



BOARD OF YAKIMA COUNTY COMMISSIONERS

Weekly Agenda Meeting

Tuesday, December 9, 2025, at 10:00 am

BOCC Basement Conference Room, Room 33B, 128 N 2nd Street, Yakima, WA 98901 or Zoom
IN PERSON OR VIRTUAL

12/9/2025 - Minutes

1. CALL TO ORDER

Meeting Called to Order at 10:00 a.m. 10:02 a.m. (due to technical difficulties)

PRESENT: Chair Kyle Curtis, Commissioner LaDon Linde, Commissioner Amanda McKinney, Legal Counsel Stefanie Weigand, Clerk of the Board Julie Lawrence, Deputy Clerk of the Board Erin Franklin, Human Services Director Esther Magasis, Keith Wolf (Yakima County Planning), Olivia Story (Yakima County Planning), Aaron Cohen (Yakima County Planning), Financial Services Director Brian Carlson, and guests.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

Rick Glenn (City of Yakima Councilman and President of the Yakima Valley Landlords Association) spoke on the challenges posed by state regulations in favor of tenants over landlords, resulting in fewer landlords being willing to take a risk on tenants without a perfect credit record, resulting in fewer options for affordable housing. He noted that drugs are one of the biggest factors in homelessness and expressed his frustration that the state seems to be fighting the federal government's efforts to reduce drug availability.

Sal Leone (Roza Hill Vineyard) repeated his past comments about the types of structures that can be used for accommodations for ATO's under the proposed new agritourism ordinance. He would like to see pre-manufactured buildings included alongside stick-built structures, RV's, and membrane structures. He also sent the Board an email to this end.

4. CONSENT ITEMS

Commissioner McKinney MOTION: To Approve Consent Agenda

Commissioner Linde SECOND

Approved Unanimously.

Commissioner Linde gave a reminder that all BOCC meetings are open to the public and can be attended both in-person or virtually. All meetings are recorded, and the meeting links and recordings can be found on the BOCC webpage.

5. AUDITOR

A. Accounts Payable Warrant Approval

Issue Date 11.26.25

6. COUNTY ROADS

A. Agreement 363-2025

Local Agency A&E Professional Services Cost Plus Fixed Fee Consultant Agreement with HLA for the Terrace Heights Drive Widening Project.

Fiscal Impact: Maximum Amount Payable is \$39,900

7. HUMAN SERVICES

A. Agreement 355-2025

Modification #1 to the Lighthouse 2026 Shelter Contract to Increase Funding Amount.

Fiscal Impact: \$12,169 in Grant Funding

B. Agreement 356-2025

Modification #2 to the Grace City Outreach/Camp Hope 2026 Street Outreach Contract to Increase Funding Amount.

Fiscal Impact: \$11,897 in Grant Funding

C. Agreement 357-2025

Modification #1 to the Rod's House 2026 Rental Assistance Contract to Increase Funding Amount.

Fiscal Impact: \$40,563 in Grant Funding

D. Agreement 358-2025

Modification #3 to the Justice Housing Yakima 2026 Permanent Supportive Housing Contract to Increase Funding Amount.

Fiscal Impact: \$25,047 in Grant Funding

E. Agreement 359-2025

Modification #2 to the Union Gospel Mission 2026 Emergency Shelter Contract to Increase Funding Amount.

Fiscal Impact: \$174,643 in Grant Funding

F. Agreement 360-2025

Modification #2 to the Rod's House 2026 Emergency Shelter Contract to Increase Funding Amount.

Fiscal Impact: \$28,394 in Grant Funding

G. Agreement 361-2025

Modification #1 to the Rod's House 2026 Coordinated Entry Contract to Increase Funding Amount.

Fiscal Impact: \$7,362 in Grant Funding

8. REGULAR AGENDA

A. Accounts Payable Warrant Approval - KBT Distributing, Wolf Den, Cougar Den

Issue Date: 11.26.25

Commission McKinney MOTION: To Approve This Accounts Payable Warrant

Commissioner Linde SECOND

Motion Passes: 2 In Favor (Commissioner Linde and Commissioner McKinney); 1 Abstained (Commissioner Curtis).

B. Accounts Payable Warrant Approval - McKinney Glass

Issue Date: 11.26.25

Commissioner Linde MOTION: To Approve This Accounts Payable Warrant

Commissioner Curtis SECOND

Motion Passes: 2 in Favor (Commissioner Curtis and Commissioner Linde); 1 Abstained (Commissioner McKinney).

C. Agreement 362-2025

Mount Adams School District 2026 Street Outreach Contract.

Fiscal Impact: \$34,738 in Grant Funding

Commissioner Linde MOTION: To Approve Agreement 362-2025

Commissioner Curtis SECOND

Motion Passes Unanimously.

Commissioner McKinney acknowledged that this will fulfill an important need, but disagrees with the decision to expand funding to schools. She believes that community organizations should be focused on helping the community and schools should be focused on education – particularly as test scores continue to nosedive in Washington State.

D. Ordinance 4-2025

Considering Amendments to Yakima County Development Regulations, YCC Title 19 Unified Land Development Code, and YCC Title 8 Public Peace, Safety and Morals. (Agritourism)

Fiscal Impact: \$0

Commissioner McKinney stated that she would like to amend the proposed ordinance to include verbiage about "prefabricated units" for clarity's sake, after discussions with both Sal Leone and Planning Official Thomas "Tommy" Carroll.

Commissioner McKinney MOTION: To Approve Amendment to Proposed Ordinance 4-2025

Commissioner Curtis SECOND

Motion Passes Unanimously.

Commissioner McKinney MOTION: To Approve Ordinance 4-2025

Commissioner Curtis SECOND

Motion Passes: 2 in Favor (Commissioner Curtis and Commissioner McKinney); 1 Opposed (Commissioner Linde).

Commissioner McKinney expressed her excitement over passing this ordinance after more than three years of work. She thanked all those involved – both staff and community stakeholders – and observed that this

ordinance will help ag producers stay profitable, which will in turn benefit our local economy. Commissioner Curtis concurred, noting that he used to be on the Planning Commission (prior to joining the BOCC) working on this project. He added that while the ordinance is not perfect, it is much-needed by our industry and stakeholders. Commissioner Linde stated that as a former farmer, he appreciates how this ordinance preserves and advocates for agriculture. While he believes the code needs to be updated, he is not comfortable with this ordinance in its current form.

9. PUBLIC HEARING

A. Public Hearing #1

Closed Record Public Hearing to Consider the Hearing Examiner's Recommendation for Perez Minor Rezone (ZON2025-00001).

Presenting: Public Services - Planning Division

Aaron Cohen (with the help of Keith Wolf) explained that single family residences aren't allowed in the R-3 zoning district, so the applicants chose to go through the minor rezone process for the parcel in question and submit an application for the R-2 zoning district. The underlying land use designation of Urban Residential will not change. Aaron showed various maps of the area and discussed the review criteria for the application.

Both the Planning Division and the Hearing Examiner recommend approval. If the Board approves the minor rezone, the applicant's building permit will be able to move forward after the requisite appeal period.

Public Comment: Bill Hordan spoke in support of the project, noting that there was no opposition voiced during previous public hearings with hearing examiner. He added that the property owners have spent a lot of time and money this project, and he requested that the BOCC direct Planning staff to review Yakima County Code Title 15 and Title 19 regarding single family residences in the R-3 zoning district, based on the property owners' situation.

Commissioner Comment: None.

Commissioner Linde MOTION: To Move This Item to Resolution at a Future Agenda

Commissioner McKinney SECOND

Motion Passes Unanimously.

B. Public Hearing #2

Public Hearing to Consider the Recommendations of the Yakima County Planning Commission for the Urban Growth Area (UGA) Boundaries for the Cities of Grandview, Union Gap, Selah, and Tieton.

Presenting: Public Services - Planning Division

Aaron Cohen and Olivia Story shared relevant maps and information on future growth, community facilities, land capacity, and development patterns for Grandview, Union Gap, Tieton, and Selah. Grandview can accommodate about 115 years of growth. Planning staff and the Planning Commission recommend one change of land-use and zoning designation for a particular piece of property, from R-1 Urban Residential to N-1 Urban Industrial, as proposed by the property owner.

Union Gap can accommodate about 44 years of growth. Planning staff and the Planning Commission recommend one change of land-use and zoning designation for a particular piece of property from Urban Residential to Urban Tribal, due to a recent change in state law. The Yakama Nation has been notified but has not yet made comment. Planning staff also amended their original recommendation to remove another piece of property from the UGA, instead recommending to keep it in the UGA based on conversations with the city and the property owner.

Tieton can accommodate about 98 years of growth. Planning staff and the Planning Commission recommend correcting a historical error by updating the land-use and zoning designation from R-10/5 Rural Self Sufficient to R-2 Urban Residential based on city and property owner feedback.

Selah can accommodate 80 years of projected growth, so Planning staff and the Planning Commission recommend no change to the UGA.

Public Comment:

Keelan Naasz (Yakima Valley Conference of Governments) spoke in support of the Planning Commission's recommendations for Grandview and Tieton.

Byron Gumz (YVCOG) spoke in support of the Planning Commission's recommendation for Union Gap.

Commissioner Comment:

Commissioner McKinney MOTION: To Move Forward to Resolution at a Future Agenda the Four Cities Discussed During Today's Public Hearing According to the Planning Commission's Recommendation

Commissioner Linde SECOND

Motion Passes Unanimously.

Commissioner Linde MOTION: To Move Forward to Resolution at a Future Agenda All Cities Previously Discussed at Public Hearings According to the Planning Commission's Recommendation

Commissioner McKinney SECOND

Motion Passes Unanimously.

C. Public Hearing #3

Public Hearing for the Review and Adoption of the Yakima County Five-Year Homeless Housing Strategic Plan.

Presenting: Yakima County Human Services Department

Esther provided background information on the process and timeline for developing this strategic plan, including various meetings and outreach efforts from February up to now. Data and community feedback were used to develop objectives, goals, strategies, and measurable outcomes. Esther thanked the Yakima County Homeless Coalition 2025 Executive Committee members and strategic session participants from behavioral health, community, education, for-profit business, government, healthcare/public health, homeless services, housing developers, lived experience, and public safety stakeholder sectors. She also thanked the Data Committee, the Lived Experience Advisory Committee, and Yakima County Planning staff. Esther proceeded to discuss in greater detail the state and local objectives that are reflected in the strategic plan, including a note on Objective #8. Finally, she highlighted current performance in meeting these goals – progress that has been made even prior to plan adoption.

Public Comment:

Natalie McClendon (online) asked how this plan improves on the last one and whether the Trump Administration's policy about "treatment first" instead of "housing first" will affect the plan. Commissioner Curtis offered to follow up after the meeting.

Trevor Martin (in person), City of Yakima Planning Manager and Vice Chair of the Yakima County Homeless Coalition, spoke in support of the strategic plan, complimenting how well it addresses the granular nuance of the issues.

Rick Glenn (in person), City of Yakima Councilman and President of the Yakima Valley Landlords Association, expounded on his previous comments regarding the challenges posed by state regulations in favor of tenants over landlords. In terms of homelessness, he contended that it is impossible to help people who don't want help, whereas people who truly want to utilize services to get back on track typically do.

Jenece Howe (in person) shared that she has been involved in nearly all of the strategic planning meetings. She works for the Yakama Nation's Village of Hope, and she noted that the funding for the winter shelter has saved lives and helped get people connected to the services they need. She noted that her organization has

been working on getting training to add their data to the HMIS system for more comprehensive reporting and meaningful outcomes.

Chon Marquez (in person), Executive Director of Rod's House, spoke in support of the strategic plan. He noted that it is important to execute the plan by building rapport with people rather than trying to force them into treatment. He encouraged the BOCC to focus its funding on grassroots community organizations that know the community and the residents – particularly organizations with supportive housing that includes wraparound services.

Jamie Flick (in person), Director of Clinical Education for the School of Occupational Therapy at Pacific Northwest University, spoke in support of the strategic plan. She noted she would send a more detailed email to the Board proposing to expand Objective #2 and offering her organization as a responsible party and resource.

David Hacker (in person), priest at St. Michael's Episcopal Mission and member of several other community organizations, complimented the very comprehensive work and community engagement that has been done on this strategic plan. He noted that St. Michael's is deeply committed to being part of the plan's implementation and working toward a solution.

Tom Silva (online), board member of Generating Hope, asked if there are any plans in place for resources to carry out the goals in the plan – particularly addressing drug and alcohol addiction. Commissioner Curtis stated that he would follow up after the meeting.

Commissioner Comment:

Commissioner Linde expressed his appreciation for everyone's time and work on this plan, including the community feedback. He noted that while resources are always an ongoing question, one important change in this plan is the greater emphasis on measuring results. The Board is also looking at sending a letter to the state regarding how its policies (e.g. landlord/tenant relationships, etc.) prevent meaningful progress on this issue. Commissioner McKinney concurred, observing that the Obama Administration's "housing first" policy didn't work and only exacerbated the issue. She highlighted the importance of responsibility and accountability. Commissioner Curtis expressed his thanks to the BOCC for appointing him to the Yakima County Homeless Coalition. He highlighted three things he would like the public to know about the strategic plan. 1) This is a community plan, and so much time and work was put into this plan by the whole community. 2) The plan is very strategic with clear, measurable objectives. 3) His commitment to the community is that this plan will be a living and breathing plan that doesn't just get "shelved". Changes will be made to the response system and to the plan as community needs change. ClearGov (a transparency tool) will be utilized in order to share monthly progress updates on the County's website, and the Homeless Coalition's Executive Committee will help ensure that implementation occurs. Finally, he thanked everyone who contributed to the development of the strategic plan.

Commissioner Linde MOTION: To Move This Item to Resolution at a Future Agenda

Commissioner McKinney SECOND

Motion Passes Unanimously.

10. BUDGET DISCUSSION (30 Minutes) - Brian Carlson, Financial Services Director

Brian began his presentation by highlighting next steps for 2026, including resolutions for the adoption of the 2026 budget and the amendment of the 2025 budget on December 23rd (rather than the 16th, as was previously stated). A public hearing for a Facilities Capital Improvement Plan (CIP) will also be held on the 23rd. Brian then turned to budget long-game, reviewing structural deficit, fund balance, interest sweep, inflationary expense "drift", and personnel vacancies. Management tactics (the "algorithm", mandatory vs. elective functions, and management incentives) will also begin coming into play in 2026; Commissioner Linde echoed the need for this. Brian also noted the interconnectedness of financial and strategic plans and shared a draft table outlining components of both, with tasks beginning now and running through the end of 2026. While the table is not complete, Brian stated that it offers a pretty comprehensive view of what needs to be accomplished.

Commissioner Linde expressed his appreciation for Brian's work and acknowledged the hard work and structural changes ahead, as there is not an unlimited supply of funding "buckets" from which to draw, and the County should be willing to evaluate its own spending. Commissioner Curtis complimented Brian's tangible action items. He advocated for a review of all programs being funded in order to determine whether they are effective and worth

funding. Commissioner McKinney echoed this, noting that unfortunately, some of this work is often mandated but not funded, like the jail. She further expressed her concerns about liability and public defense being out of control, and taxpayer dollars not being put toward the needs of law-abiding citizens due to the state's misguided policies and priorities.

11. NEW BUSINESS

(This item was moved to the top of the agenda, immediately after the Pledge of Allegiance.) Commissioner Curtis explained that a resolution has been submitted by the Office of Emergency Management in the matter of the declaration of a flood emergency.

Commissioner McKinney MOTION: To Approve Resolution 310-2025

Commissioner Linde SECOND

Motion Passes Unanimously.

At the end of the meeting, Commissioner McKinney thanked Tony Miller, Nicole Parpart, and all first responders for their help during the current flood disaster. She urged the public to be careful in affected areas and pay close attention to emergency alerts.

12. ADJOURN

Commissioner Linde MOTION: To Adjourn

Commissioner McKinney SECOND

Motion Passes to Adjourn. Meeting Adjourned at 11:38 a.m.

All regular agenda meetings are recorded and will be available to view on the BOCC website at <https://www.yakimacounty.us/AgendaCenter/Board-of-Commissioners-2>.

APPROVED DATE

DATE/Minutes JAN 06 2026

BOARD OF YAKIMA COUNTY COMMISSIONERS

LaDon Linde, Chair

Amanda McKinney, Commissioner

Kyle Curtis, Commissioner
*Constituting the Board of County Commissioners
for Yakima County, Washington*

Attest:

Julie Lawrence, Clerk of the Board *or*
Erin Franklin, Deputy Clerk of the Board