



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

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

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. 2nd St.
4th 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Wapato Fire Department
205 S Frontage RD
Wapato, WA 98951

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

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

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

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

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

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

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

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

Grandview City Hall
207 W. 2nd 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. 1st Avenue
Toppenish, WA 98948

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

Wapato City Hall
205 E. 3rd Street
Wapato, WA 98951

City of Zillah
P.O. Box 475
Zillah, WA 98953
asteel@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

City of Yakima
Trevor.Martin@yakimawa.gov

AGENCY MAILING LIST

HIGHLIGHTED = EMAILED

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

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Tua Vang
Jase Testerman David Haws
Troy Havens Ivan Klingele
Jack Wells Nellie Soptich

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

Yakama Nation
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jessica@Yakama.com
THPO@Yakama.com

Yakama Nation Environmental
enviroreview@yakama.com

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

Yakima Nation Zoning
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Rebecca Chu
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WA Dept. of Fish & Wildlife
Janell Shah and Scott Downes
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r3planning@dfw.wa.gov

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Yakima Valley Conference of
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311 N. 4th Street, Suite 204
Yakima, WA. 98901

Jacquelyn Wonner
8504 Hawthorne Drive
Yakima, WA. 98908

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

Trustee of the Ken and Inez
McAllister Revocable Trust
5290 State Route 410
Naches, WA. 98937

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Inbox@wildblue.email

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

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Brr692000@gmail.com

Linn Kraft
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20310 East Wallis Road
Mead, WA. 99021

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Mike Fisher
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Grandview, WA. 98930

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Reese Lolley
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Kenneth Delp
DelPChiropractic@yahoo.com

Reese Lolley
RLolley21@outlook.com

Ken McAllister
Ken@4pointe.net

AGENCY MAILING LIST
HIGHLIGHTED = EMAILED

SEP2025-00022
01/06/2026
10 LABELS

Lacie Berry

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 6th, 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
4th 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

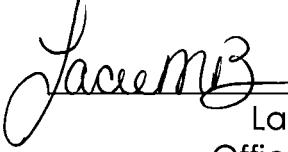
NOTICE OF DECISION AND FINAL THRESHOLD DETERMINATION OF SIGNIFICANCE

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