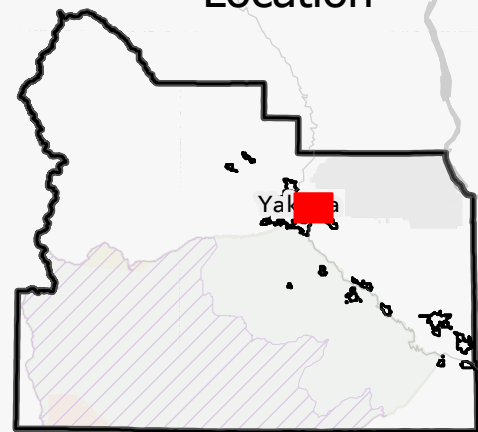


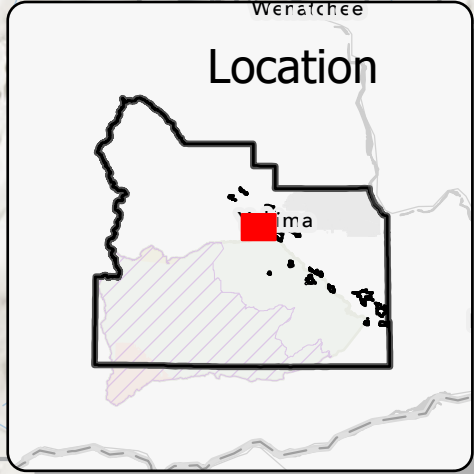
Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.

Attachment 4a



Location





Yakima (West) UGA

Current Zoning

- Current City Limits
- Current Urban Growth Boundary

Development Potential

- Developed
- Vacant
- Partially Developed

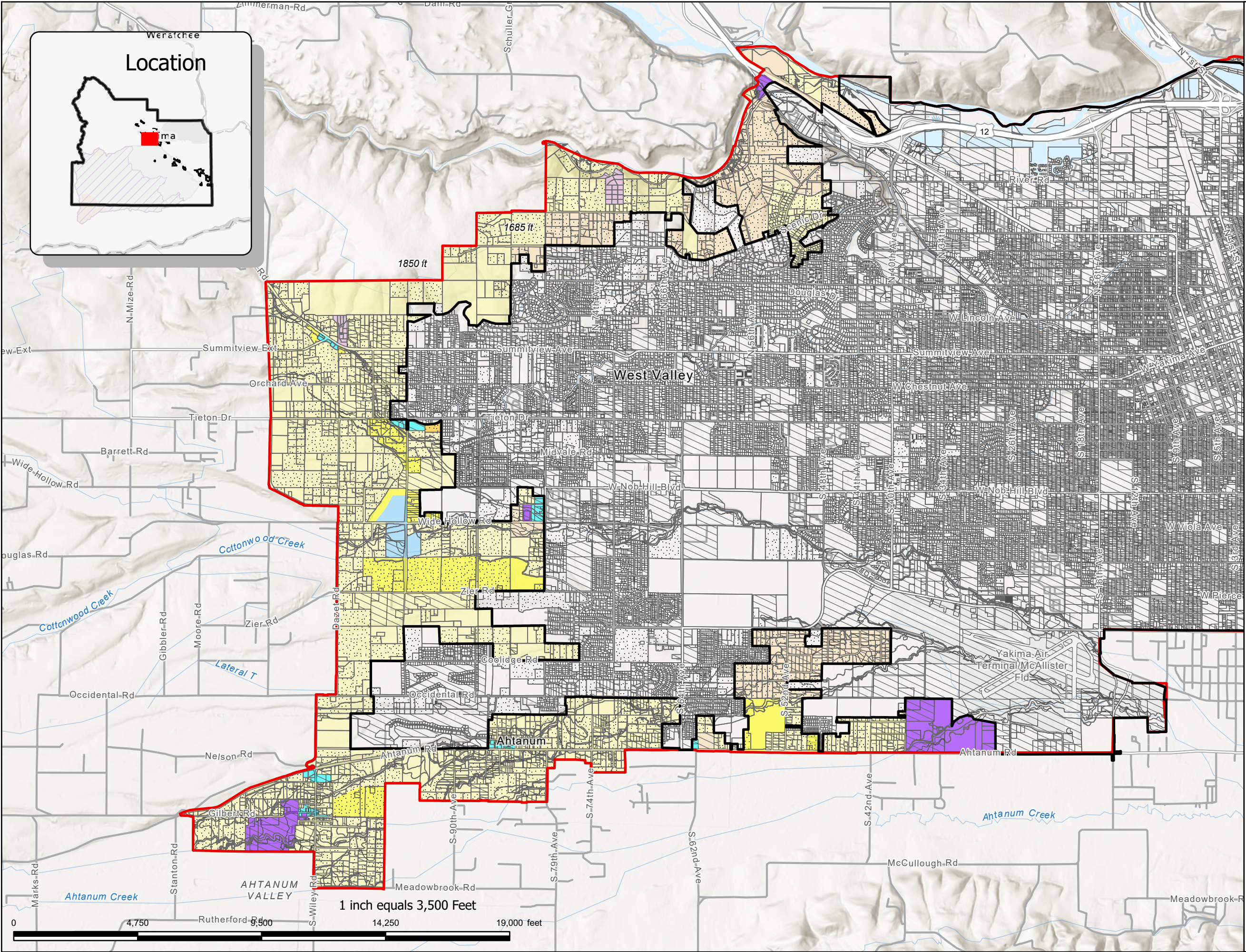
Current County Zoning

- (MPDO) Master Plan Development Overlay
- (SR) Suburban Residential
- (R-1) Single-Family Residential
- (R-2) Two-Family Residential
- (R-3) Multi-Family Residential
- (B-2) Local Business
- (SCC) Small Convenience Center
- (M-1) Light Industrial



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.

Attachment 4b





Yakima East UGA

Current Land-Use Designations

- Current City Limits
- Current Urban Growth Boundary

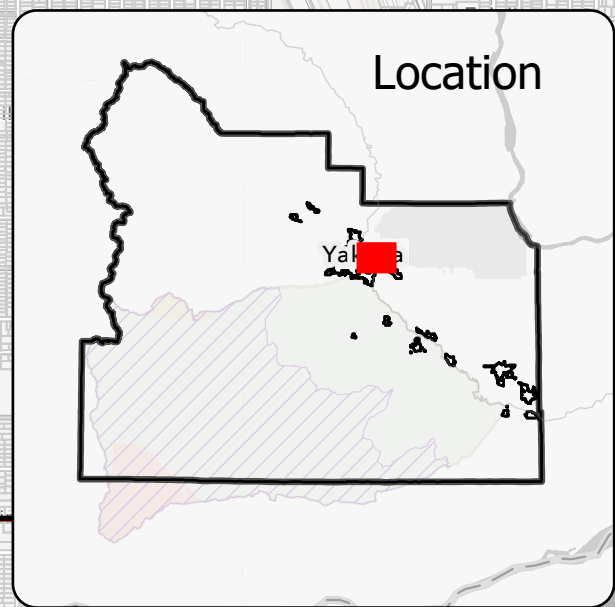
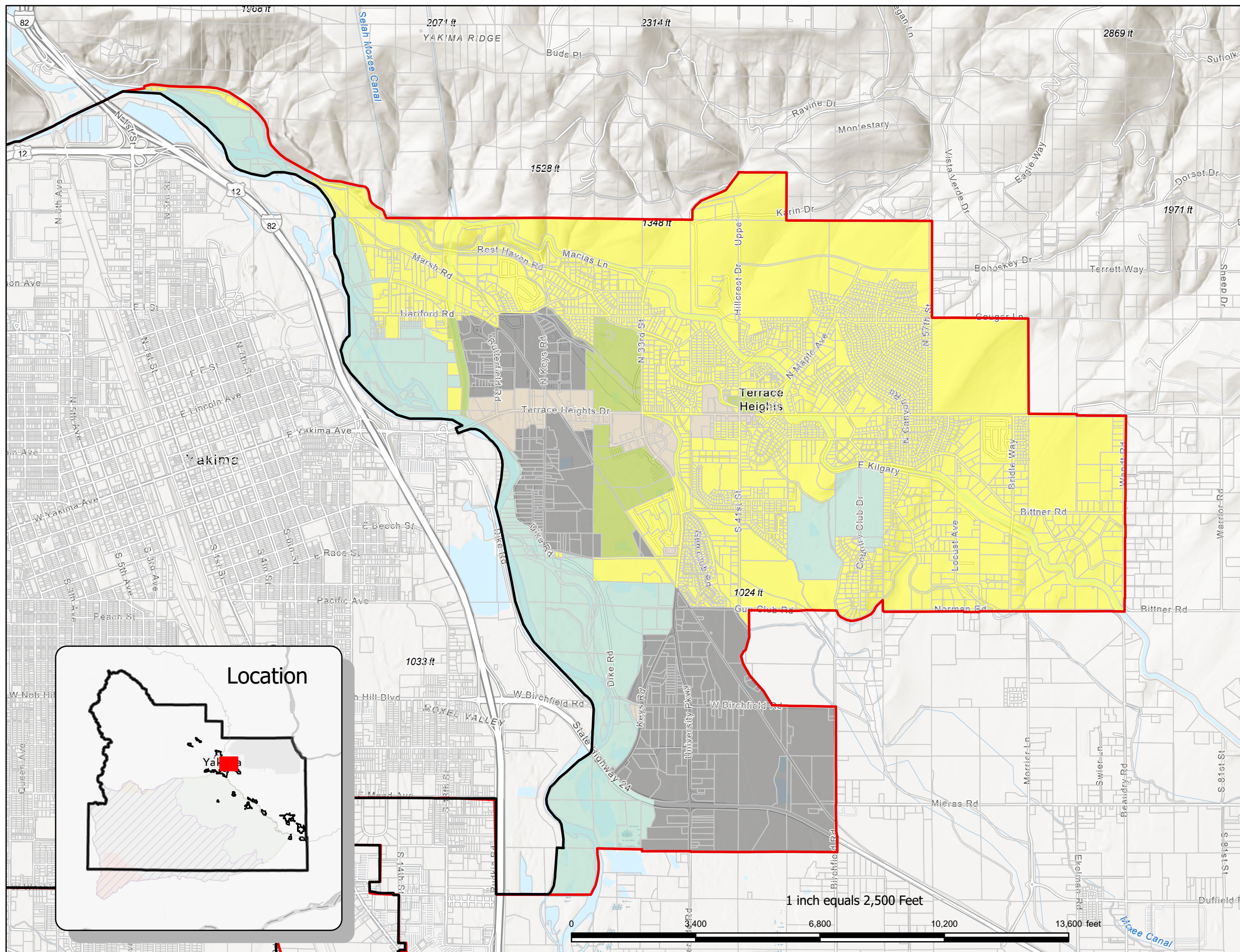
County Comprehensive Plan Designations

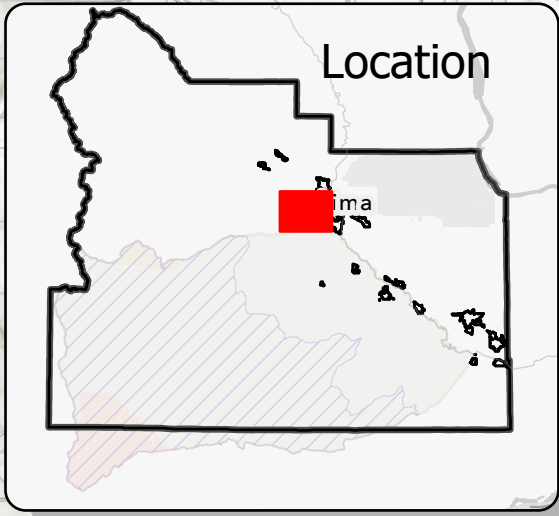
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.

Attachment 5a





Yakima West UGA

**Current
Land-Use Designations**

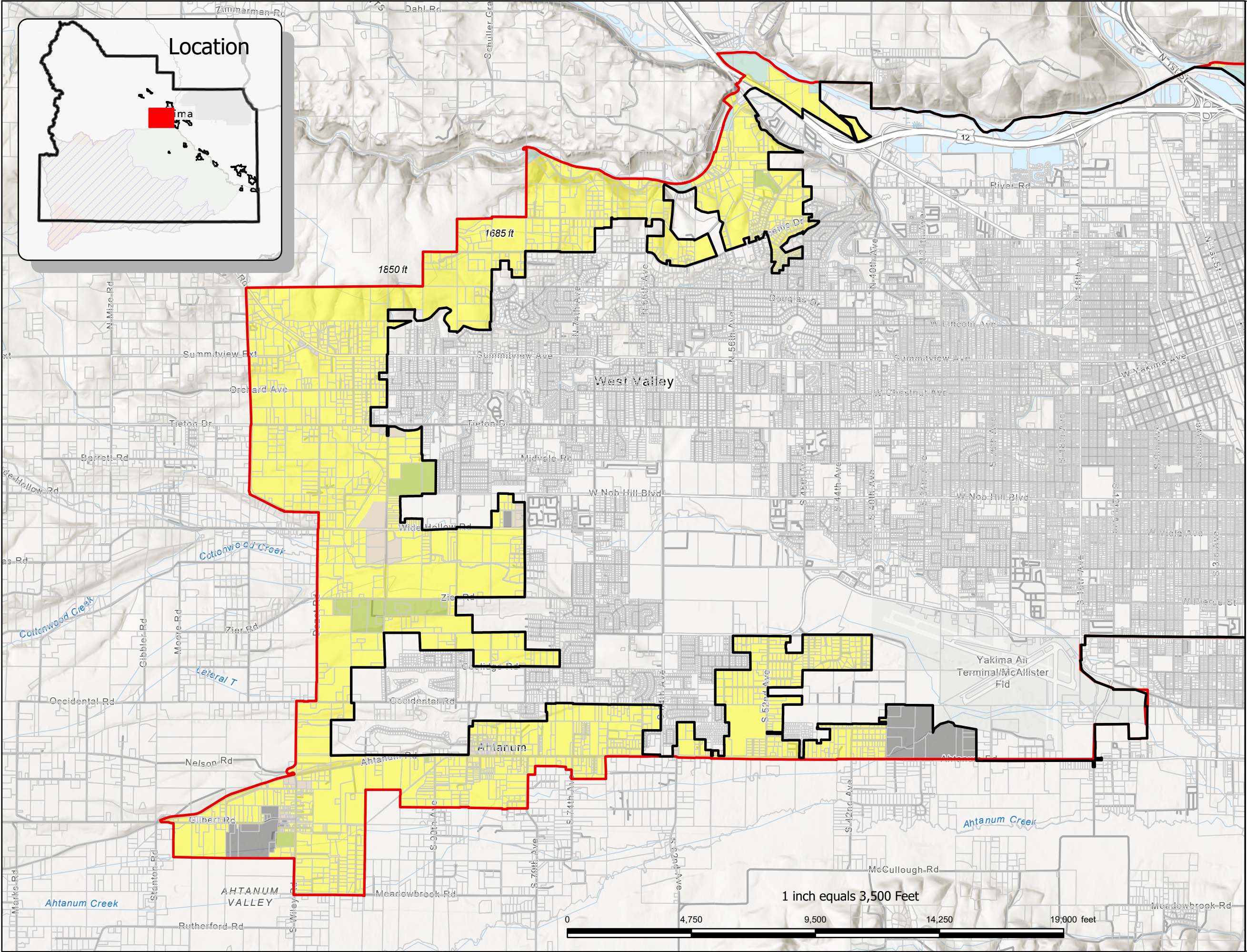
- Current City Limits
- Current Urban Growth Boundary

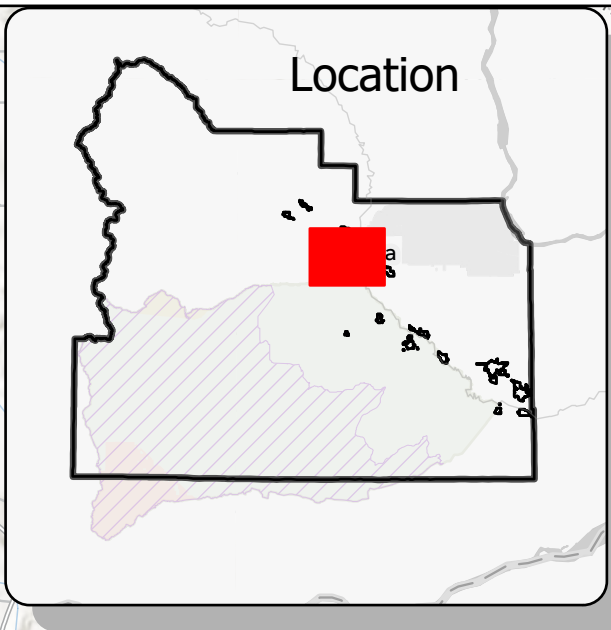
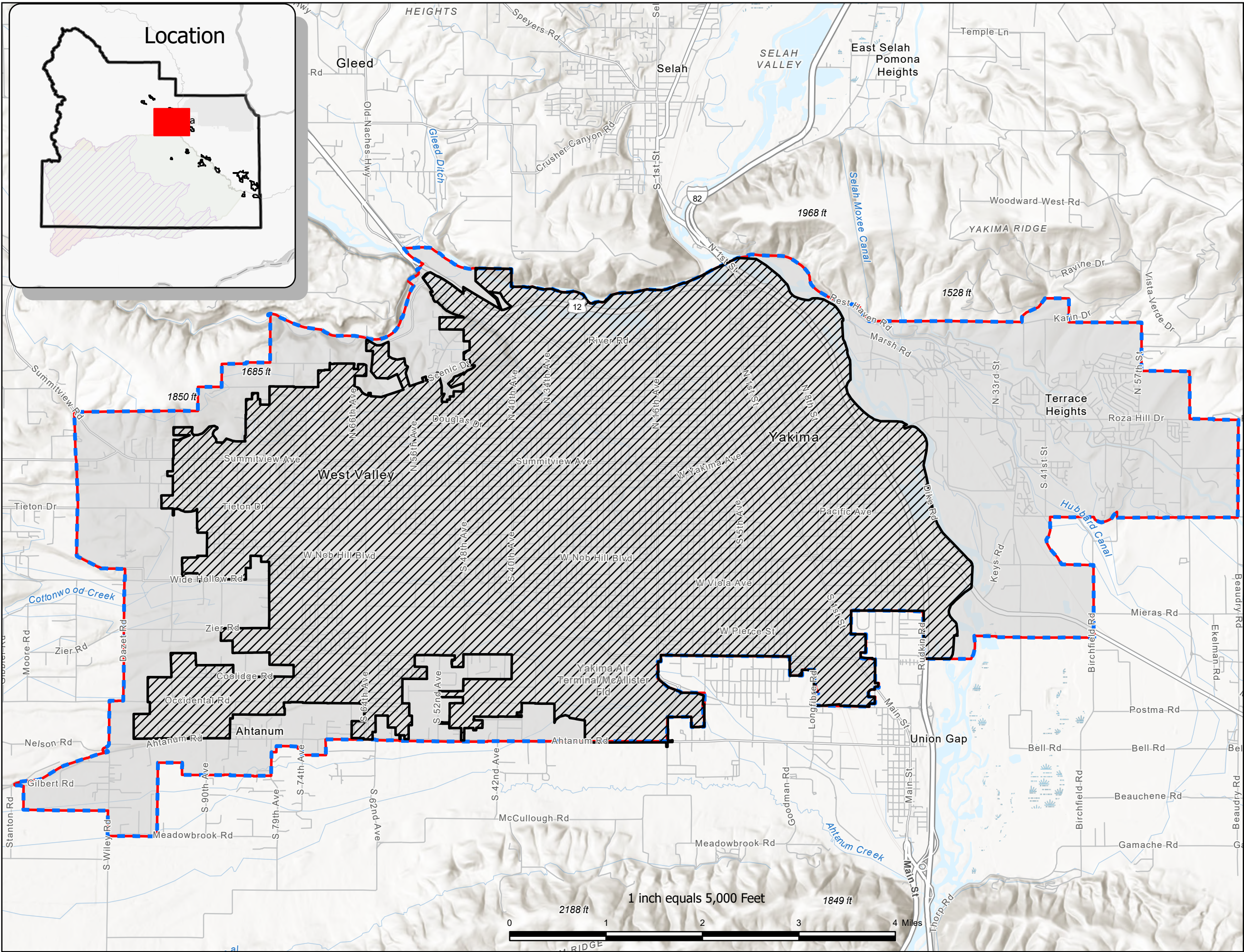
**County Comprehensive
Plan Designations**

- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.





**Yakima County
Planning Commission
Recommendation**

**City of
Yakima UGA**

No Changes

- Current City Limits
- Proposed Urban Growth Boundary Change
- Current Urban Growth Boundary

Note: The changes are to the UGA boundary, to comp plan designations and to zoning.



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.



Zillah UGA

Current Zoning

- Current City Limits
- Current Urban Growth Boundary

Development Potential

- Developed
- Vacant
- Partially Developed

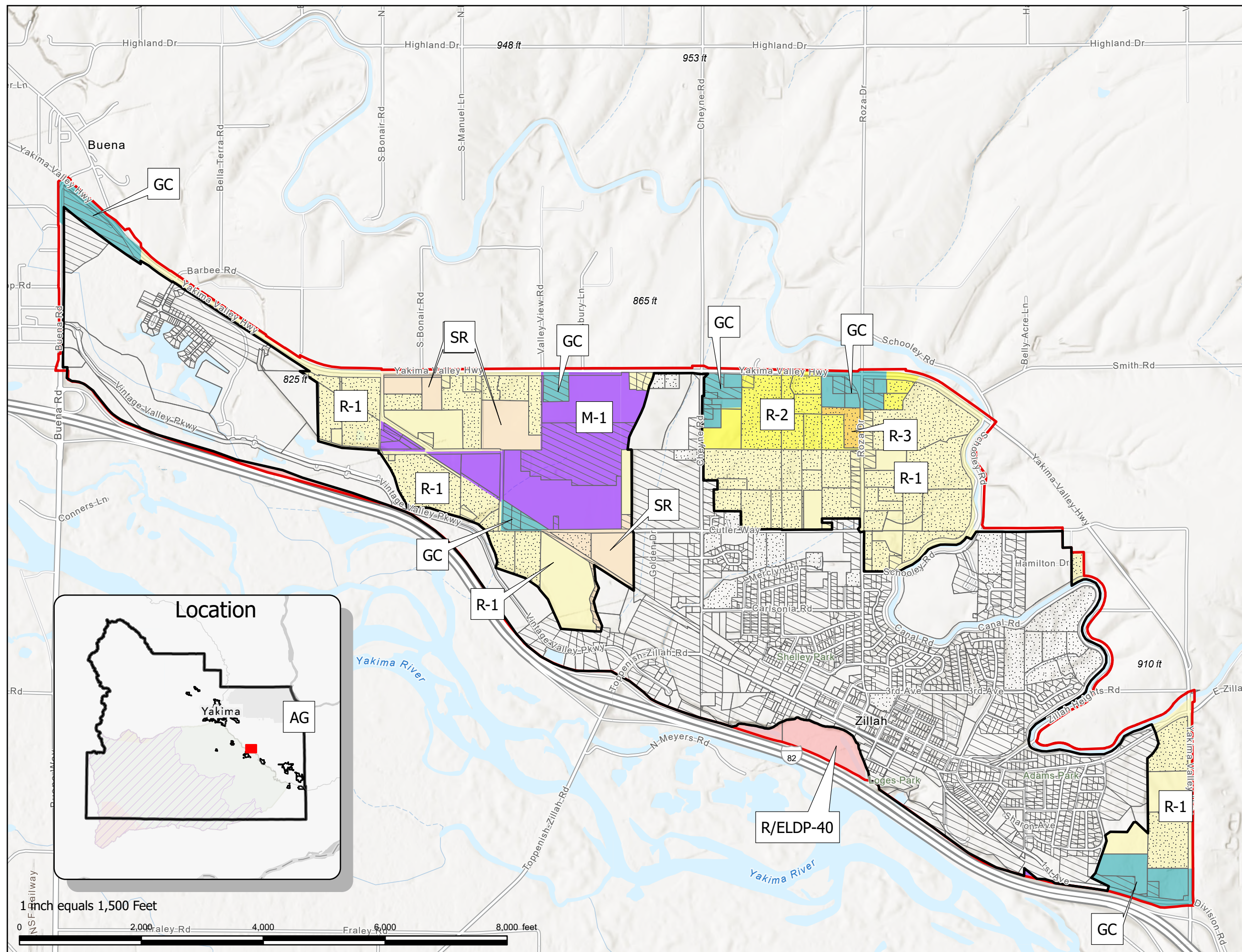
Current County Zoning

- (GC)General Commercial
- (M-1)Light Industrial
- (R-1)Single-Family Residential
- (R-2)Two-Family Residential
- (R-3)Multi-Family Residential
- (R/ELDP-40)Remote/Extremely Limited
- (SR)Suburban Residential



Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.

Attachment 4





Zillah UGA

**Current
Land-Use Designations**

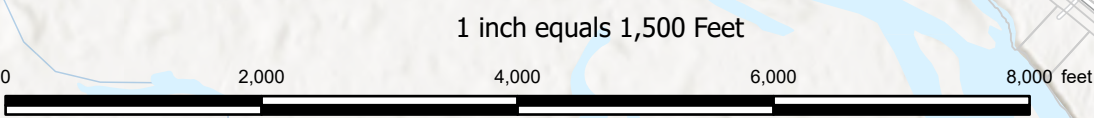
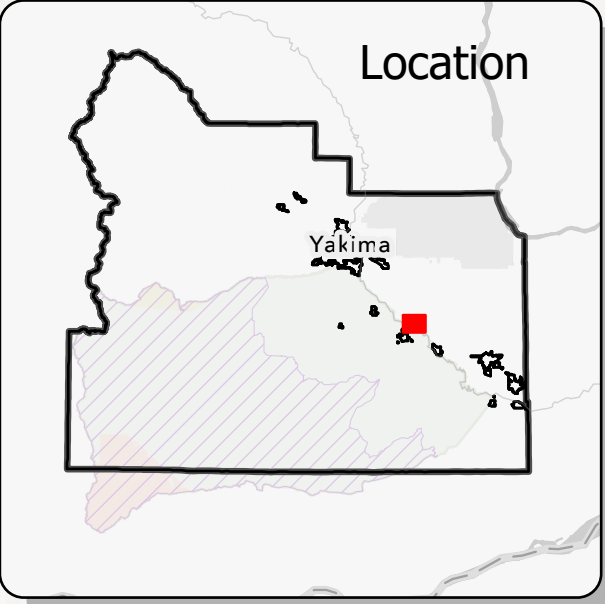
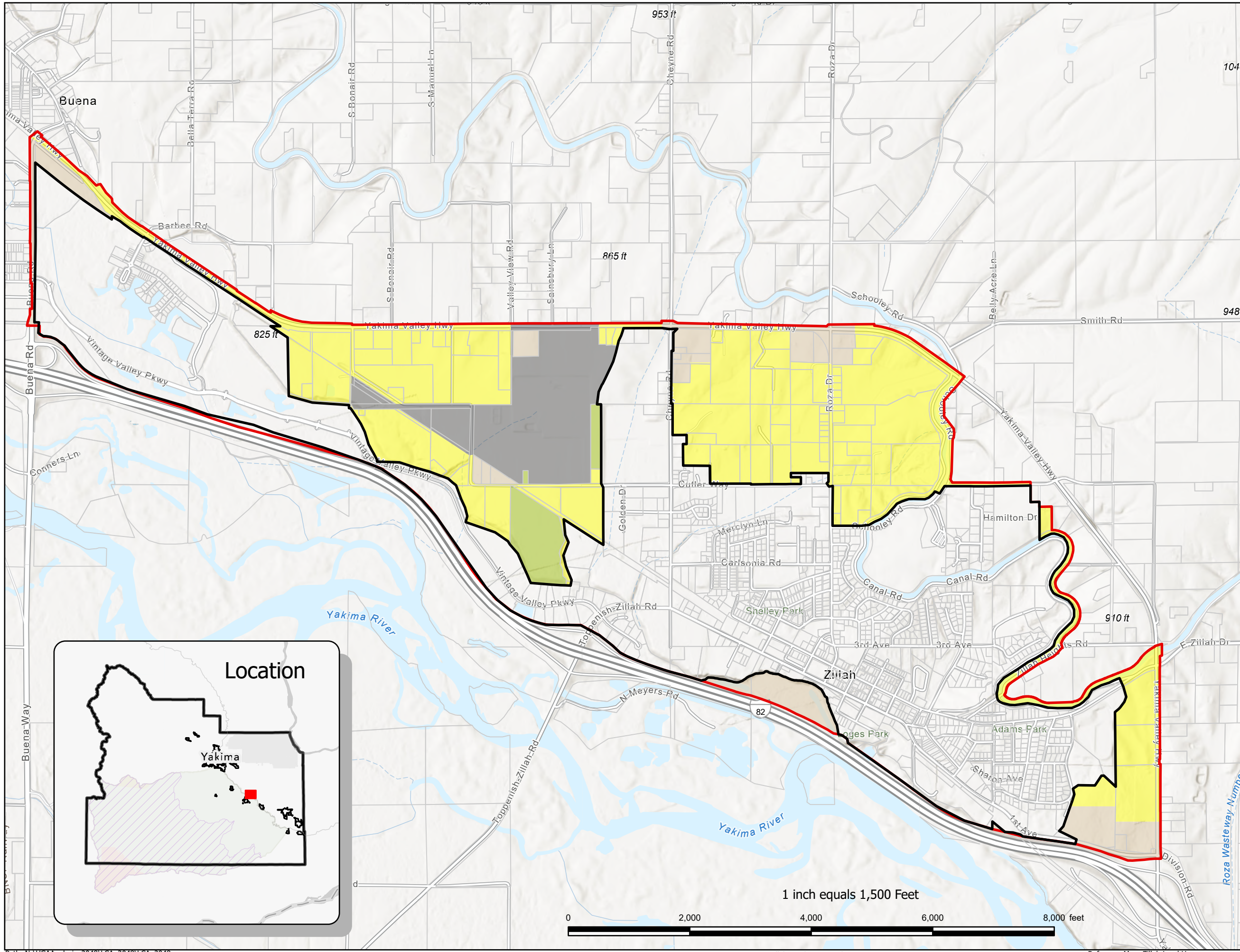
- Current City Limits
- Current Urban Growth Boundary

**County Comprehensive
Plan Designations**

- Urban Residential (UR)
- Urban Commercial (UC)
- Urban Industrial (UI)
- Urban Public (UP)



Date: 10/30/2025
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**Yakima County
Planning Commission
Recommendation**

Zillah UGA

No Changes

- Current City Limits
- Proposed Urban Growth Boundary Change
- Current Urban Growth Boundary

Note: The changes are to the UGA boundary, to comp plan designations and to zoning.



Date: 10/30/2025
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Attachment 6

