



# 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](http://www.co.yakima.wa.us)

LISA H. FREUND – Director

DATE: January 6, 2026

TO: Cities, Towns, Special Districts, Interested Agencies, and Parties of Record

FROM: Aaron M. Cohen, Yakima County Public Services Department: Planning Division

SUBJ: Urban Growth Area (UGA) 2026 Periodic Update Review  
Notice of Decision and Final Threshold Determination of Non-Significance

Urban Growth Area Review for Grandview (LRN2025-00027), Granger (LRN2025-00026), Harrah (LRN2025-00022), Mabton (LRN2025-00025), Moxee (LRN2025-00018), Naches (LRN2025-00014), Selah (LRN2025-00016), Sunnyside (LRN2025-00024), Tieton (LRN2025-00015), Toppenish (LRN2025-00021), Union Gap (LRN2025-00019), Wapato (LRN2025-00020), Yakima (LRN2025-00017), and Zillah (LRN2025-00023) - SEP2025-00022

On December 23, 2025, the Board of Yakima County Commissioners adopted Ordinance 6-2025, which approved the UGAs for all fourteen jurisdictions within Yakima County in accordance with RCW36.70A.130 for Yakima County's 2026 Periodic Update. The Ordinance, and threshold determination, by which the Board states its findings and makes this decision official can be viewed at this link:

<https://www.yakimacounty.us/2960/2026-UGA-Update>

The Ordinance and threshold determination are also available online at <https://aca-prod.accela.com/YAKIMACO> (select Planning tab, enter record number(s) in the search box and hit enter, select the record info drop-down, and then select attachments). The final documents are also available at the Planning Division on the 4th floor of the Courthouse. In accordance with WAC 365-196-845, affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. The Yakima County Assessor's Office can be reached at (509) 574-1100.

## Judicial Appeals - 16B.09.060

A final determination by the County (which includes final administrative appeals and decisions) on an application may be appealed as provided in Chapter 36.70C RCW.

If you have any questions on this proposal, please call Aaron M. Cohen, Planner IV, at (509) 574-2300 or 1-800-572-7354 ext. 2300.

*Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.*

*If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.*

## FINAL THRESHOLD DETERMINATION OF NON-SIGNIFICANCE

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1. **Description of Proposal:** As part of the 2026 Periodic Update, Yakima County must review all fourteen urban growth areas (UGAs) within the county to ensure adequate capacity for development within the next planning period (RCW36.70A.130(4)(c)). The Yakima County Planning Commission (YC Planning Commission) conducted an open-record public hearing on October 22, 2025, to consider any alterations or rezoning within Yakima County's fourteen UGAs. The YC 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 site-specific changes are as follows:


**City of Grandview (LRN2025-00027)** – 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.

**City of Tieton (LRN2025-00015)** – 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.

**City of Union Gap (LRN2025-00019)** – 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 changes as Yakima County lacks land-use jurisdiction.

**City of Mabton (LRN2025-00025)** – 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.

2. **File Number:** SEP2025-00022 (associated with LRN2025-00014 through LRN2025-00027)
3. **Owner/:** Yakima County Public Services, Planning Division  
**Proponent** 128 N. Second Street, Fourth Floor  
Yakima, Washington, 98901
4. **Location of Proposal:** The review includes all UGAs within Yakima County.
5. **Lead Agency:** Yakima County Planning Division

6. **Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a careful review of the completed environmental checklist, and other information on file with the lead agency. To view the application materials online to go <https://yakimacountypermits.us> (select Planning tab, enter record number(s) in the search box and hit enter, select the record info drop down, and then select attachments) or you can view a copy of the determination at the Planning Division on the 4th floor of the Courthouse. Environmental documents include the SEPA checklist, this threshold determination, and submittal materials.
7. **Comment and Appeal Information:** This Final DNS is issued under WAC 197-11-340(2). There is no further comment on it. You may appeal this SEPA threshold determination under the requirements of RCW36.70C. For information on the comment or appeal processes, or on other issues relating to this proposal, contact Aaron M. Cohen, Planner IV, at (509) 574-2300.
8. **SEPA Responsible Official:** Thomas Carroll
9. **Designee:**   
Olivia Story, Planning Manager
10. **Address:** 128 N. 2<sup>nd</sup> St.  
4<sup>th</sup> Floor Courthouse  
Yakima, WA 98901
11. **Date:** January 6, 2026

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East Valley School District #90  
Attn: John Schieche  
2002 Beaudry Road  
Yakima, WA 98901

Grandview School District  
#116/200  
Attn: Henry Strom  
913 W. 2<sup>nd</sup> Street  
Grandview, WA 98930

Granger School District #204  
Attn: Brian Hart  
701 E Avenue  
Granger, WA 98932-0400

Highland School District # 203  
Attn: Mark Anderson  
P.O. Box 38  
Cowiche, WA 98923

Mabton School District # 120  
Attn: Joey Castilleja  
P.O. Box 37  
Mabton, WA 98935

Mt. Adams School District #209  
Attn: Curt Guaglianone  
P.O. Box 578  
White Swan, WA 98952

Naches School District # 3  
Attn: Robert Bowman  
P.O. Box 99  
Naches, WA 98937

Selah School District #119  
Attn: Shane Backlund  
316 W. Naches Ave.  
Selah, WA 98942-1117

Sunnyside School District  
Attn: Kevin McKay  
1110 S. 6<sup>th</sup> Street  
Sunnyside, WA 98944

Toppenish School Dist. #202  
Attn: John Cerna  
306 Bolin Drive  
Toppenish, WA 98948-1644

Wapato School District # 207  
Attn: Kelly Garza  
P.O. Box 38  
Wapato, WA 98951

West Valley School District #208  
Attn: Joe Connolly  
8902 Zier Road  
Yakima, WA 98908

Zillah School District # 205  
Attn: Doug Burge  
1301 Cutler Way  
Zillah, WA 98953-9119

Yakima School District #7  
Attn: Trevor Greene  
104 N. 4<sup>th</sup> Avenue  
Yakima, WA 98902

Prosser School District  
Attn: Kim Casey  
1203 Prosser Avenue  
Yakima, WA. 99350

Union Gap School District #2  
Attn: Lisa Gredvig  
3201 S. 4<sup>th</sup> Street  
Union Gap, WA 98903

Prosser School District  
Kim Casey  
Kim.Casey@prosserschools.org

Michael Martian  
michael.martian@co.yakima.wa.  
us

**AGENCY MAILING LIST**

**HIGHLIGHTED = EMAILED**

**SEP2025-00022**

**01/06/2026**

**17 LABELS**

Fire Chief  
Fire District #1  
P.O. Box 177  
Cowiche, WA 98923

Fire Chief  
Fire District # 2  
206 W. Fremont Avenue  
Selah, WA 98942

Fire Chief  
Fire District #3  
P.O. Box 24  
Naches, WA 98937

Fire Chief  
E.V. Fire District #4  
2003 Beaudry Road  
Yakima, WA 98901

Fire Chief  
Fire District #5  
P.O. Box 447  
Zillah, WA 98953

Fire Chief  
Fire District #6  
81 N. Gleed Road  
Yakima, WA 98908

Fire Chief  
Fire District #7  
PO Box 49  
Bickleton, WA 99322

Fire Chief  
Fire District #9  
P.O. Box 298  
Cowiche, WA 98923

Fire Chief  
Fire District #10  
5625 Cowiche Canyon Road  
Yakima, WA 98908

Fire Chief  
Fire District #11  
68 W. Washington Avenue  
Yakima, WA 98903

Fire Chief  
Fire District #12  
10000 Zier Road  
Yakima, WA 98908

Fire Chief  
Nile Fire Department Dist. #14  
13670 State Route 410  
Naches, WA 98937

Fire Chief  
Yakima Fire Dept.  
401 N. Front St.  
Yakima, WA 98901

Wapato Fire Department  
205 S Frontage RD  
Wapato, WA 98951

Yakama Indian Nation Fire  
Management  
PO Box 151  
Toppenish, WA 98948

Ahtanum Irrigation District  
10705 Gilber Road – Ste. B  
Yakima, WA. 98903

Buena Irrigation District  
Jacinto Rodriguez  
P.O. Box 265  
Buena, WA. 98921

Diking District #1  
Larry Meeks  
1918 Riverside Road  
Yakima, WA. 98901

Fowler Ditch Association  
P.O. Box 1191  
Moxee, WA. 98936

Yakima-Tieton Irrigation District  
Attn: Richard Dieker  
470 Camp 4 Road  
Yakima, WA. 98908

**AGENCY MAILING LIST**

**HIGHLIGHTED = EMAILED**

**SEP2025-00022**

**01/06/2026**

**20 LABELS**

Grandview City Hall  
207 W. 2<sup>nd</sup> Street  
Grandview, WA 98930

Granger City Hall  
P.O. Box 1100  
Granger, WA 98932

Mabton City Hall  
P.O. Box 655  
Mabton, WA 98935

Moxee City Hall  
P.O. Box 249  
Moxee, WA 98936

Town of Naches  
P.O. Box 95  
Naches, WA 98937

City of Selah – Planning  
222 S. Rushmore Road  
Selah, WA 98942

Sunnyside City Hall  
818 E. Edison  
Sunnyside, WA 98944

City of Tieton  
P.O. Box 357  
Tieton, WA 98947

City of Toppenish  
21 W. 1<sup>st</sup> Avenue  
Toppenish, WA 98948

City of Union Gap  
P.O. Box 3008  
Union Gap, WA 98903

Wapato City Hall  
205 E. 3<sup>rd</sup> Street  
Wapato, WA 98951

City of Zillah  
P.O. Box 475  
Zillah, WA 98953  
asteele@cityofzillah.us

Town of Harrah  
P.O. Box 10  
Harrah, WA 98933

Nob Hill Water Association  
6111 Tieton Drive  
Yakima, WA. 98908

Zillah Irrigation Dist.  
P.O. Box 38  
Zillah, WA 98953

Naches-Selah Irrigation District  
104 W. Naches Ave Suite H  
Selah, WA 98942-2001

Naches Union Irrigation District  
ATTN: Sam Ross  
1521 Selah-Naches Road  
Yakima, WA 98908

Tieton Hills Water Association  
11802 Bristol Court  
Yakima, WA 98908

Roza Irrigation District  
Attn: Wayne Sonnichsen  
P.O. Box 810  
Sunnyside, WA 98944

Selah-Moxee Irrigation District  
P.O. Box 166  
Moxee, WA 98936

South Naches Irrigation District  
9031 S. Naches Road  
Naches, WA 98937

S.V.I.D.  
P.O. Box 239  
Sunnyside, WA 98944

Terrace Heights Irrigation District  
LuAnn Leitch  
P.O. Box 5  
Moxee, WA 98936

Union Gap Irrigation Dist.  
180 Clark Rd.  
Wapato, WA 98951

Wapato Irrigation Project  
Attn: Lance Boone  
413 S. Camas Avenue  
Wapato, WA 98951

Wenas Irrigation District  
P.O. Box 423  
Naches, WA 98937

Yakama Reservation Irrig. Dist.  
Bryan Myre  
P.O. Box 1689  
Yakima, WA 98907

Marivel Garcia  
Tua Vang  
Jase Testerman  
Troy Havens  
Jack Wells

Jason Earles  
David Haws  
Ivan Klingele  
Nellie Soptich

WA. State Dept. of Ecology  
Attn: Jessica Swift  
crosepacoordinator@ecy.wa.gov

Yakama Nation  
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[jessica@Yakama.com](mailto:jessica@Yakama.com)  
[THPO@Yakama.com](mailto:THPO@Yakama.com)

Yakama Nation Environmental  
[enviroreview@yakama.com](mailto:enviroreview@yakama.com)

Superintendent  
Bureau of Indian Affairs  
P.O. Box 632  
Toppenish, WA 98948

Yakima Nation Zoning  
[Zoning@Yakama.com](mailto:Zoning@Yakama.com)

Rebecca Chu  
EPA Region 10  
[R10-NEPA@epa.gov](mailto:R10-NEPA@epa.gov)

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Help Desk  
[yhd@co.yakima.wa.us](mailto:yhd@co.yakima.wa.us)

Robert Bright  
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Joint Base Lewis-McChord  
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WA Dept. of Fish & Wildlife  
Janell Shah and Scott Downes  
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[Scott.downes@dfw.wa.gov](mailto:Scott.downes@dfw.wa.gov)  
[r3planning@dfw.wa.gov](mailto:r3planning@dfw.wa.gov)

[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)

Clean Air Agency  
186 Iron Horse Court, Suite 101  
Yakima, WA 98901

Yakima Valley Conference of  
Governments  
311 N. 4<sup>th</sup> Street, Suite 204  
Yakima, WA. 98901

Jacquelyn Wonner  
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Yakima, WA. 98908

Kerry & Gina Martin  
P.O. Box 8093  
Yakima, WA. 98908

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5290 State Route 410  
Naches, WA. 98937

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Mead, WA. 99021

Dial Properties LLC.  
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Norman Benjami Fisher  
2108 West 5<sup>th</sup> Street  
Grandview, WA. 98930

Mike Fisher  
2680 Olmstead Road  
Grandview, WA. 98930

Mike Fisher  
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Reese Lolley  
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Kenneth Delp  
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Reese Lolly  
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Ken Mcallister  
[Ken@4pointe.net](mailto:Ken@4pointe.net)

**AGENCY MAILING LIST**  
  
**HIGHLIGHTED = EMAILED**

**SEP2025-00022**  
**01/06/2026**  
**10 LABELS**

## Lacie Berry

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**From:** Simon Sizer <ssizer@yakimaherald.com>  
**Sent:** Wednesday, December 24, 2025 9:46 AM  
**To:** Lacie Berry  
**Subject:** RE: Legal Notice for Jan 6th mailer  
**Attachments:** Order\_confirmation (1).pdf

**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Good morning. I have scheduled this legal notice for January 6<sup>th</sup>, for a cost of \$77.70.

--

Simon Sizer | legal & obituary clerk  
Yakima Herald-Republic  
Phone: (509) 577-7740

**From:** Lacie Berry <Lacie.Berry@co.yakima.wa.us>  
**Sent:** Wednesday, December 24, 2025 7:33 AM  
**To:** Simon Sizer <ssizer@yakimaherald.com>  
**Subject:** Legal Notice for Jan 6th mailer

**From:** Aaron Cohen <Aaron.Cohen@co.yakima.wa.us>  
**Sent:** Wednesday, December 24, 2025 7:32 AM  
**To:** Lacie Berry <Lacie.Berry@co.yakima.wa.us>  
**Subject:** Legal Notice for Jan 6th mailer

Aaron M Cohen  
Planner IV, Long Range Section  
Yakima County Public Services, Planning Division  
128 North Second Street  
4<sup>th</sup> Floor, County Courthouse  
Yakima, WA, 98901  
(509) 574-2300

I sometimes work outside of standard business hours, but there's no expectation for you to respond outside of your normal working hours. Please reply when it's convenient for you.

If you are wanting to submit any documentation related to an existing application, check the status of an existing application, or are wanting to submit a new application for review please visit the Public Services online permitting portal at <https://yakimacountypermits.us/CitizenAccess/Default.aspx>. **Please note, not all Planning applications can be applied for online.** If the application type you are wishing to apply for does not appear as an option then you can either e-mail your application



FILE NO.: SEP2025-00022 – LRN2025-00023

NOTICE OF DECISION AND FINAL THRESHOLD DETERMINATION OF SIGNIFICANCE

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF YAKIMA        )

I, Lacie Berry, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched NOTICE OF DECISION AND FINAL THRESHOLD DETERMINATION OF SIGNIFICANCE true and correct copy of which is enclosed here NOTICE OF DECISION AND FINAL THRESHOLD DETERMINATION OF SIGNIFICANCE was addressed to the applicant, agent, and parties of record pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 6th day of January, 2026.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 6th day of January, 2026.

  
\_\_\_\_\_  
Lacie Berry  
Office Specialist