



User's Guide To The Land Use Permit Process

Minor/Major Rezone

Yakima County Planning Division ◆ 128 N. 2nd Street 4th Floor Courthouse - Yakima, Washington 98901 ◆ Phone (509) 574-2300

“Rezone” means to change the zoning district classification of particular lots or parcel of land.

“Minor Rezones” are consistent with the existing comprehensive plan designation and with Table 19.36-1.

“Major Rezones” are amendments to the zoning map that are contingent upon legislative approval of a comprehensive plan amendment.

Minor Rezone

Rezone applications that are not dependent upon a comprehensive plan amendment and are consistent with Yakima County Zoning Ordinance - Table 19.36-1 or Comprehensive Plan 2025 - Table III-11 shall be considered minor rezones. These quasi-judicial actions may be processed at any time under Type IV review pursuant to Yakima County Code Title 16B. The review criteria for minor rezones shall be the same as those listed in 16b.06.010(3) for all properties subject to Yakima County Code Title 19. The official zoning map is part of the Zoning Ordinance which is legislation adopted by the Board of Yakima County Commissioners (the Board), therefore amendments to the map must also be adopted by the Board. The application request is reviewed by staff and a public hearing is held before the Yakima County Hearing Examiner. The Hearing Examiner will then make a recommendation to the Board for final action.

The following is the Minor Rezone process:

- Submission of a complete minor rezone application with the appropriate fee.
- A Notice of Application is mailed to property owners within 300 feet of the property, to interested agencies and the Department of Commerce.
- Yakima County Planning Division conducts SEPA review on the proposal and presents a staff report to the Yakima County Hearing Examiner with the Planning Division recommendation.
- The Yakima County Hearing Examiner holds an open record public hearing on the requested minor rezone application. The applicant shall appear in person or by agent or attorney. Failure to do so shall constitute sufficient cause for denial of the requested action. The Hearing Examiner will issue recommendation to the Board of Yakima County Commissioners within ten business days of the close of the public hearing.
- The Board of Yakima County Commissioners will hold a closed record public hearing on the proposed minor rezone application and make a final decision.

Major Rezone

Amendments to the zoning map that are contingent upon legislative approval of a comprehensive plan amendment shall be considered a major rezone and are subject to the procedures outlined in YCC Chapter 16B.10. If you are interested in pursuing a major rezone then please contact our Long Range Section of the Planning Division at (509) 574-2300 for more information.

For specific application submittal requirements and timelines please refer to Title 19 (Unified Land Development Code) and Title 16B (Yakima County Project Permit Administration Ordinance).