

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

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262 Attest:

263

264 _____

265 Thomas D. Carroll,

266 Secretary

267

268 Dated: December 10, 2025

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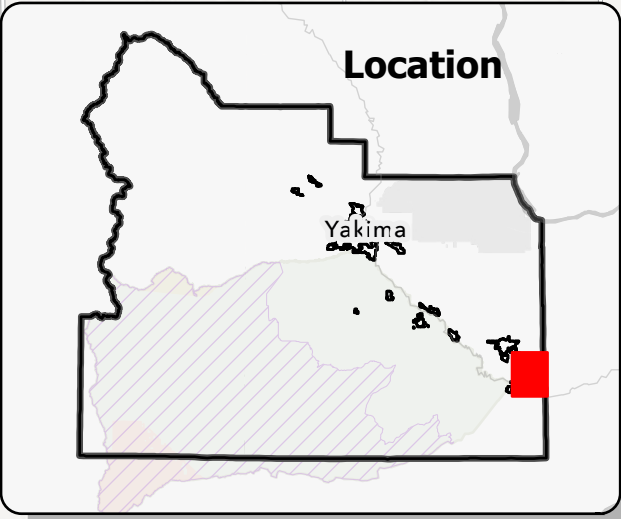
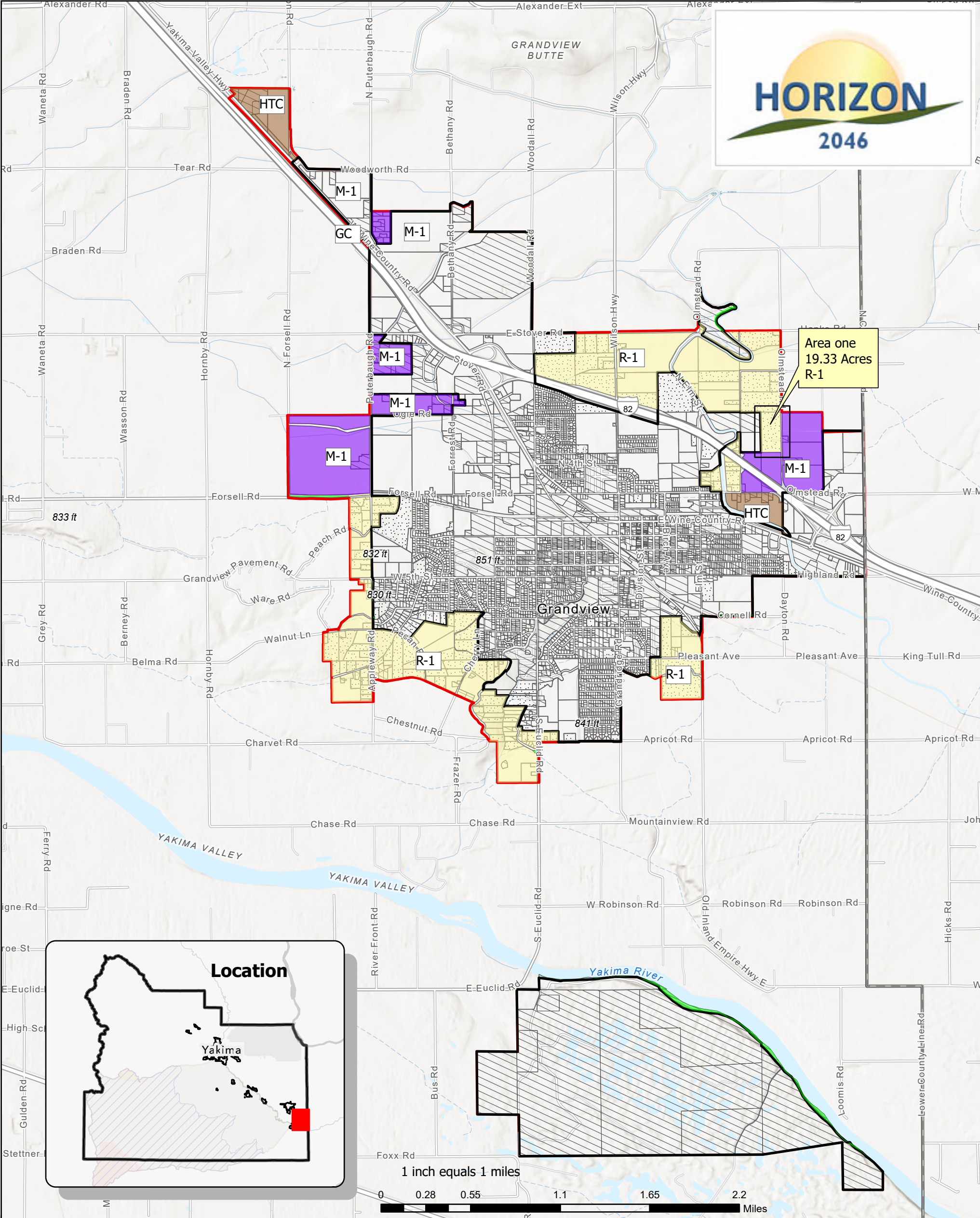
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278 \\nt2\planning\Planning Commission\2021 - 2030\2025\Meeting Materials\November 2025\Periodic Update UGA PC

279 Findings 11.19.25.doc



Grandview UGA Current Zoning

- Current City Limits

Current Urban Growth Boundary
- (HTC) Highway/Tourist Commercial

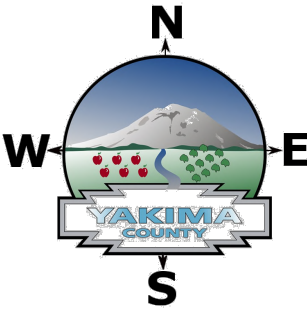
(R-1) Single-Family Residential

(GC) General Commercial

(M-1) Light Industrial
- Developed

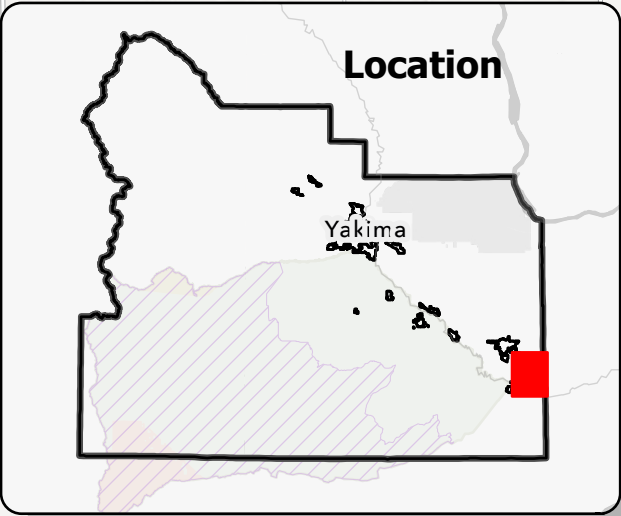
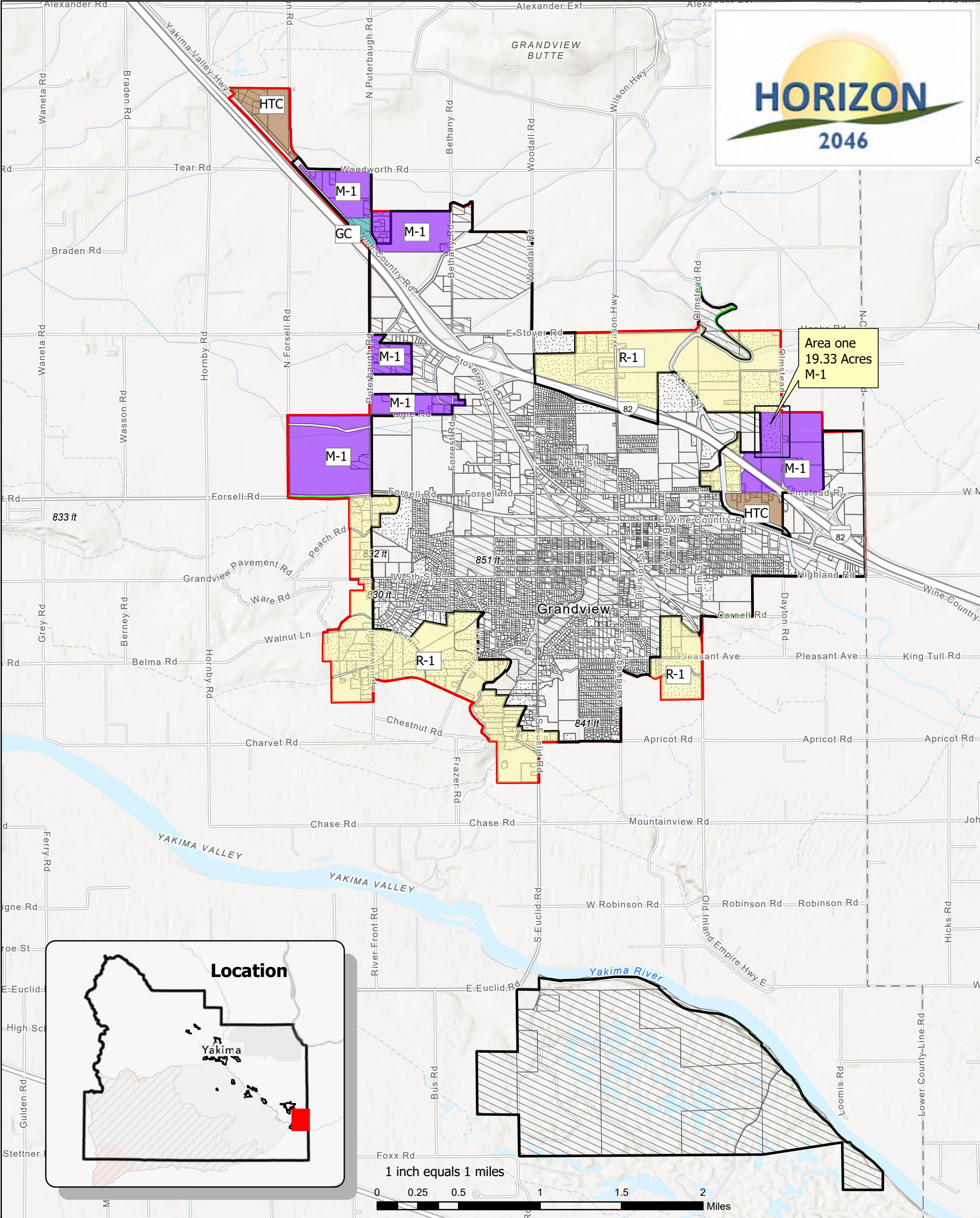
Vacant

Partially Developed



Date: 10/30/2025

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Yakima County Planning Commission Recommendation
Grandview UGA Proposed Zoning

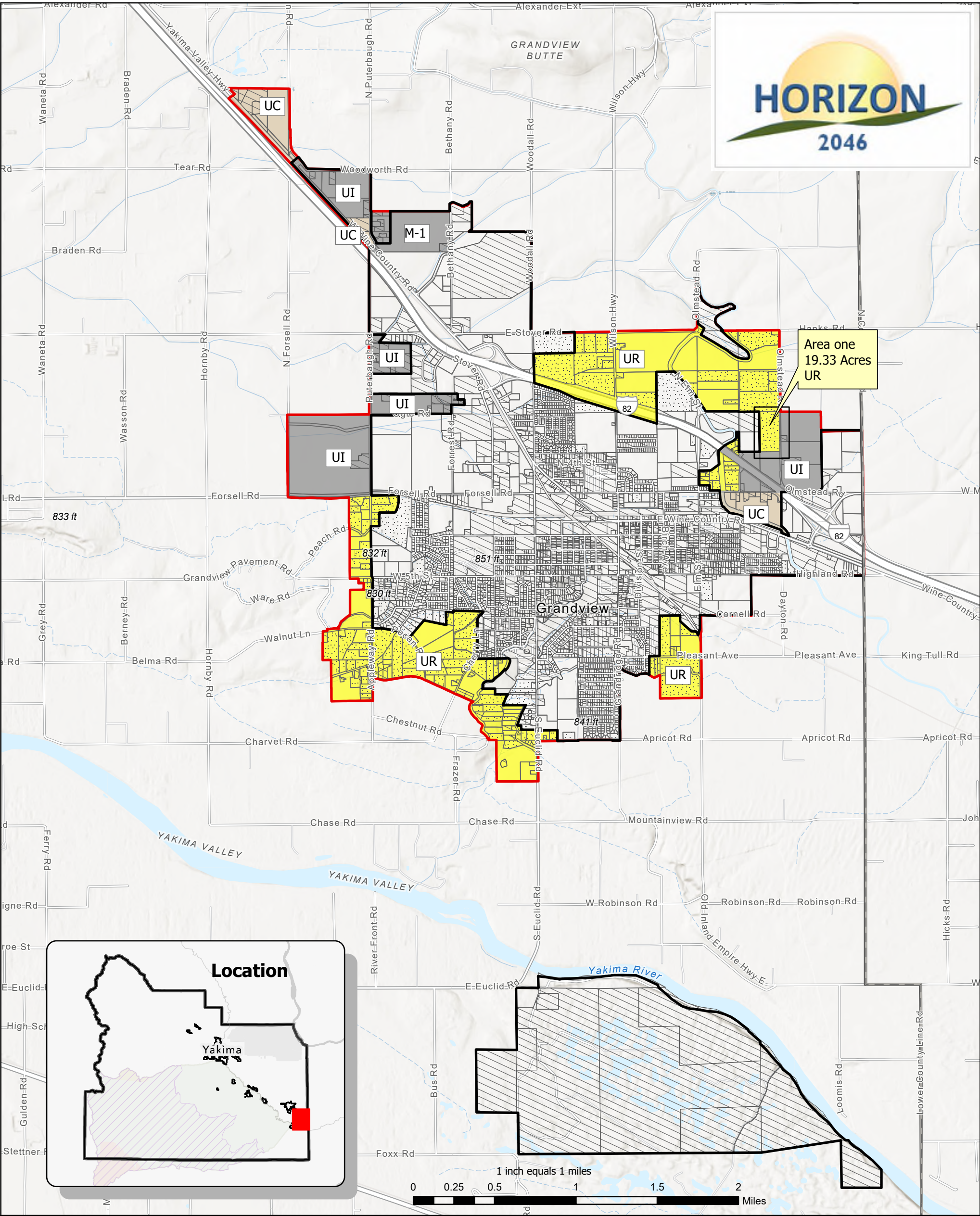
- County Zoning**

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

 - Developed
 - Vacant
 - Partially Developed



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Grandview UGA Current Land Use Designations

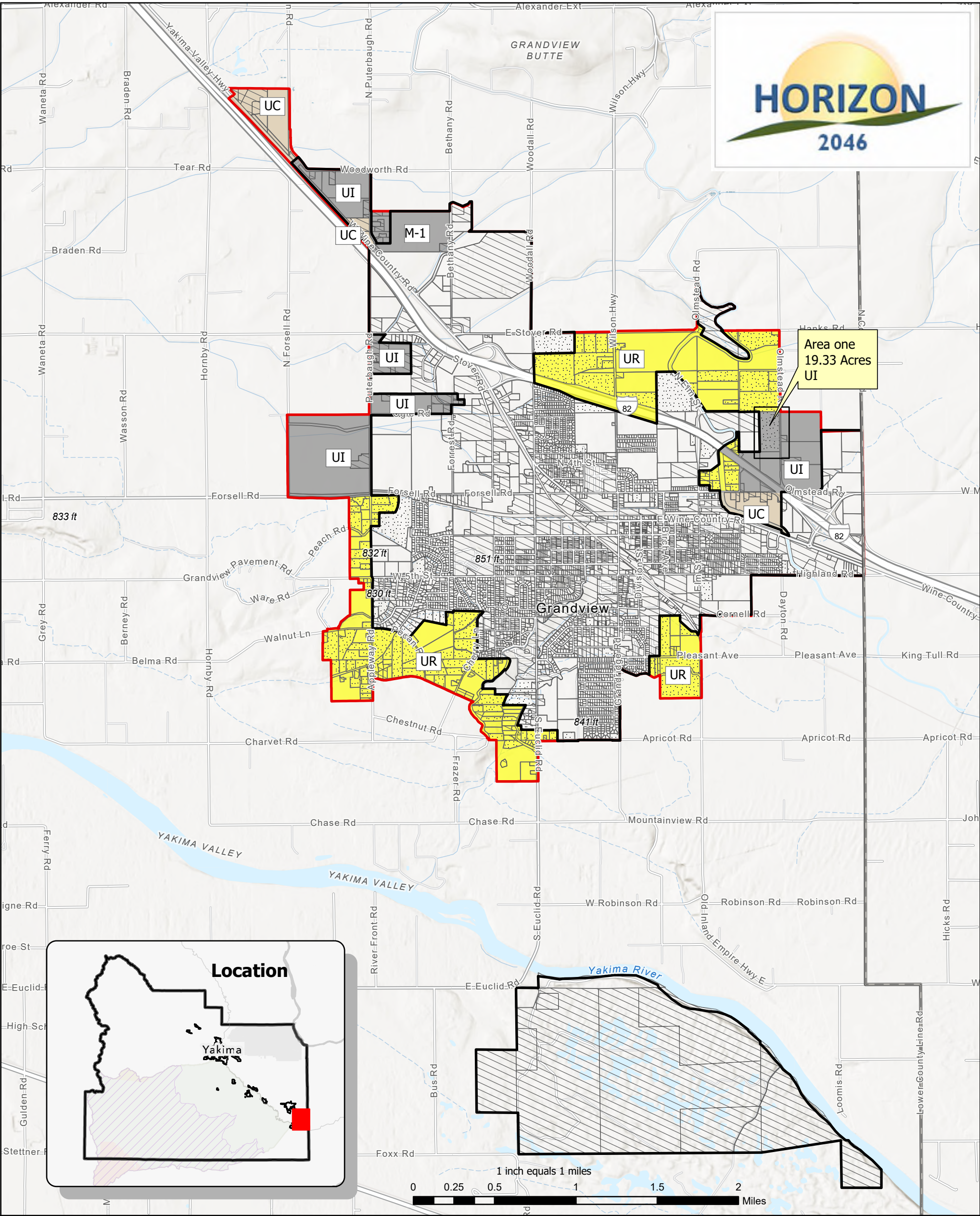
- Current City Limits
- Current Urban Growth Boundary

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

- Potential Development
- Developed
 - Vacant
 - Partially Developed



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Yakima County Planning Commission Recommendation
Grandview UGA Proposed Land Use Designations

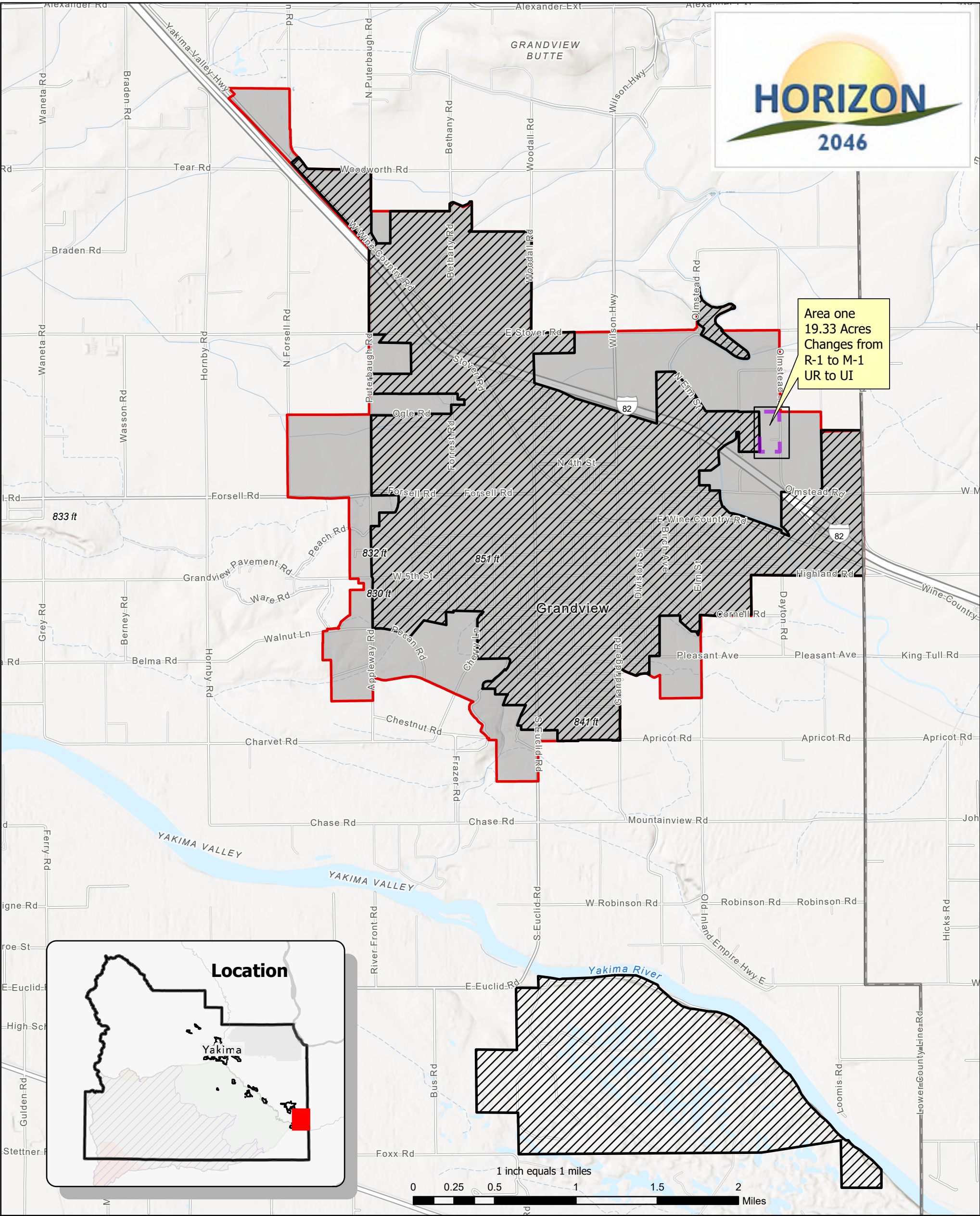
- Land Use Designations**

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

 - Developed
 - Vacant
 - Partially Developed



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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



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Granger UGA

Current Zoning

- Current City Limits
- Current Urban Growth Boundary

Development Potential

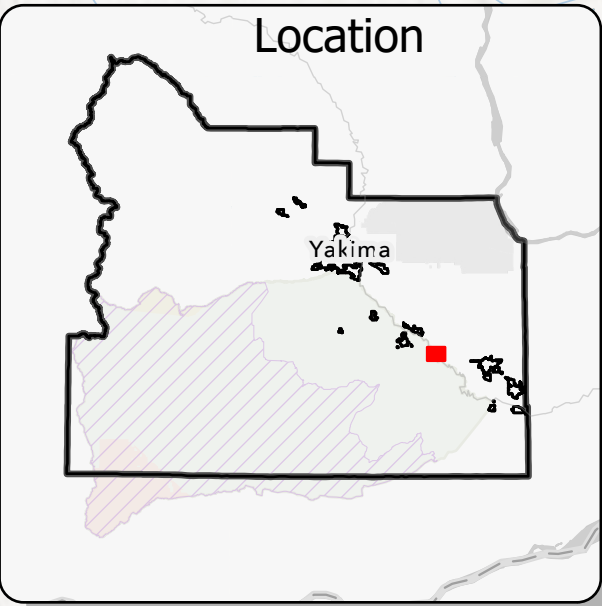
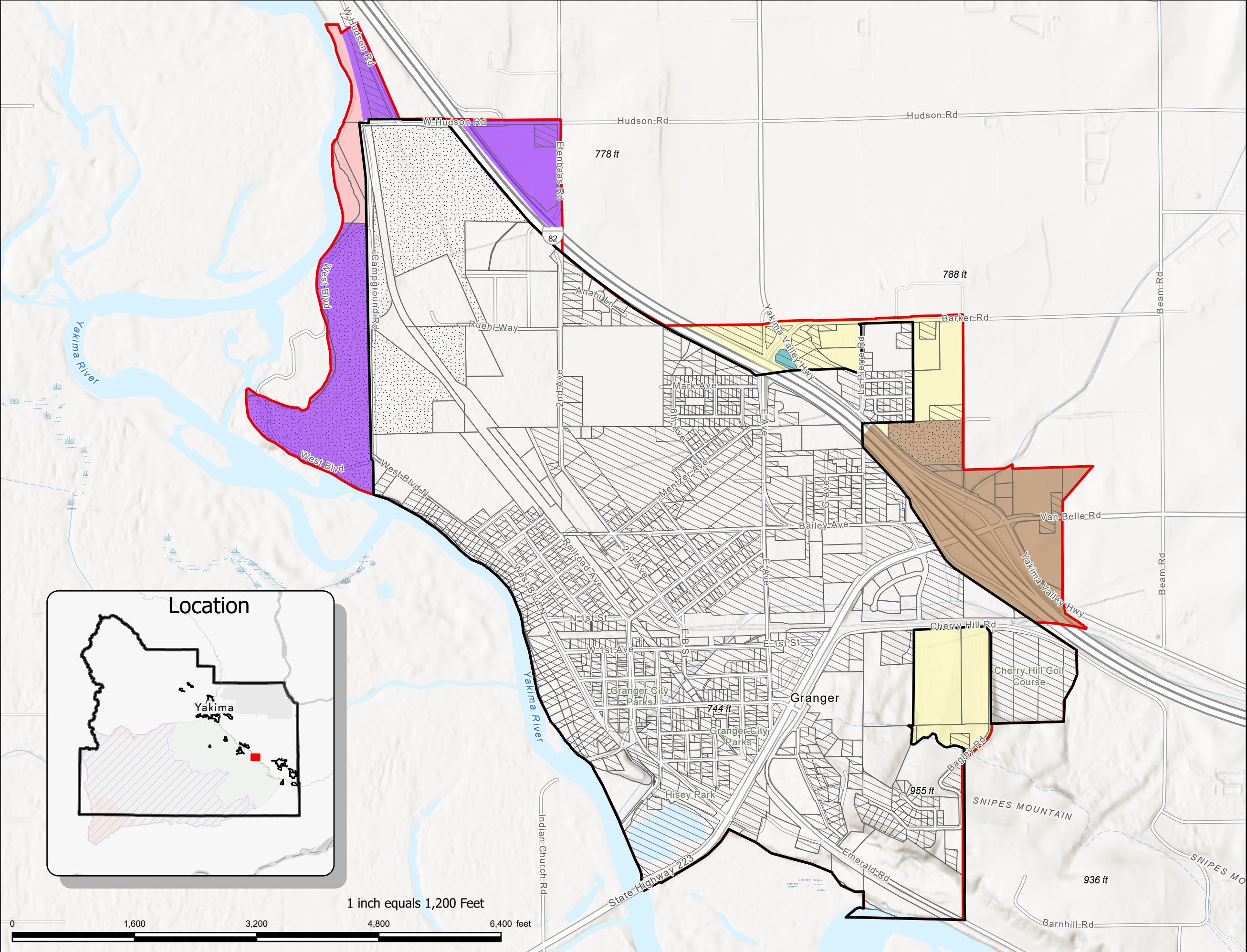
- Developed
- Vacant
- Partially Developed

Current County Zoning

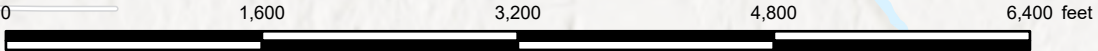
- (GC)General Commercial
- (HTC)Highway/Tourist Commercial
- (RLDP)Remote Extremely Limited
- (M-1)Light Industrial
- (R-1)Single-Family Residential



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1 inch equals 1,200 Feet





Granger UGA

Current Land-Use Designations

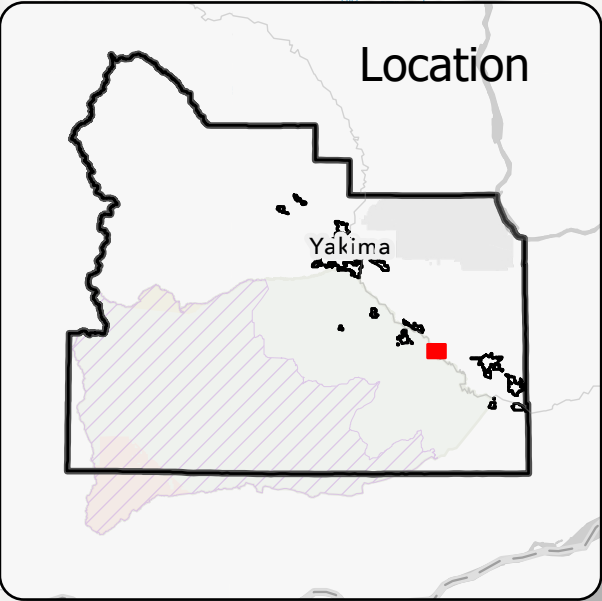
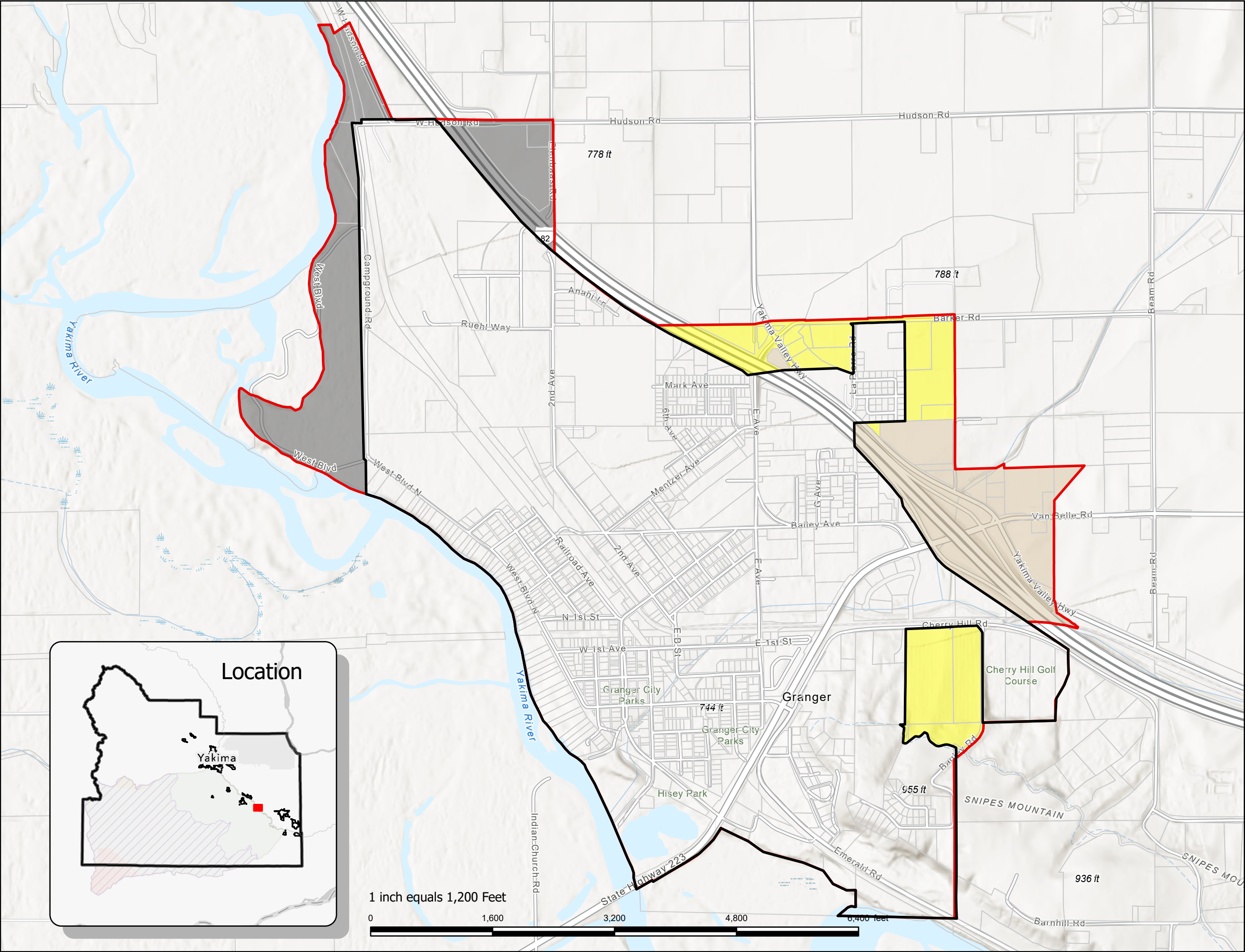
- Current City Limits
- Current Urban Growth Boundary

County Comprehensive Plan Designations

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



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**Yakima County
Planning Commission
Recommendation**

Granger UGA

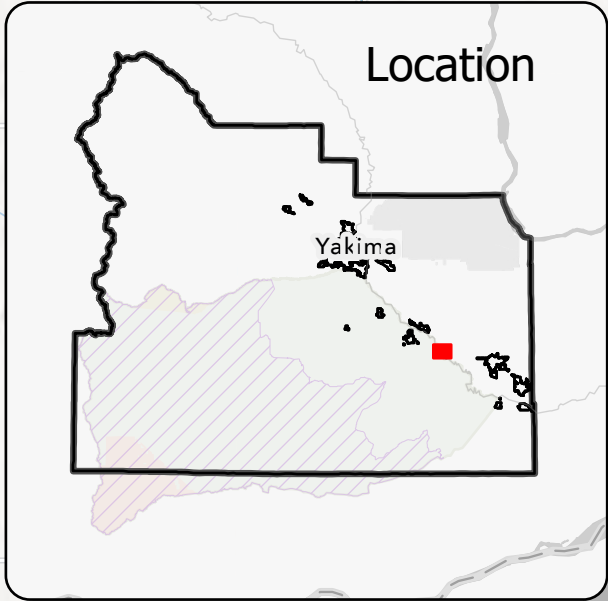
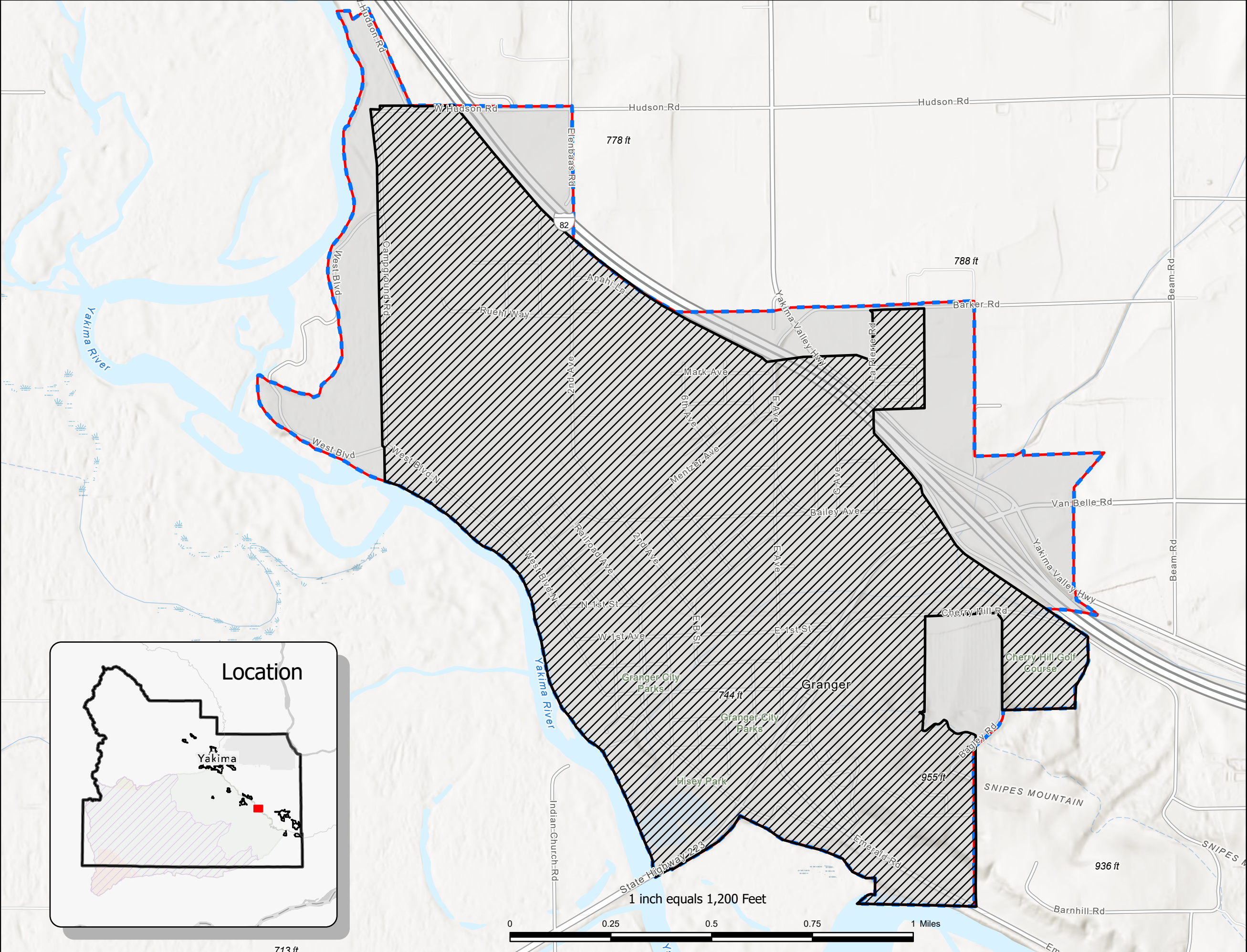
No Changes

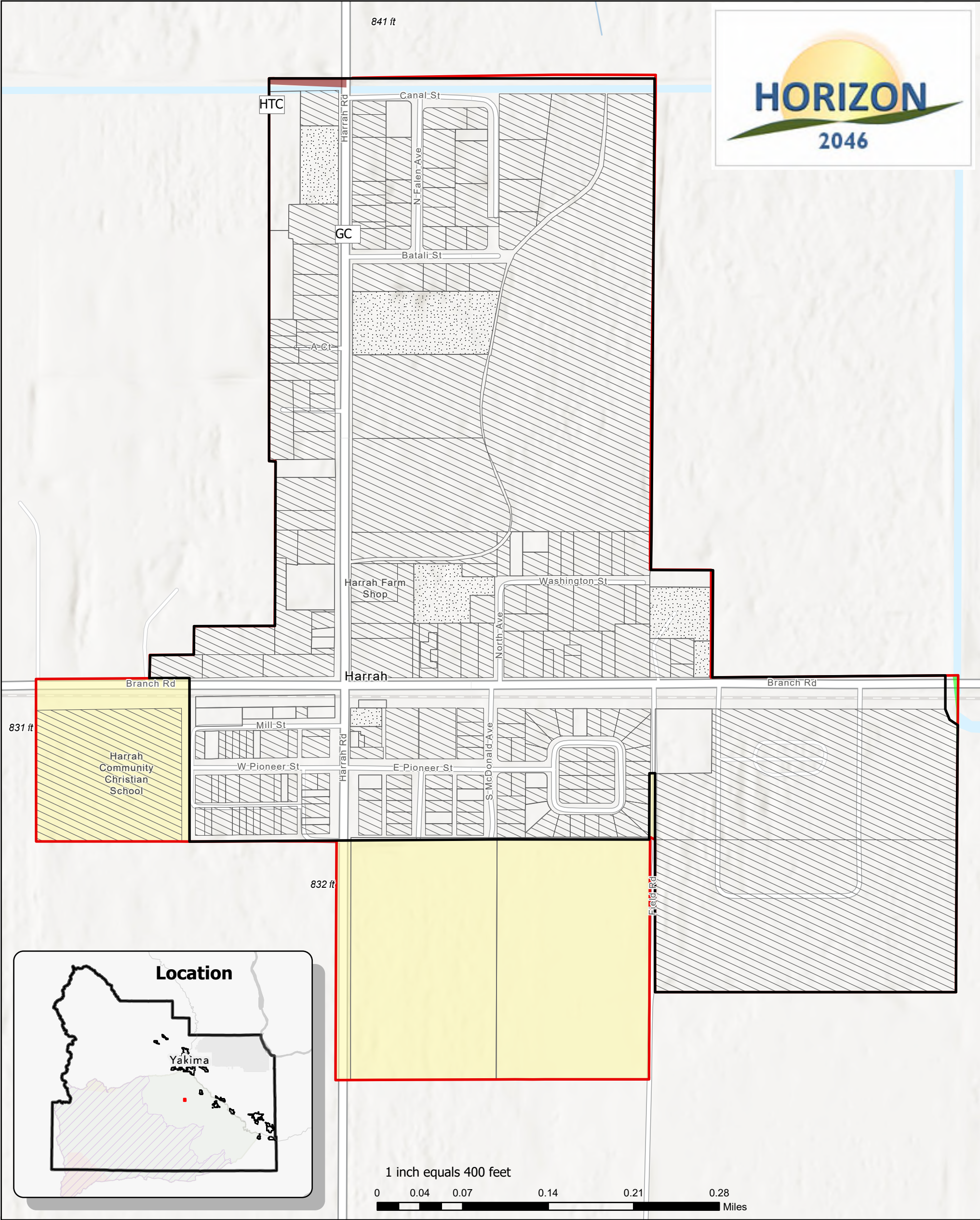
- Current City Limits
- Proposed Urban Growth Boundary Change
- Current Urban Growth Boundary

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



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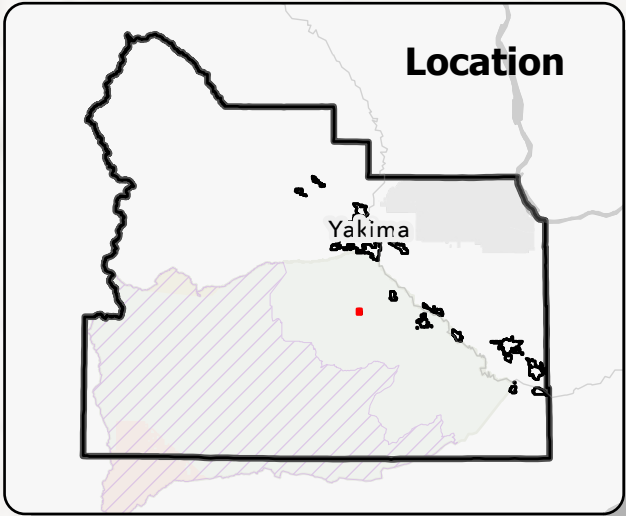
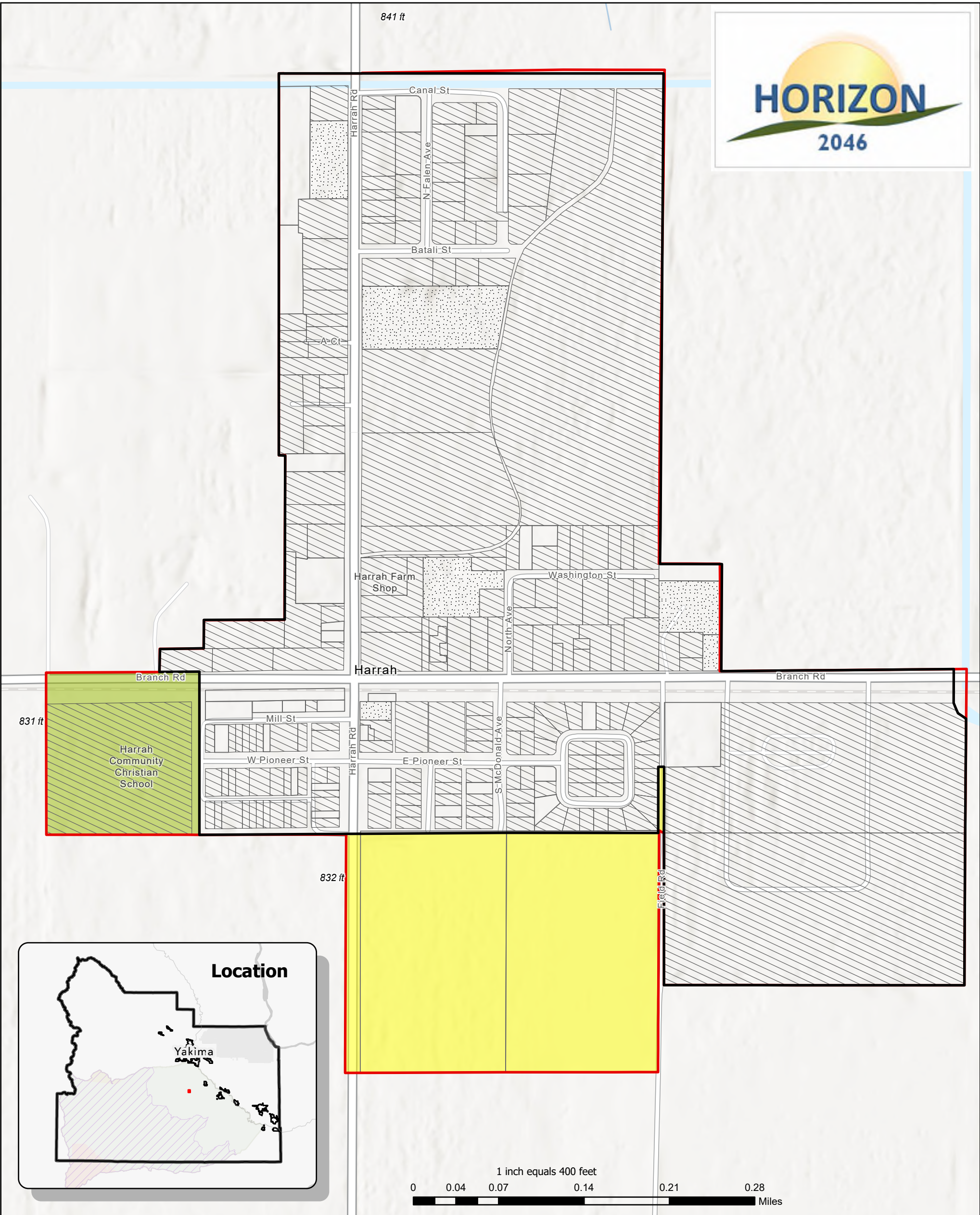
Harrah UGA Current Zoning

County Zoning		Potential Development	
	Current City Limits		Developed
	Current Urban Growth Boundary		Vacant
	(R/ELDP-40)Remote/Extremely Limited		Partially Developed
	(R-10/5)Rural-10/5		
	(HTC)Highway/Tourist Commercial		
	(R-1)Single-Family Residential		
	(R-2)Two-Family Residential		
	(M-1)Light Industrial		



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Harrah UGA Current Land Use Designations

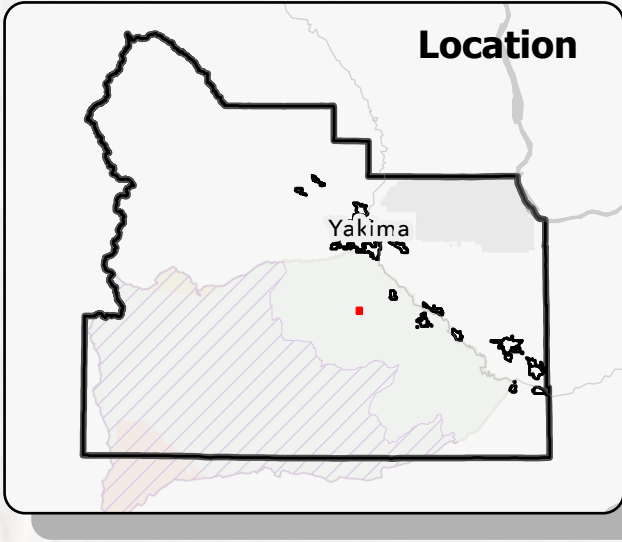
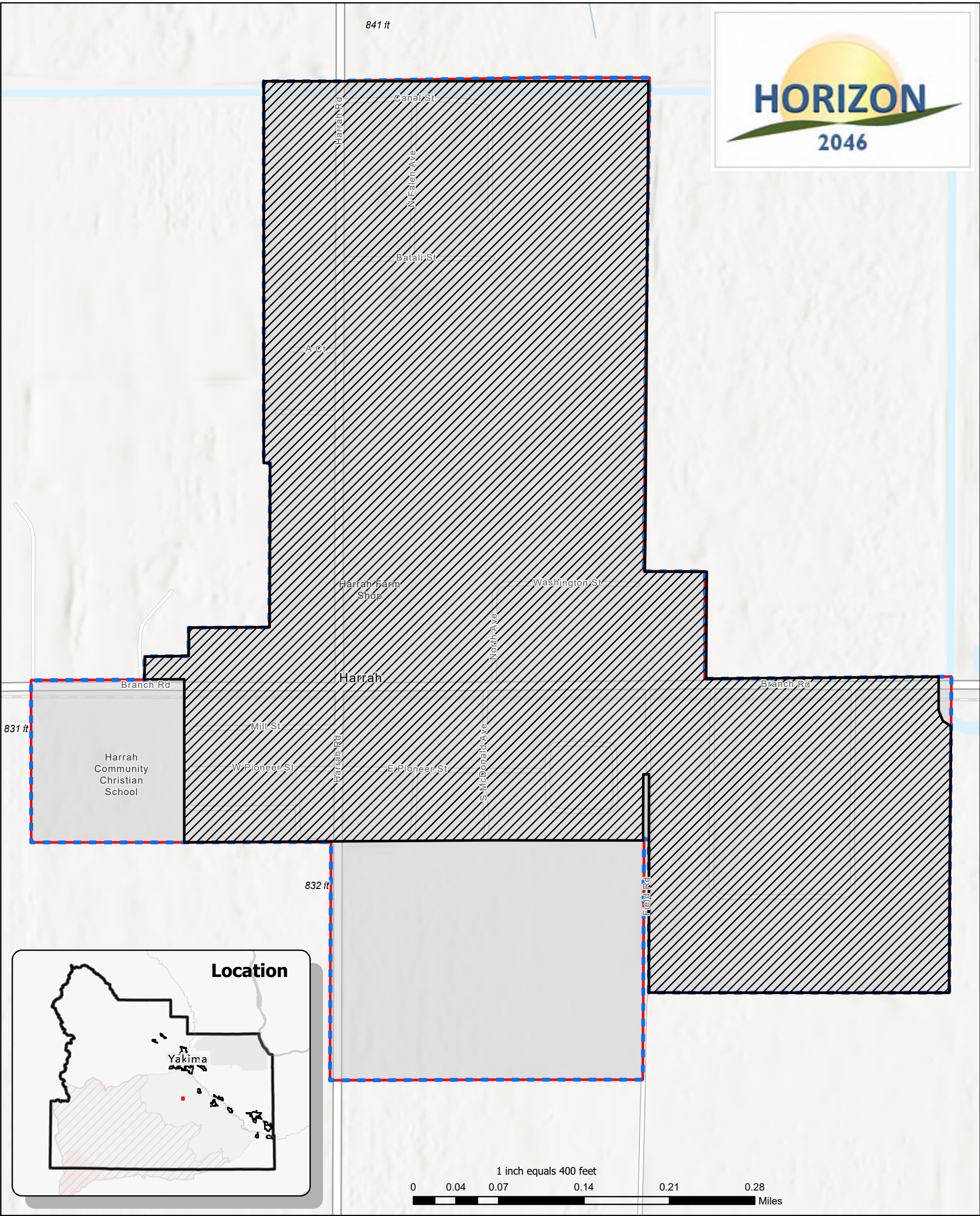
- Land Use Designations**

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

 - Developed
 - Vacant
 - Partially Developed

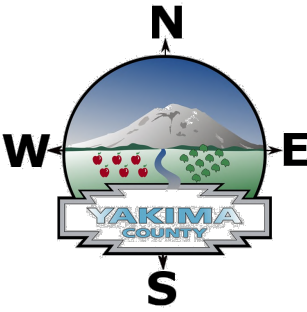


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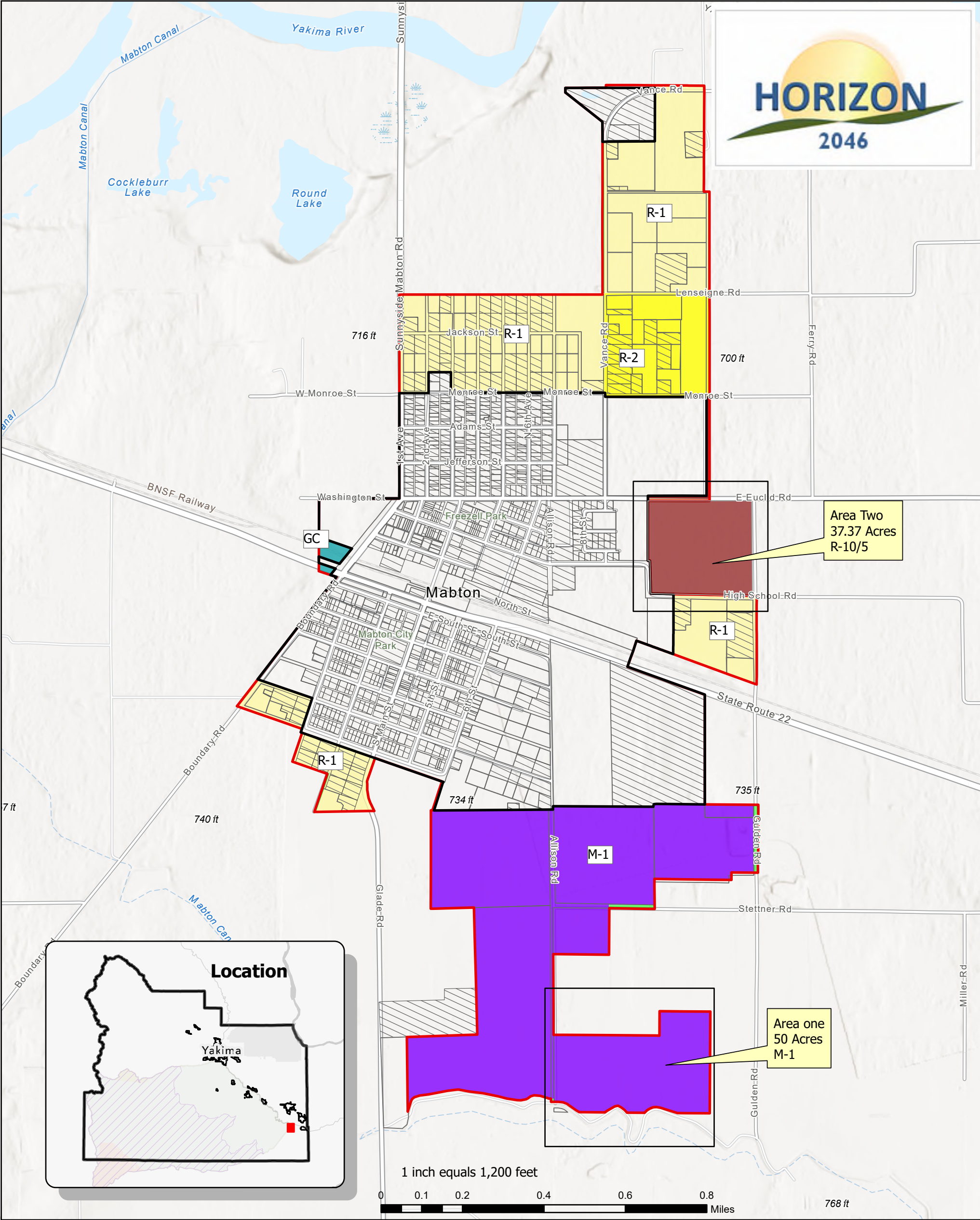


Yakima County Planning Commission Recommendation
Harrah UGA - No Change

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



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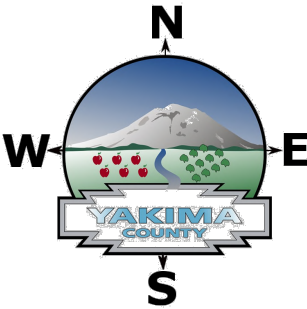


Mabton UGA Current Zoning

- Current City Limits
- Current Urban Growth Boundary

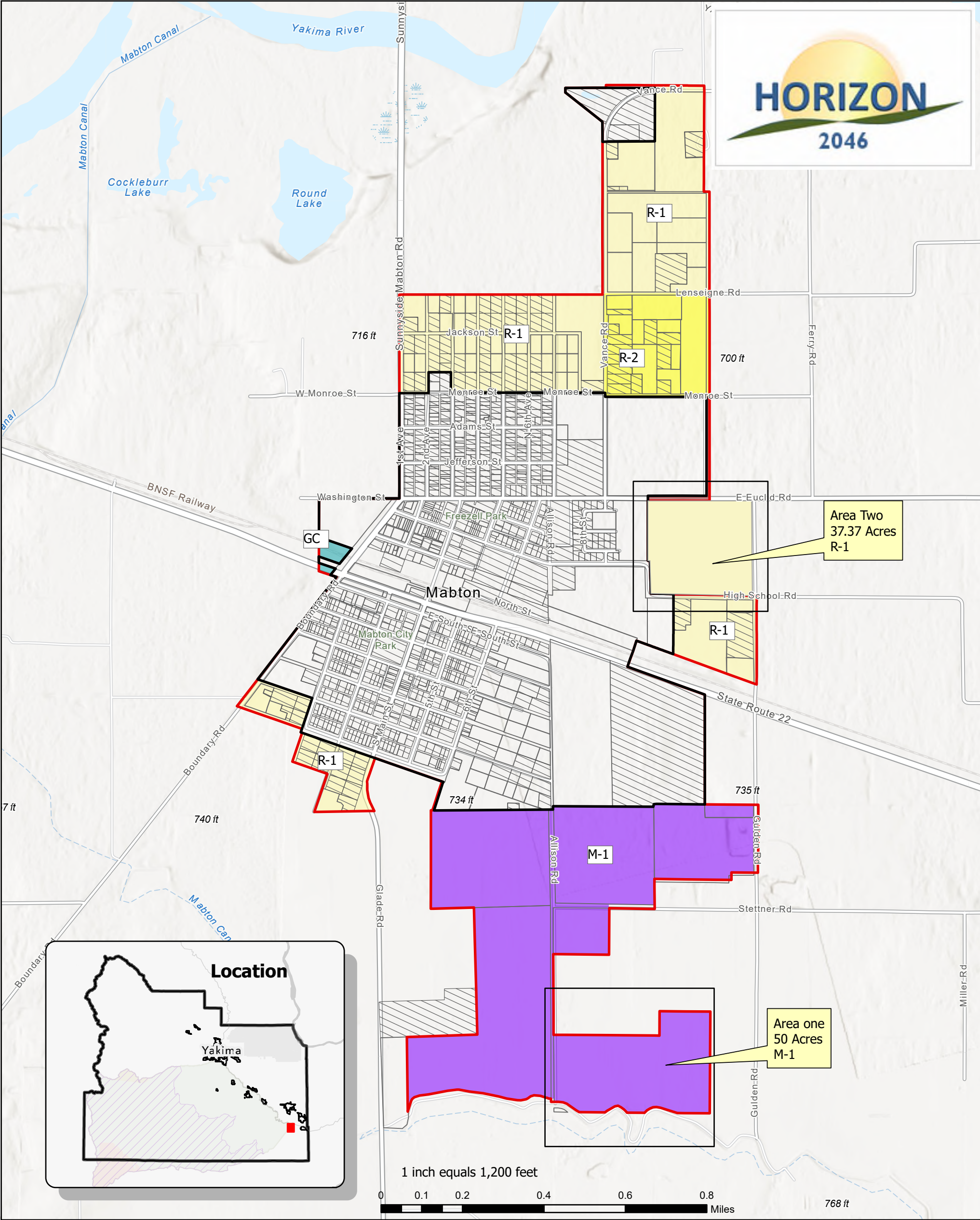
County Zoning	
(AG)Agriculture	(AG)Agriculture
(GC)General Commercial	(GC)General Commercial
(M-1)Light Industrial	(M-1)Light Industrial
(R-1)Single-Family Residential	(R-1)Single-Family Residential
(R-10/5)Rural-10/5	(R-10/5)Rural-10/5
(R-2)Two-Family Residential	(R-2)Two-Family Residential

- Potential Development
- Developed
 - Vacant
 - Partially Developed



Date: 10/30/2025

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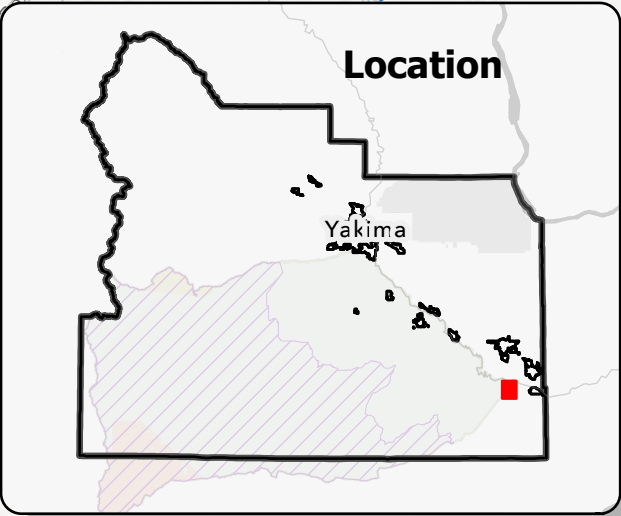
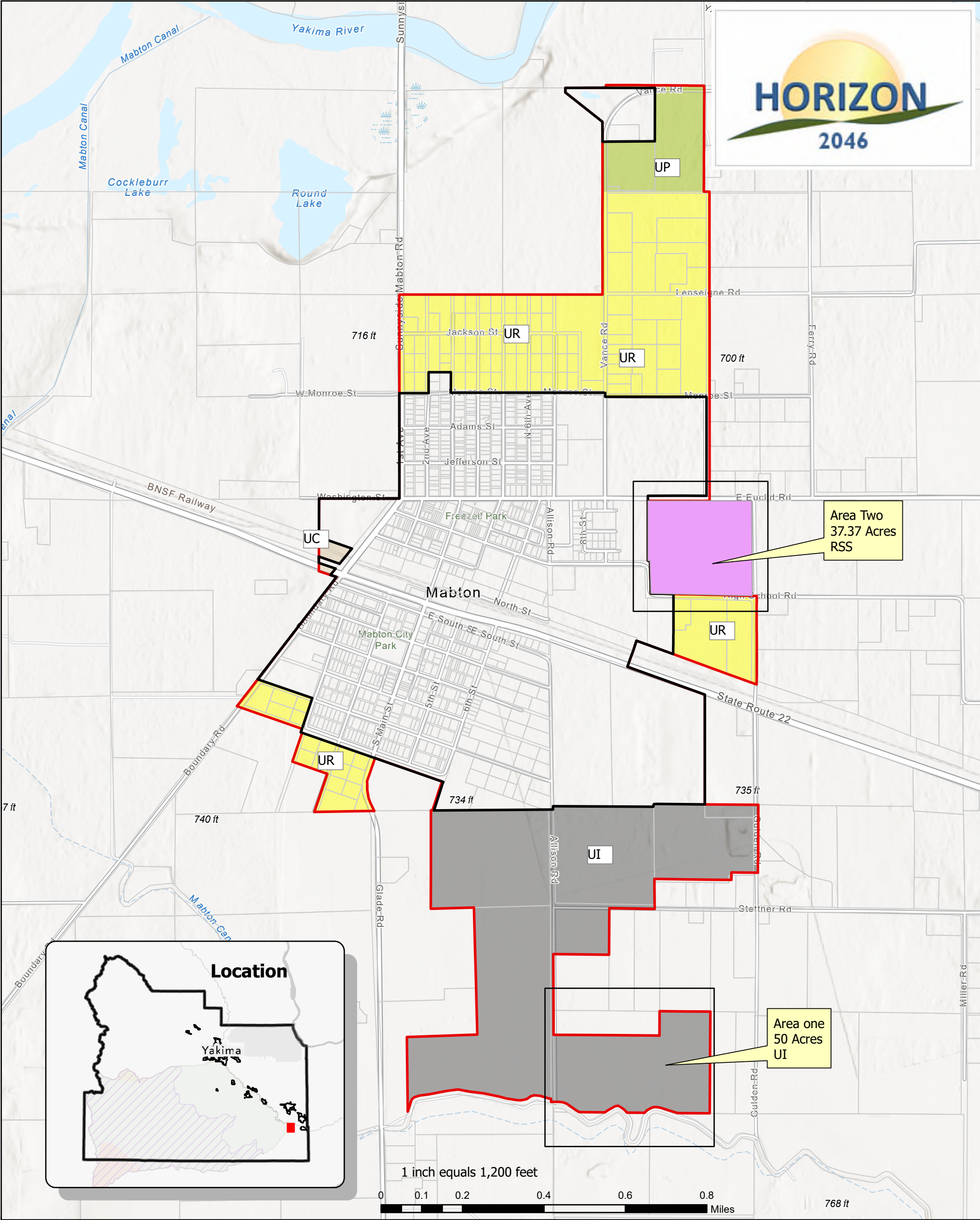
**Yakima County Planning Commission Recommendation
Mabton UGA Proposed Zoning**

- 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



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Mabton UGA Current Land Use

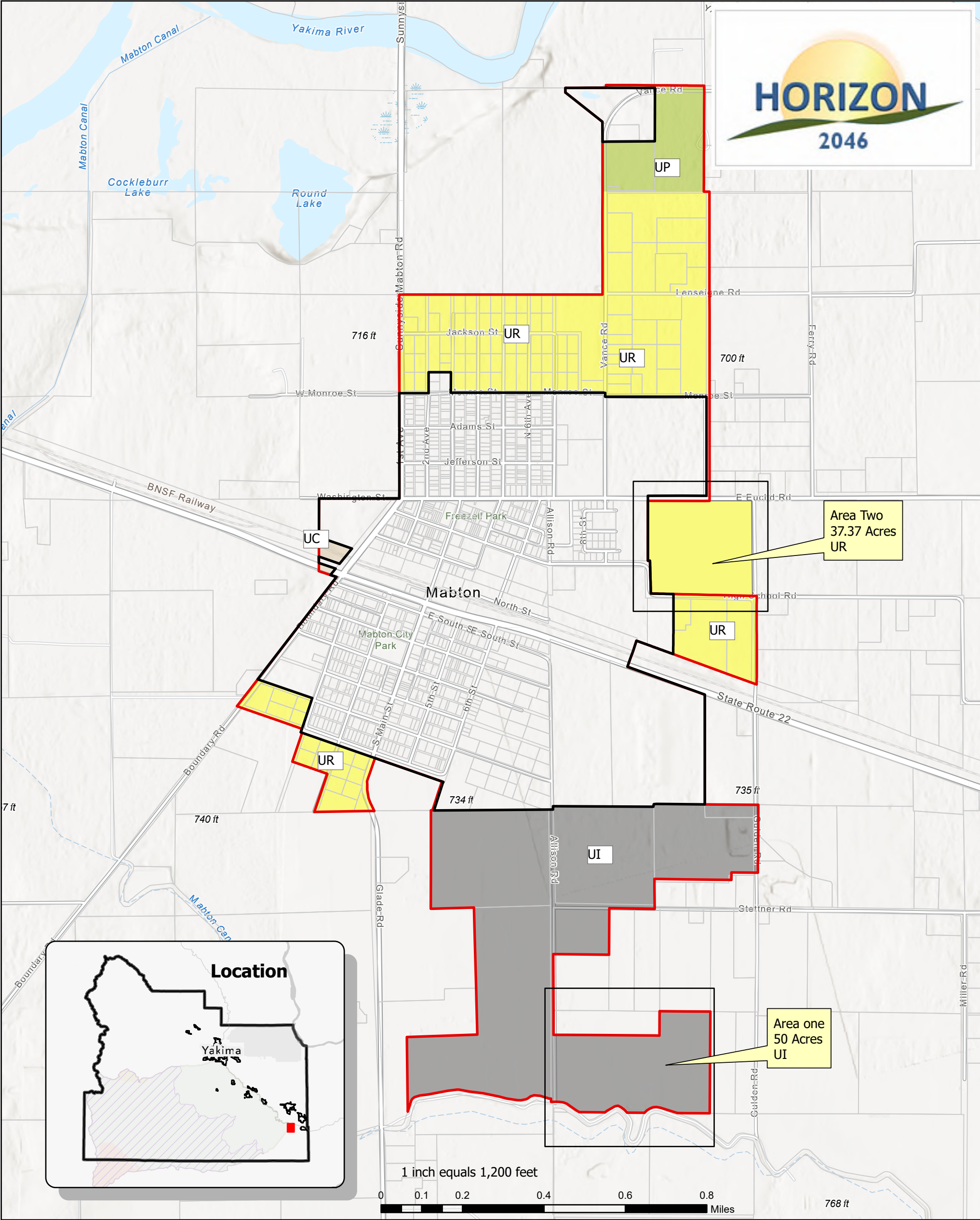
- Current City Limits
- Current Urban Growth Boundary

County Land Use Designations

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



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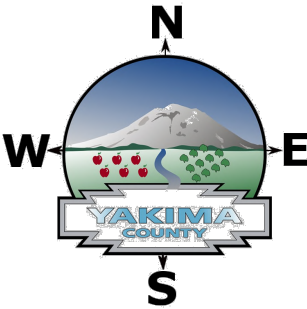


**Yakima County Planning Commission Recommendation
Mabton UGA Proposed Land Use**

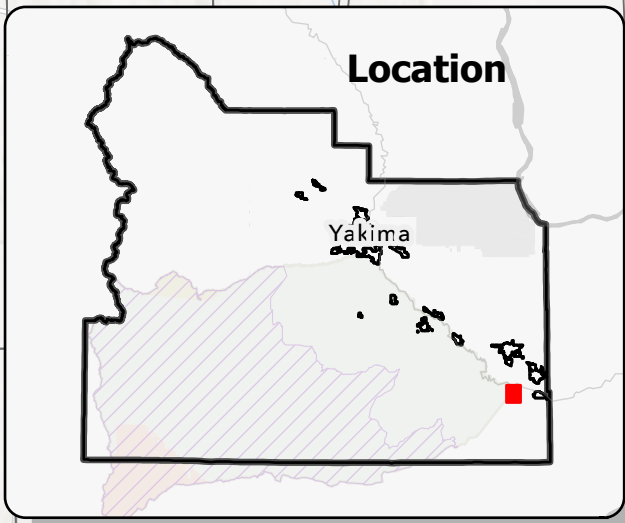
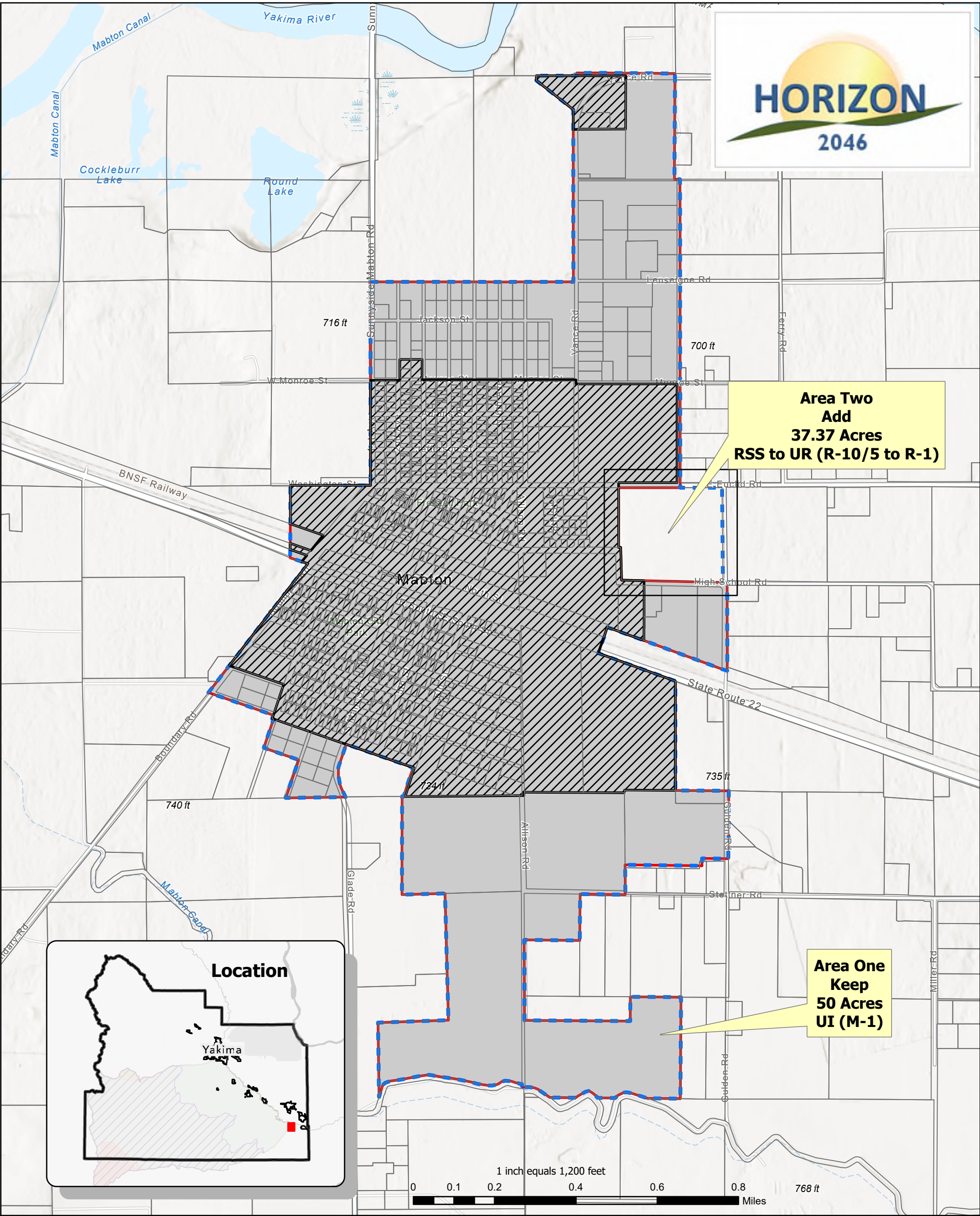
- Current City Limits
- Current Urban Growth Boundary

County Land Use Designations

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



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

- Current City Limits
- 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



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Moxee UGA

Current Zoning

- Current City Limits
- Current Urban Growth Boundary

Development Potential

- Developed
- Vacant
- Partially Developed

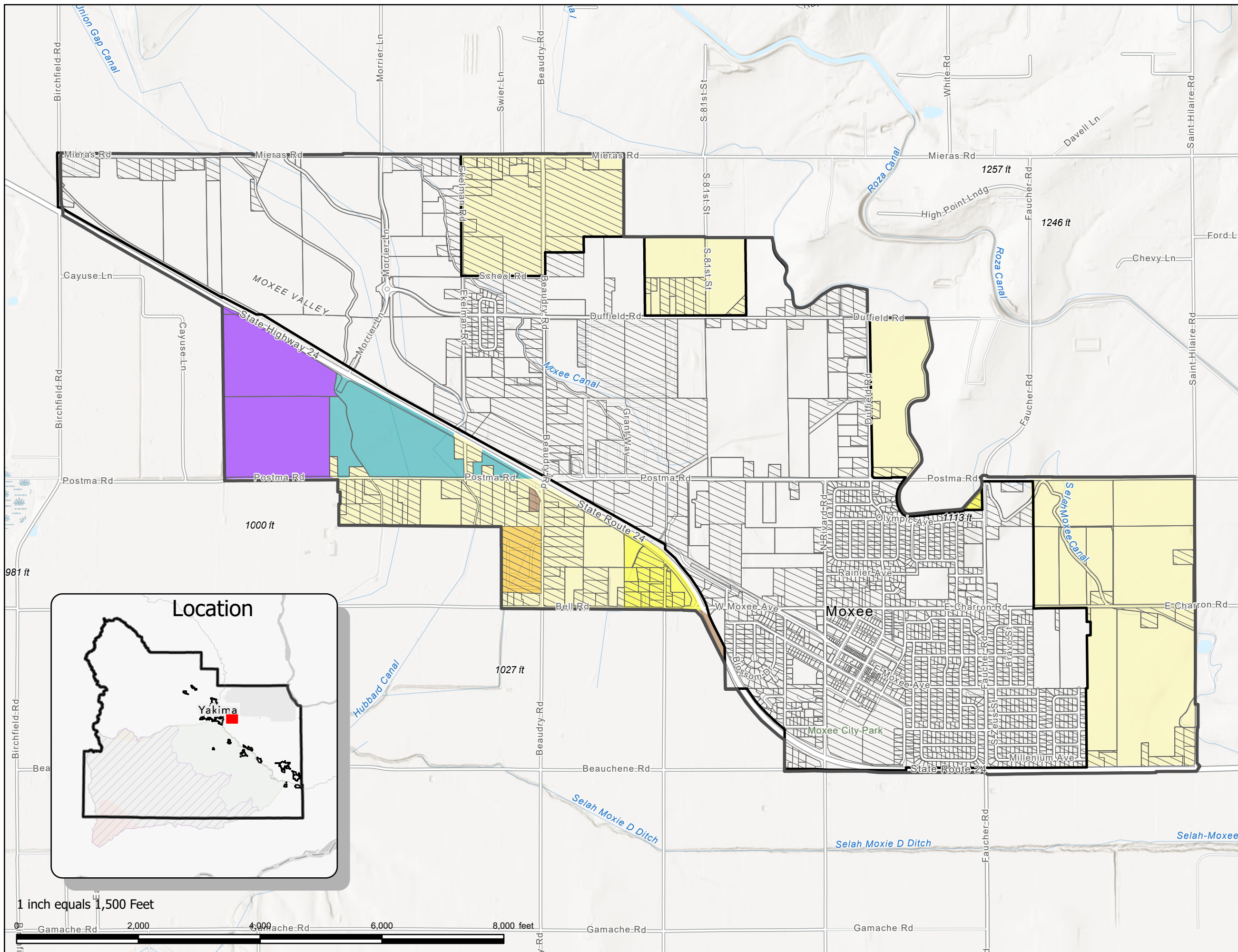
Current County Zoning

- (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



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Attachment 4





Moxee UGA

Current Land-Use Designations

- Current City Limits
- Current Urban Growth Boundary

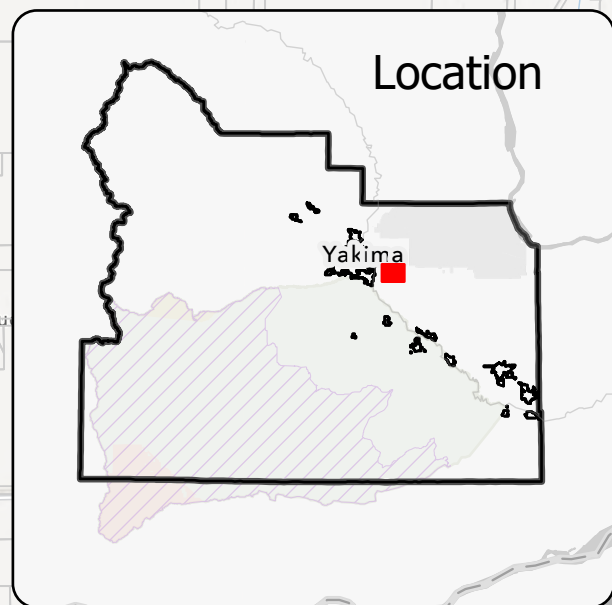
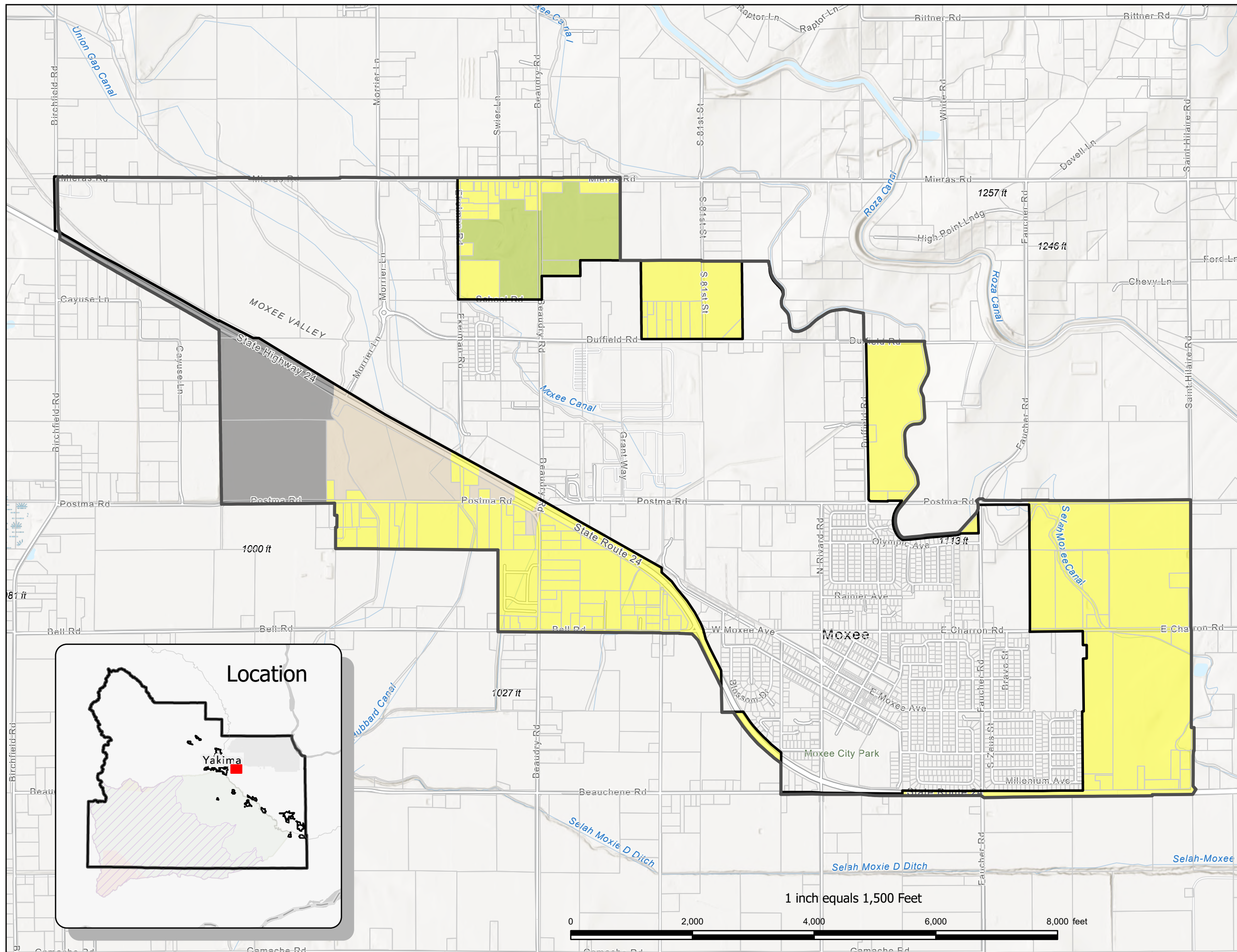
County Comprehensive Plan Designations

- 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

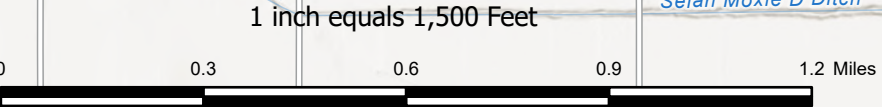
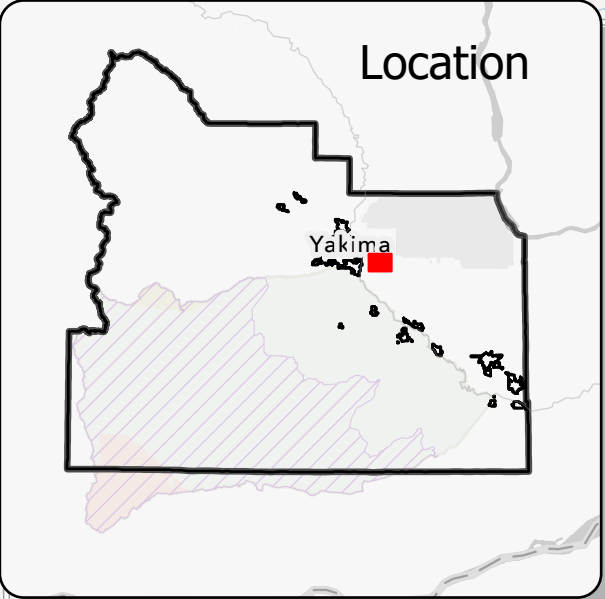
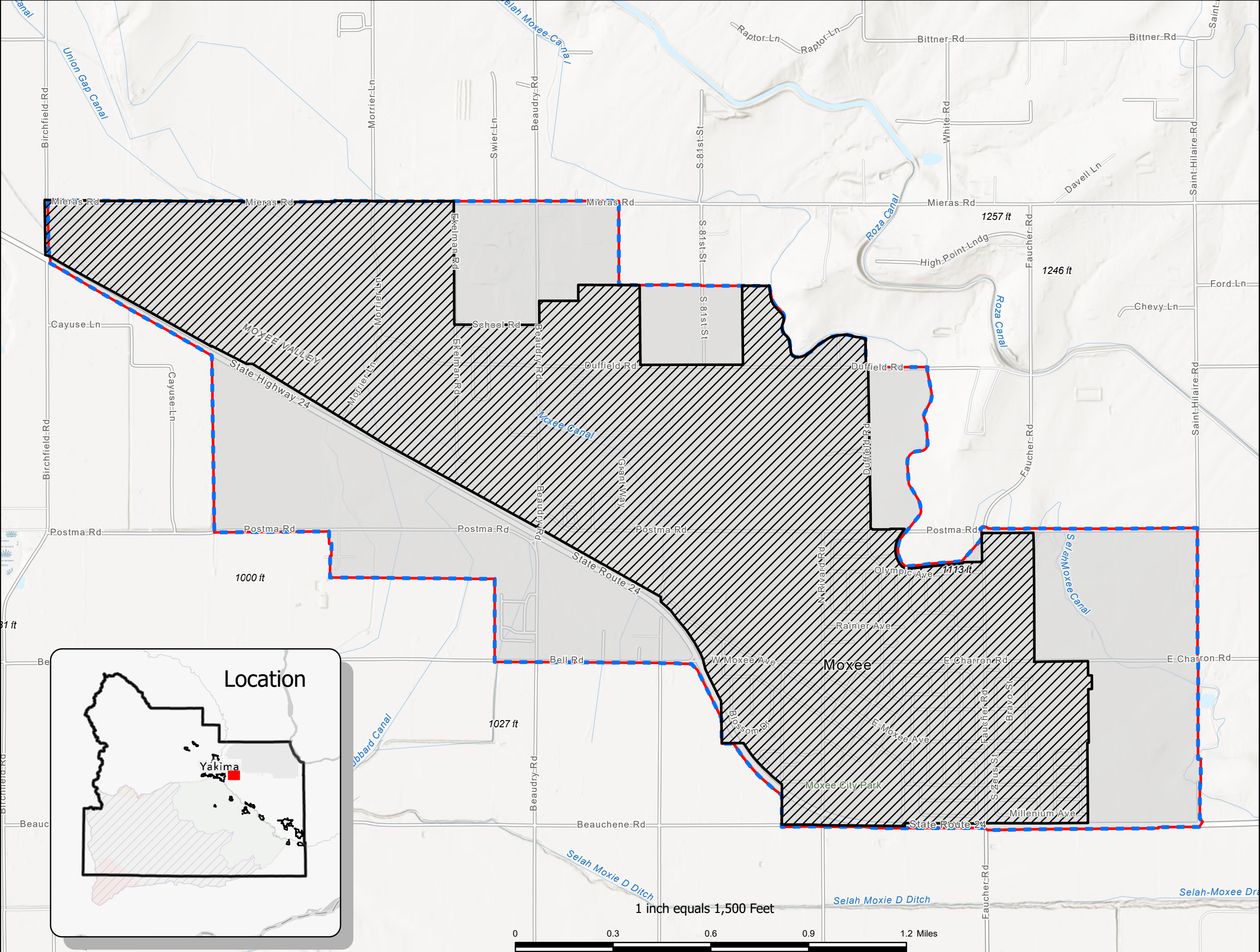
No Changes

- 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

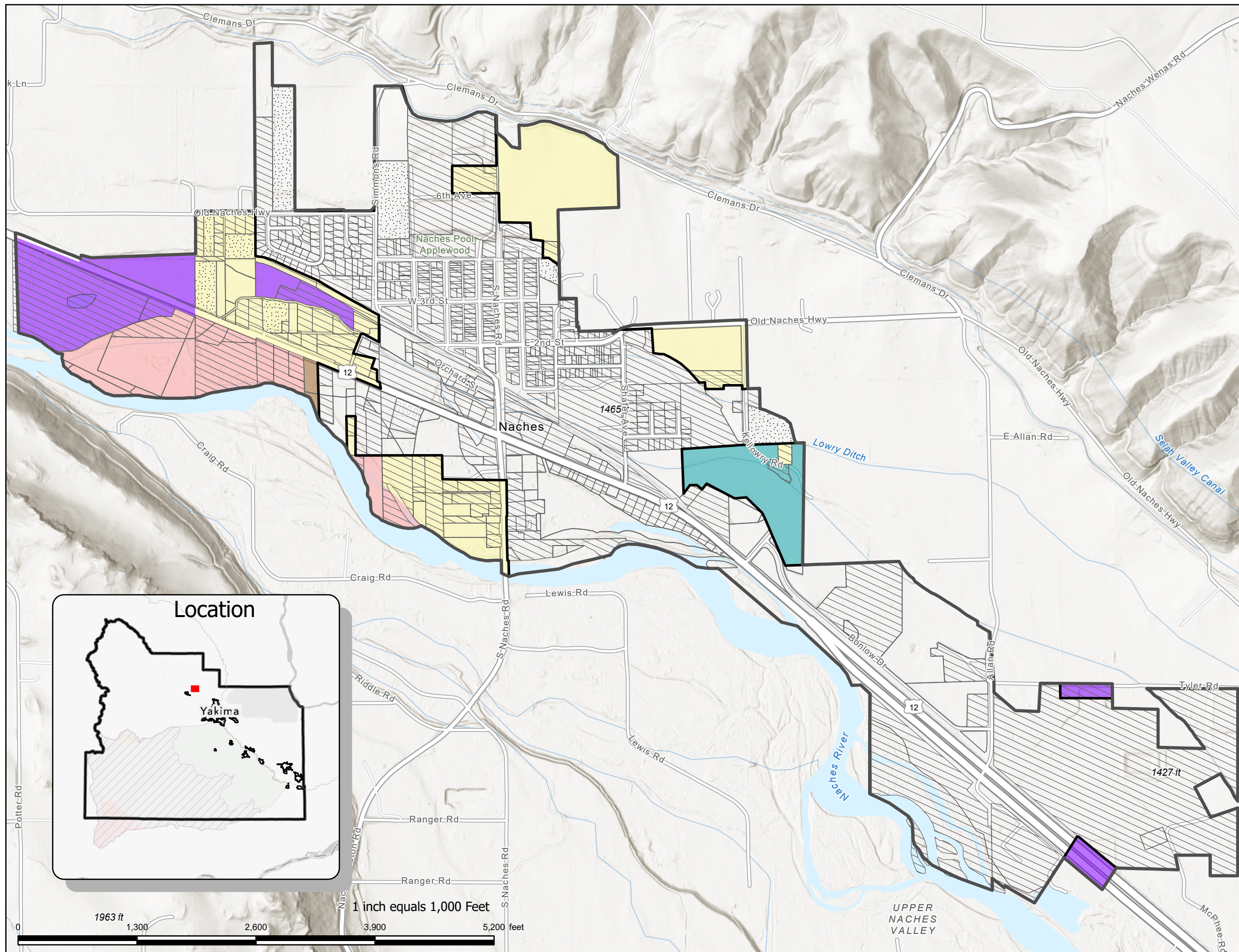
Current County Zoning

- (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

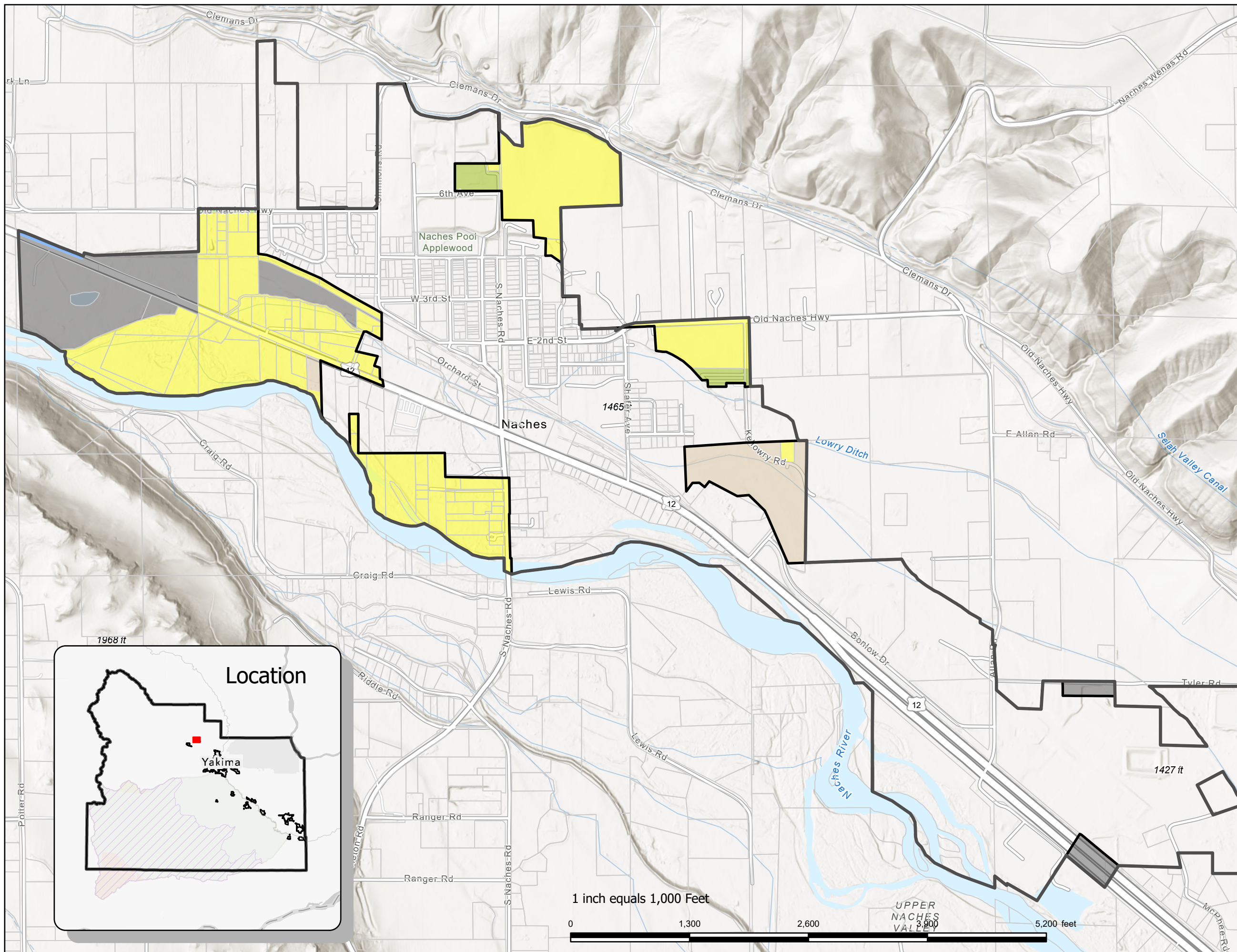
County Comprehensive Plan Designations

- 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

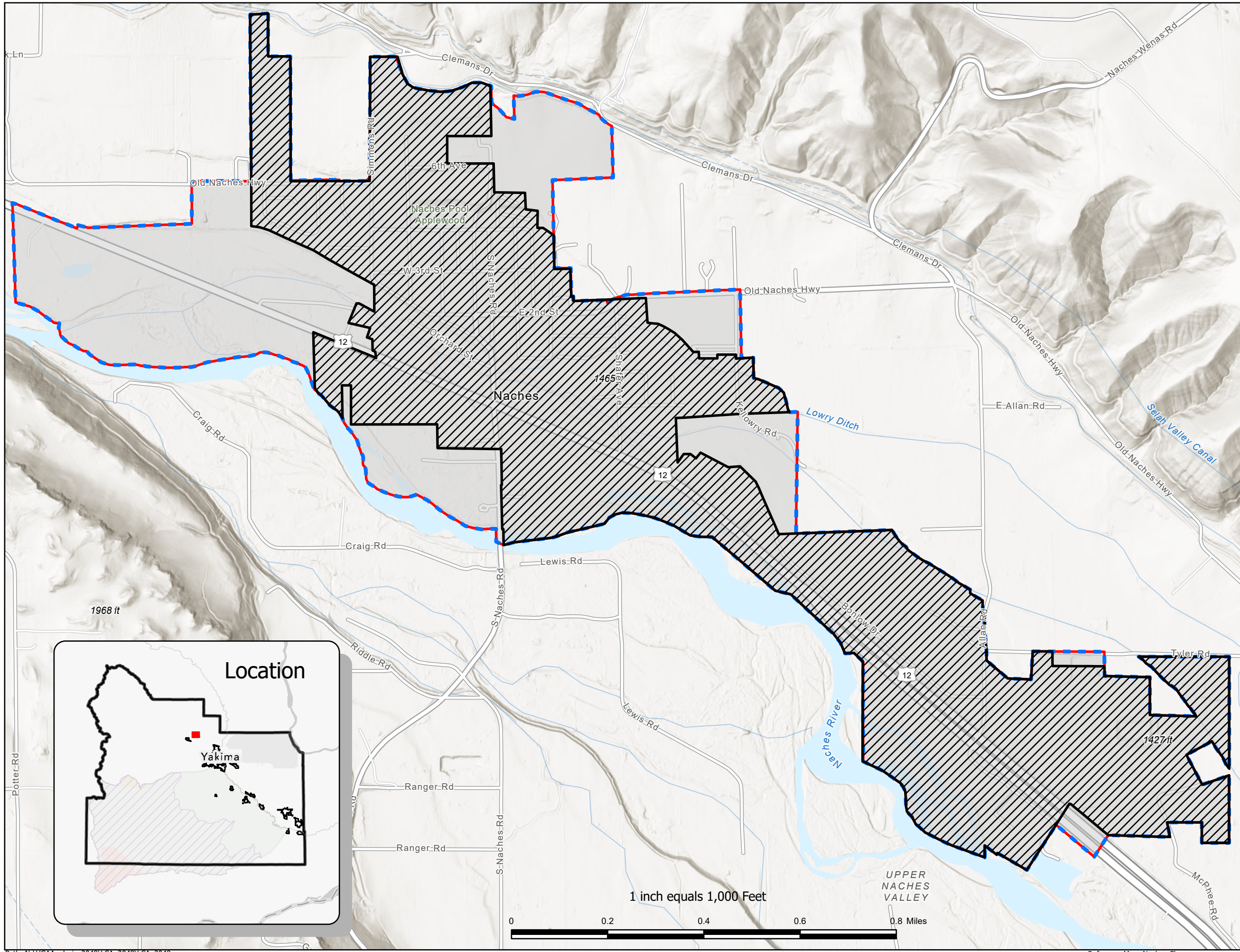
- Current City Limits
- Proposed Urban Growth Boundary
- Current Urban Growth Boundary

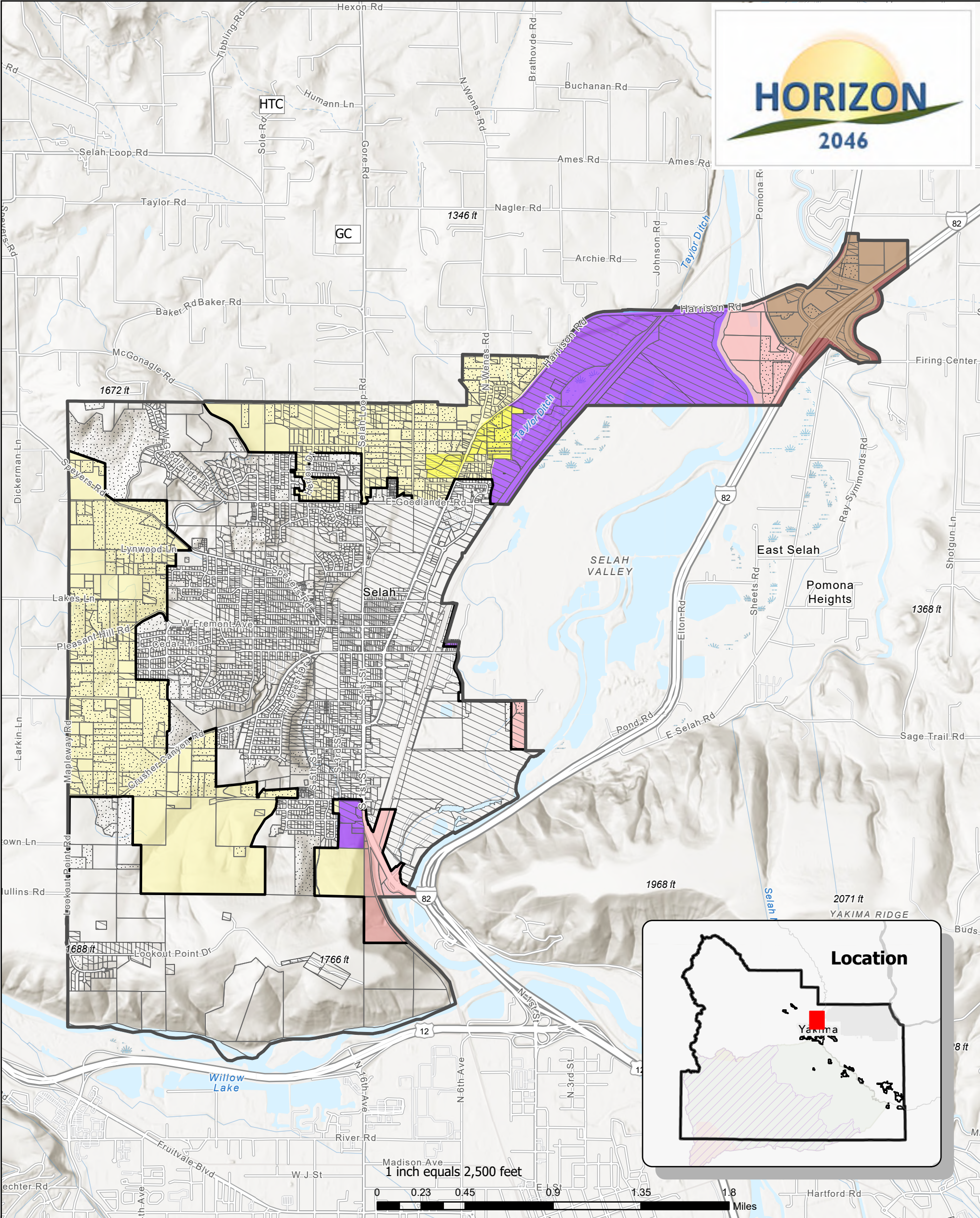
Note: The changes are to the UGA boundary, to comp plan designations and to zoning.



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**

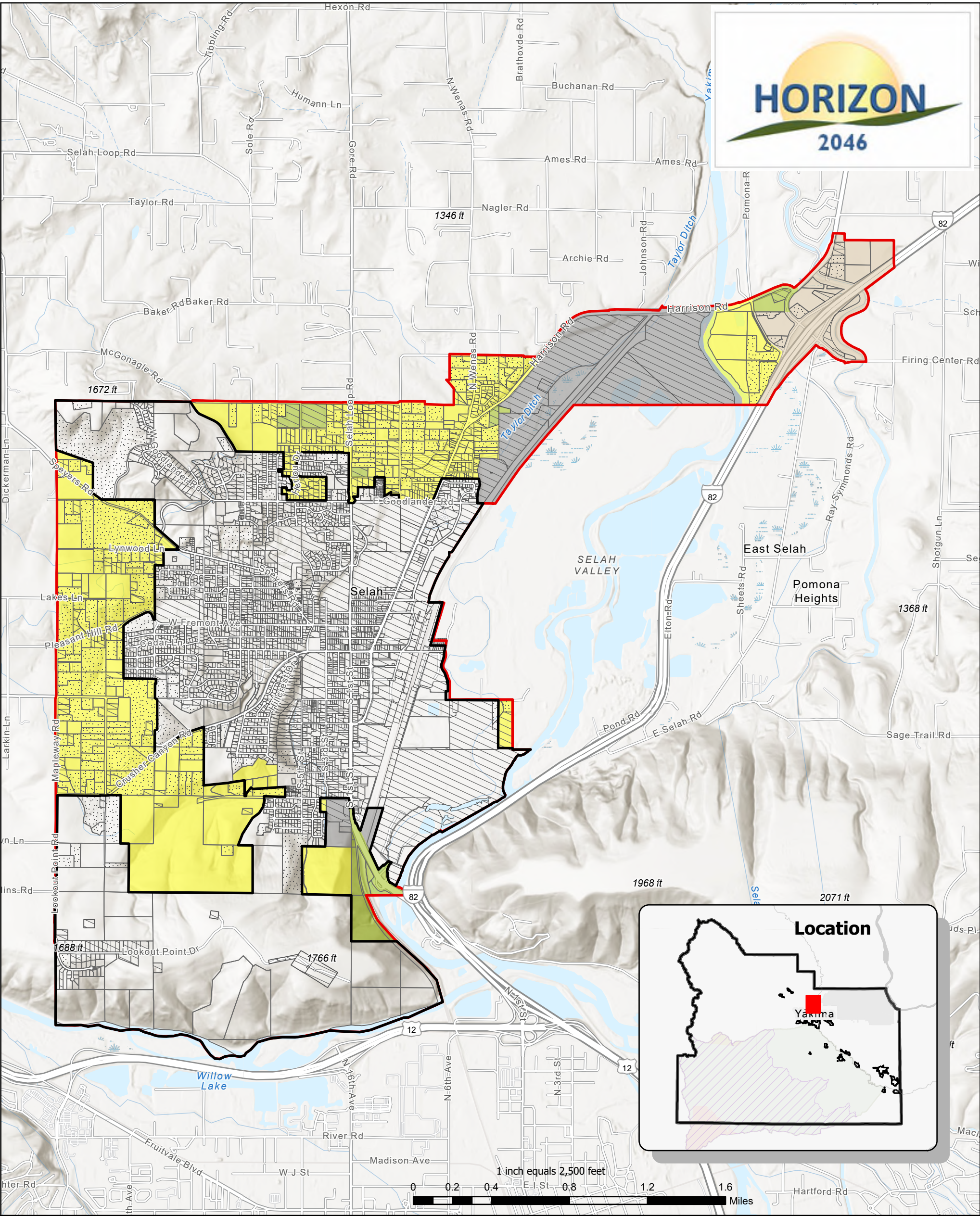
 - (R/ELDP-40)Remote/Extremely Limited
 - (R-10/5)Rural-10/5
 - (HTC)Highway/Tourist Commercial
 - (R-1)Single-Family Residential
 - (R-2)Two-Family Residential
 - (M-1)Light Industrial
- Potential Development**

 - Developed
 - Vacant
 - Partially Developed
- Legend**

 - Current City Limits
 - Current Urban Growth Boundary



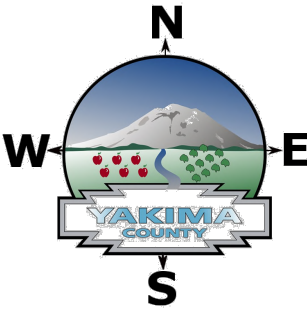
Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.



Selah UGA Current Land Use Designations

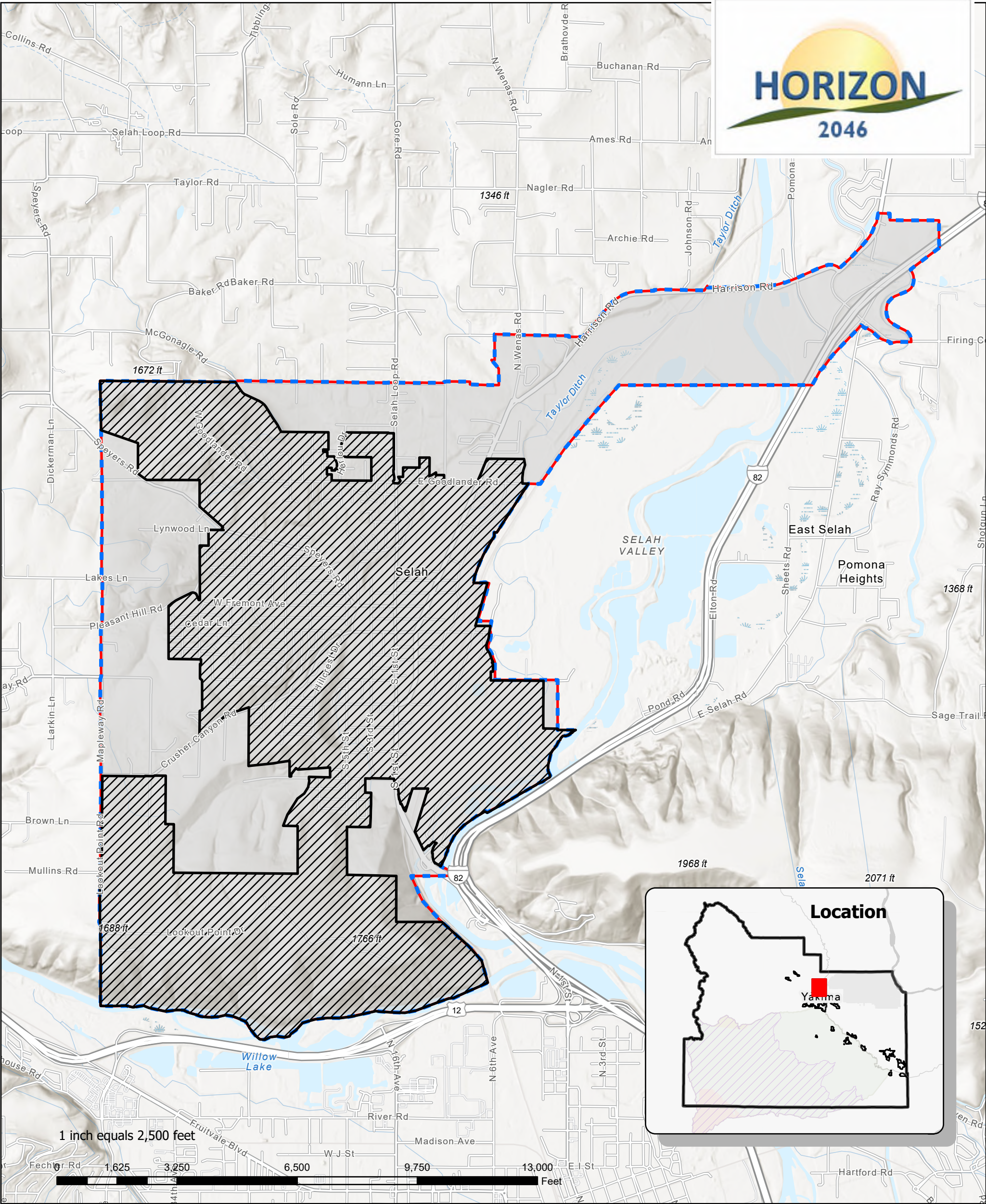
- Current City Limits
- Current Urban Growth Boundary
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public

- 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

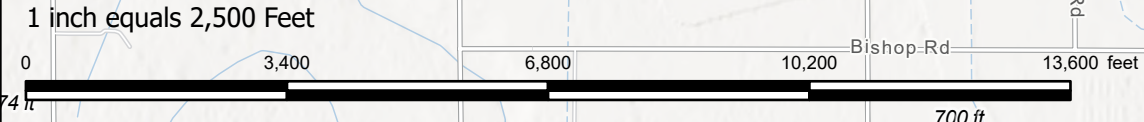
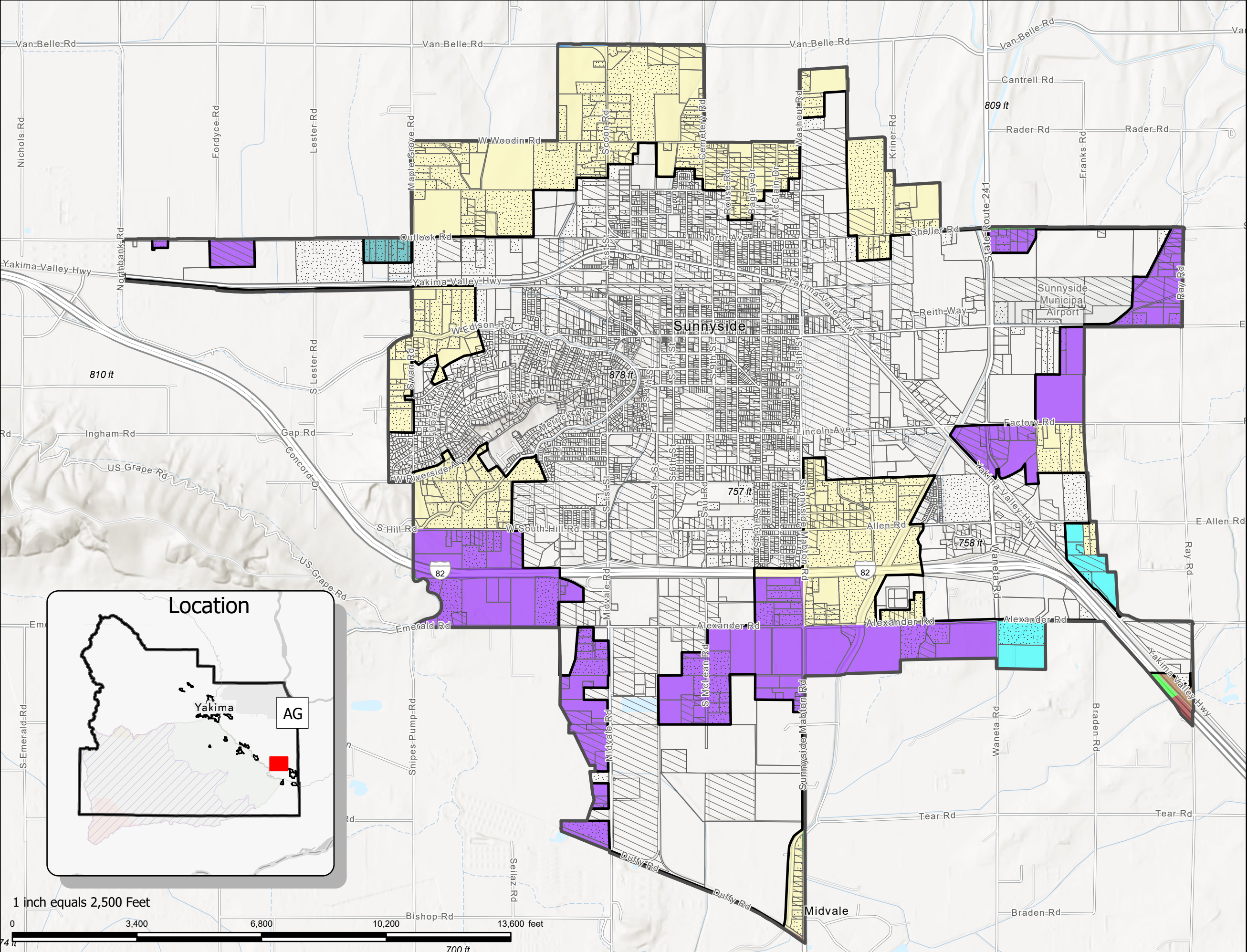
- Developed
- Vacant
- Partially Developed

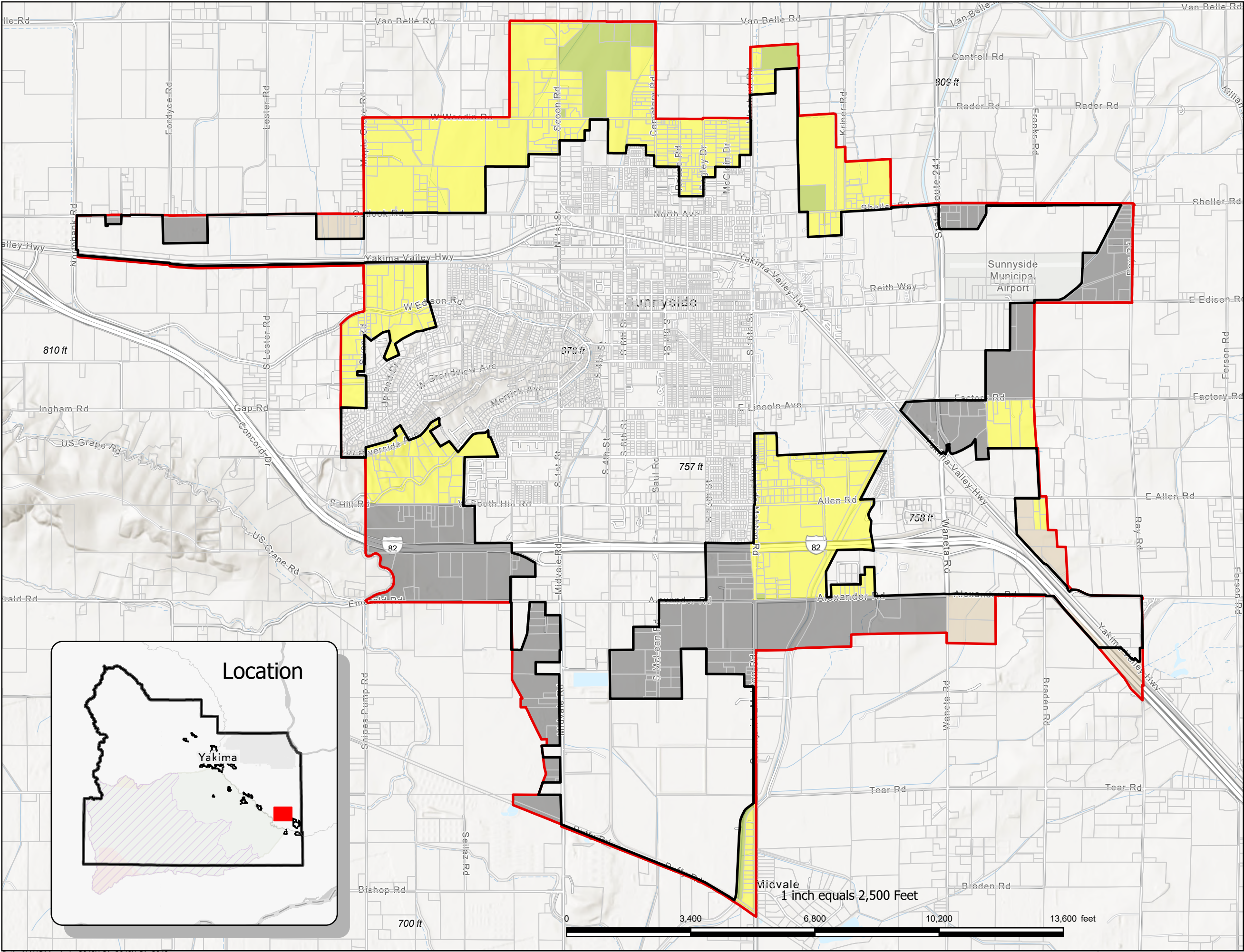
Current County Zoning

- (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.





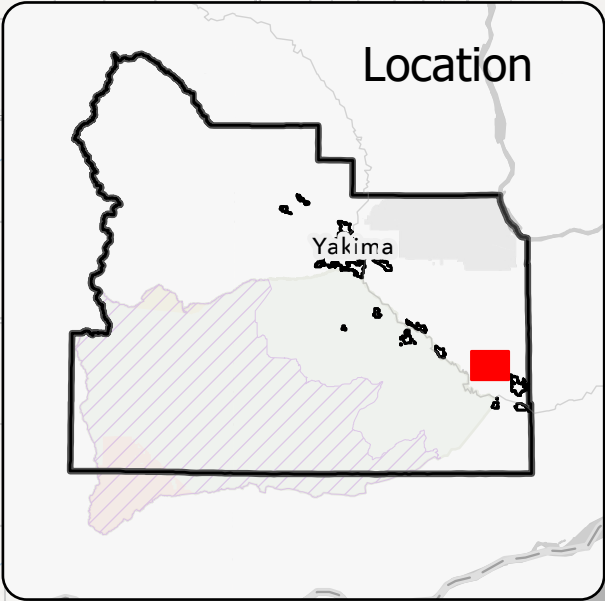
Sunnyside UGA

**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.



Tieton UGA

Current Zoning

- Current Urban Growth Boundary
- Current City Limits

Development Potential

- Developed
- Vacant
- Partially Developed

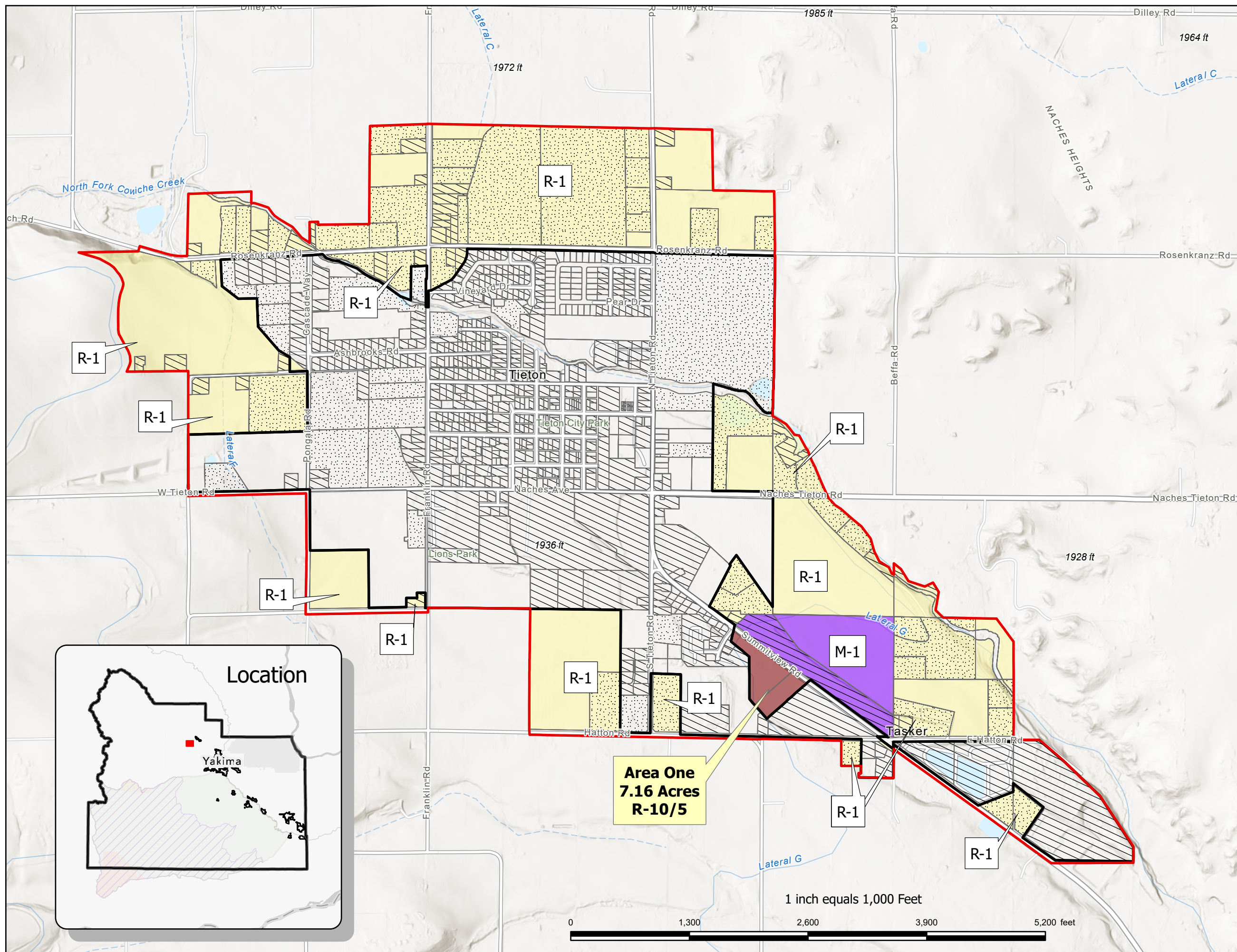
Current County Zoning

- 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

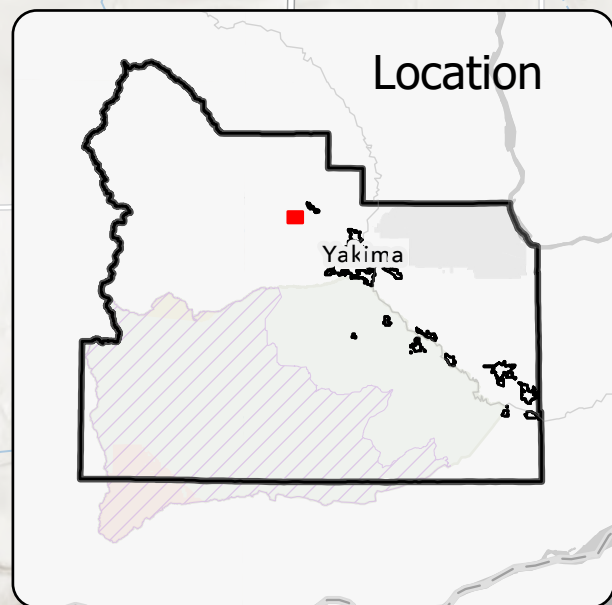
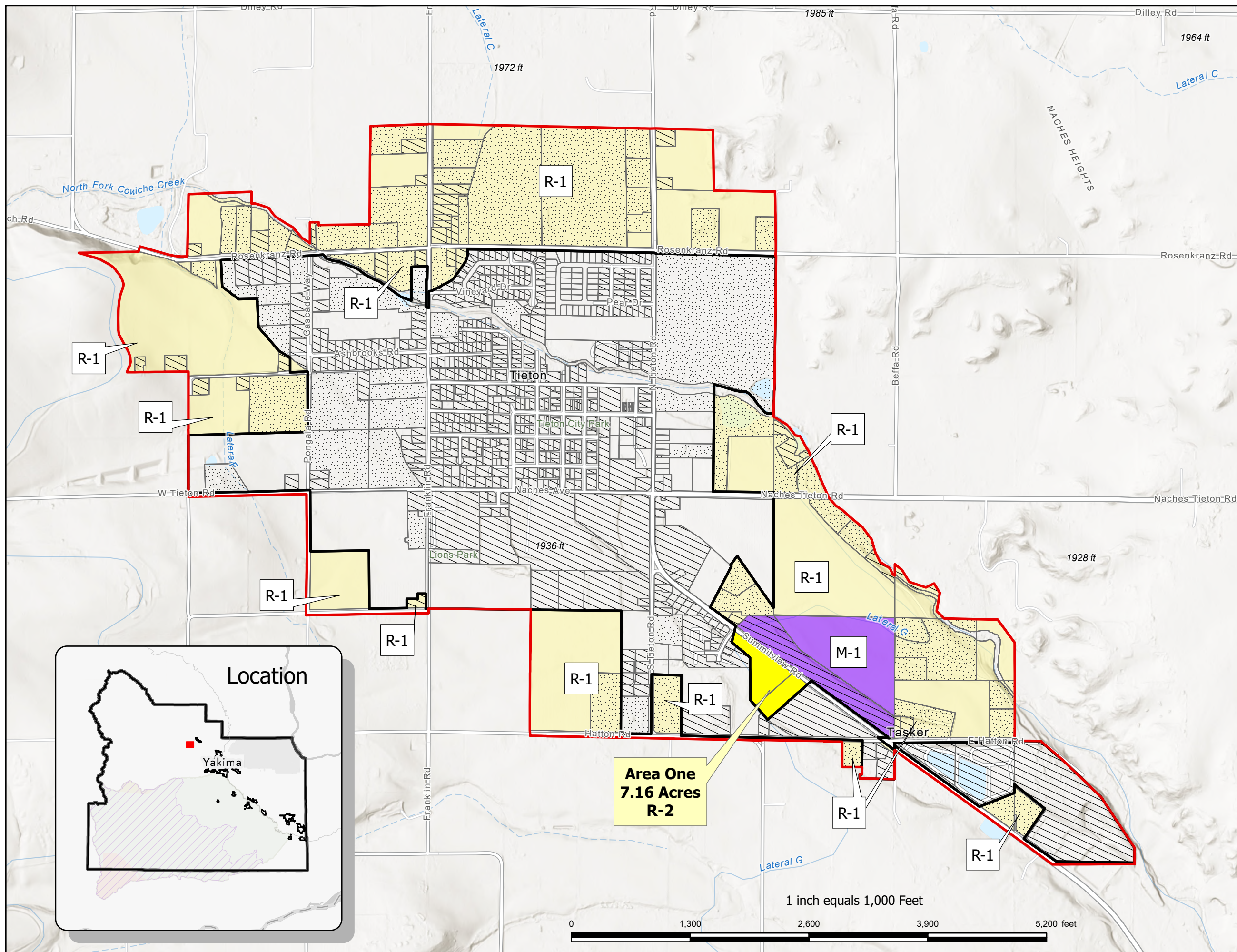
Proposed County Zoning

- 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

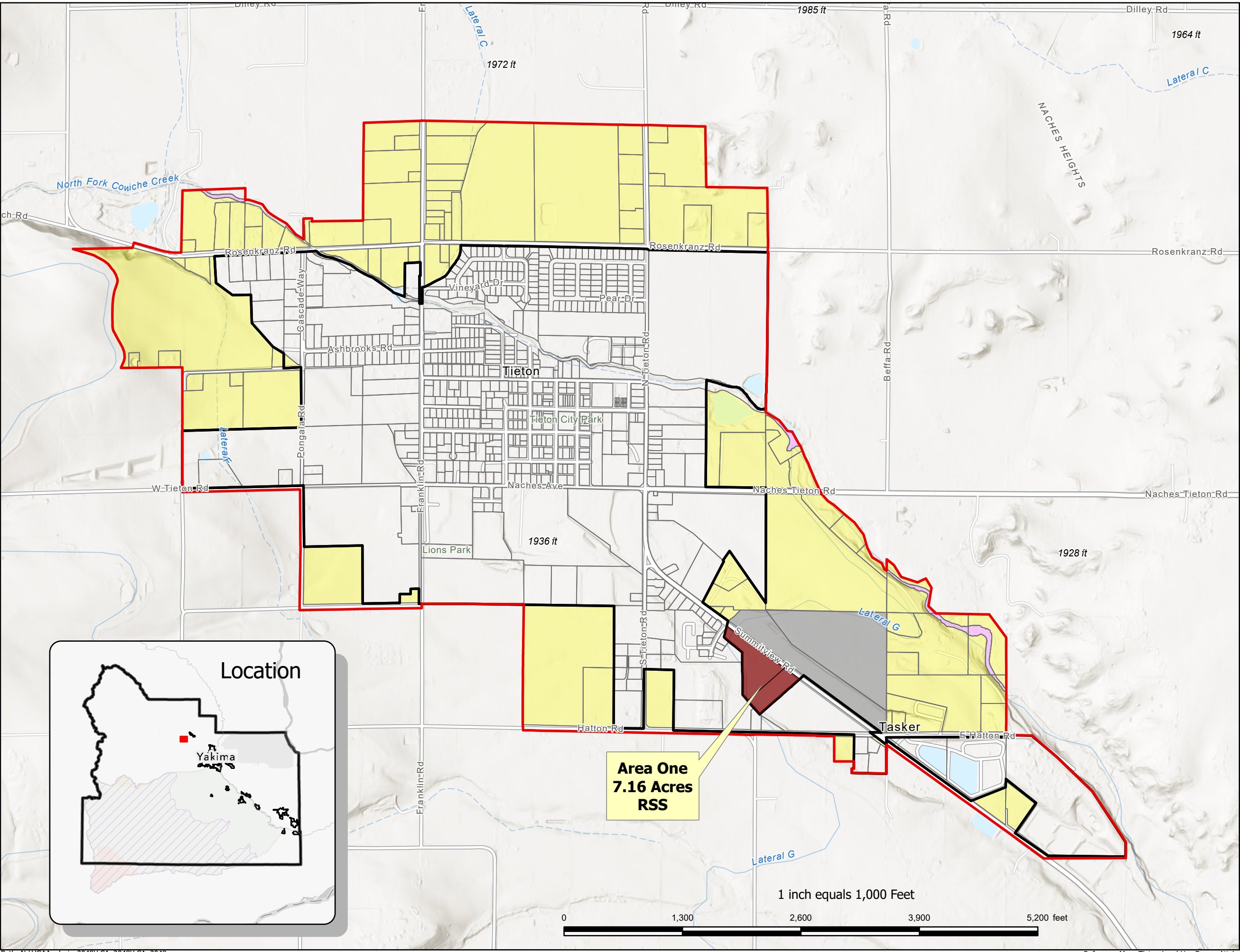
- Current Urban Growth Boundary
- Current City Limits

County Comprehensive Plan Designations

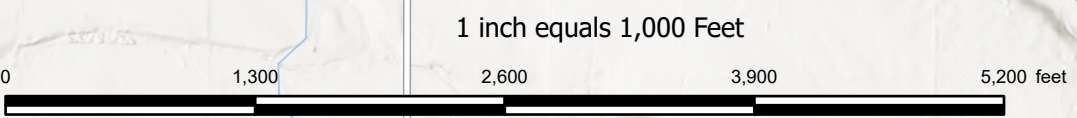
- Urban Residential - UR
- Urban Industrial - UI
- Rural Self-Sufficient - RSS



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



Area One
7.16 Acres
RSS





**Yakima County
Planning Commission
Recommendation**

Tieton UGA

**Proposed
Land-Use Designations**

-  Current Urban Growth Boundary
-  Current City Limits

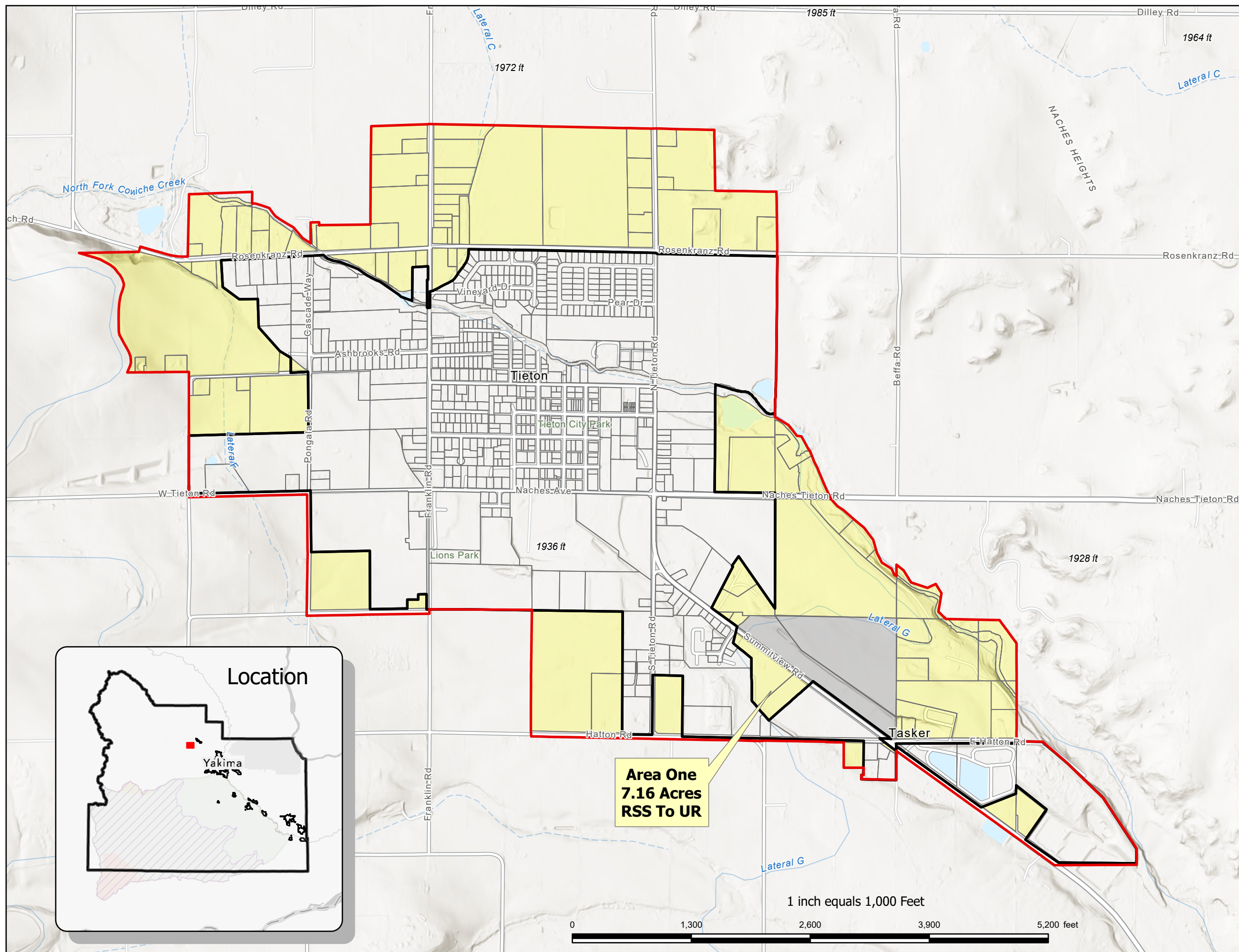
**Proposed
County Comprehensive
Plan Designations**

-  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

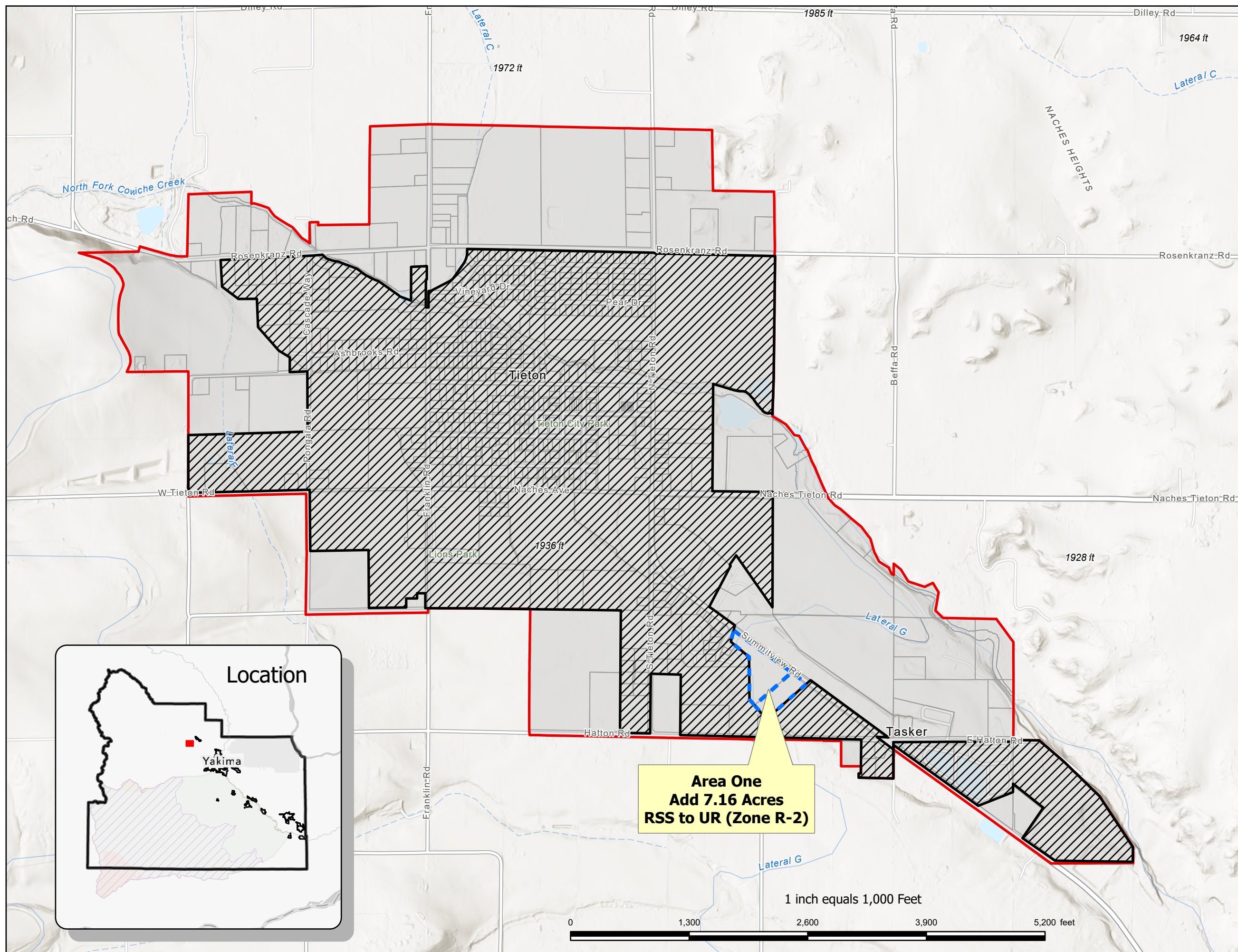
Note: The changes are to the UGA boundary, to comp plan designations and to zoning.

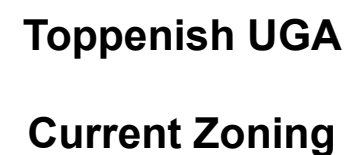


Date: 10/30/2025

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

Attachment 8

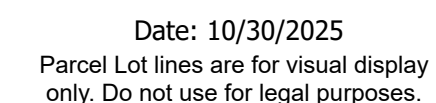




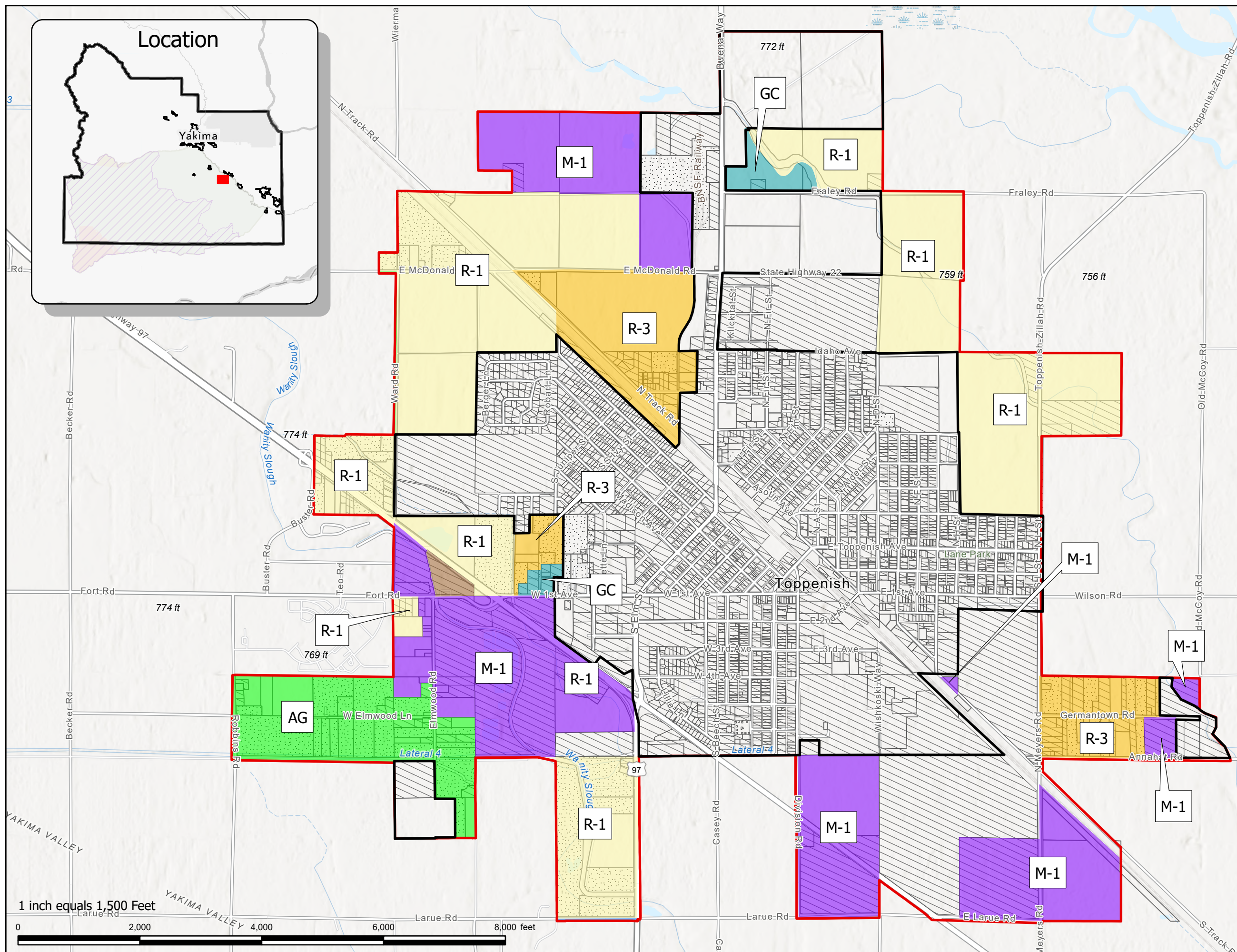
- ## Development Potential

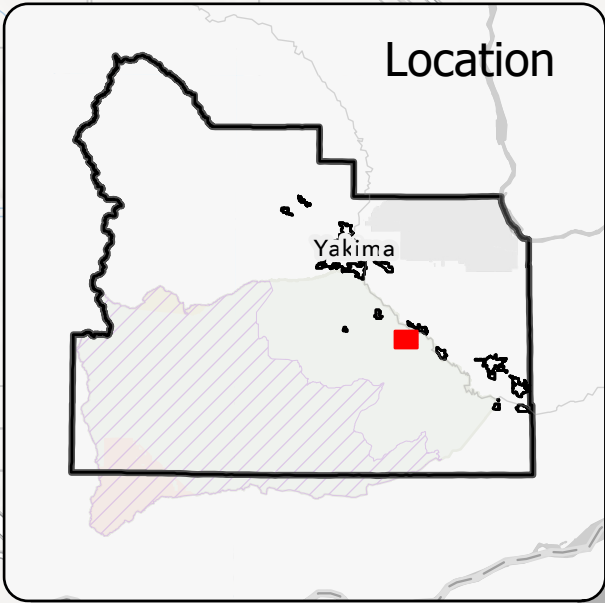
- ## Current County Zoning

-  (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



Attachment 4





Toppenish UGA

Current Land-Use Designations

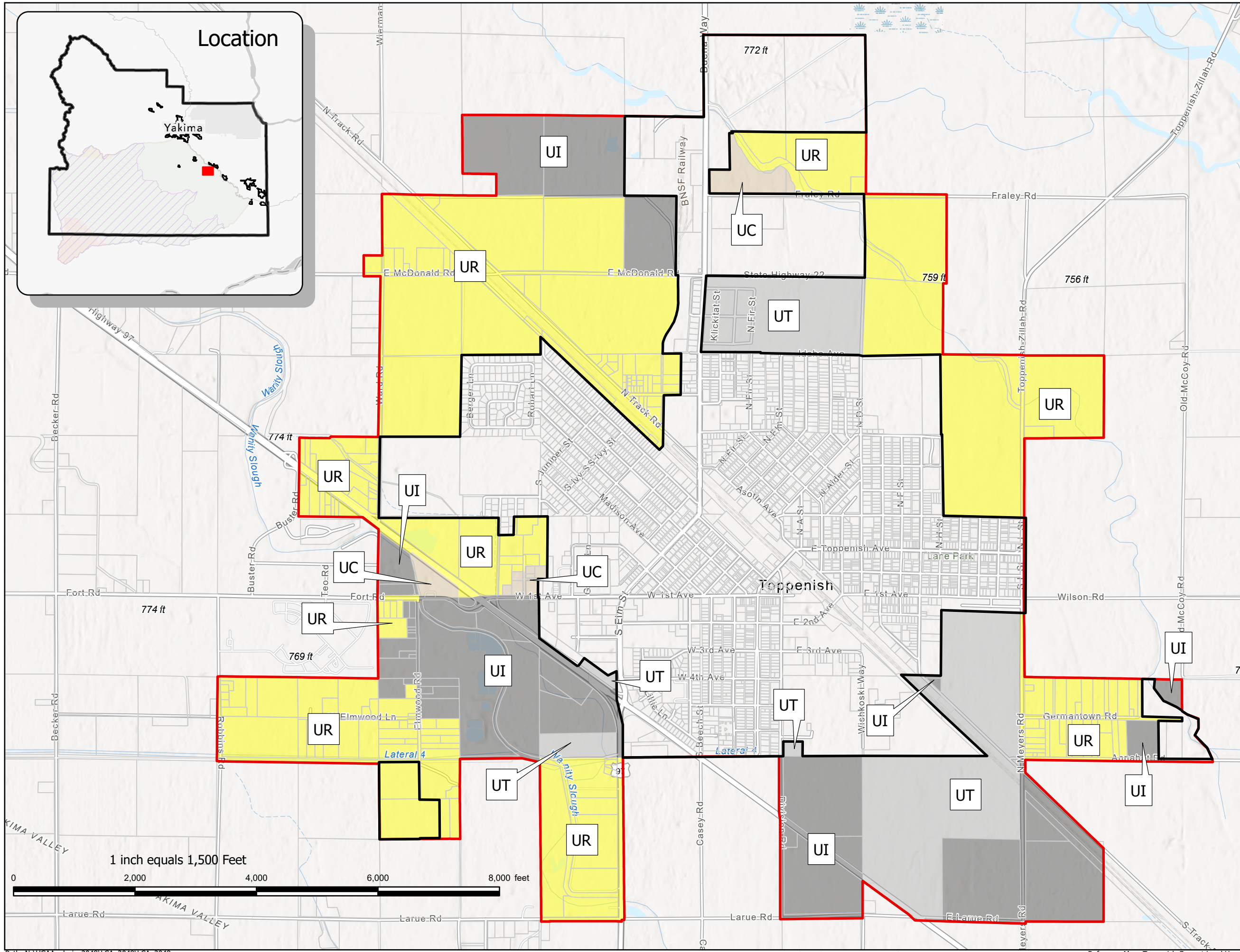
- Current City Limits
- Current Urban Growth Boundary

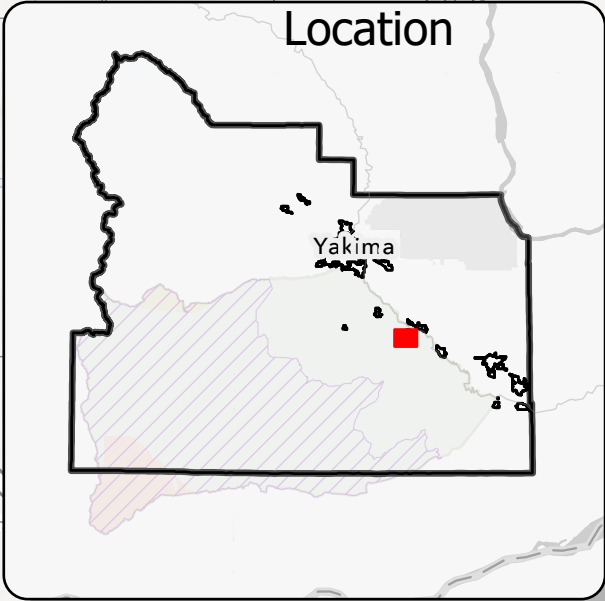
County Comprehensive Plan Designations

- 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

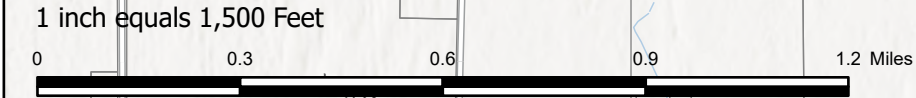
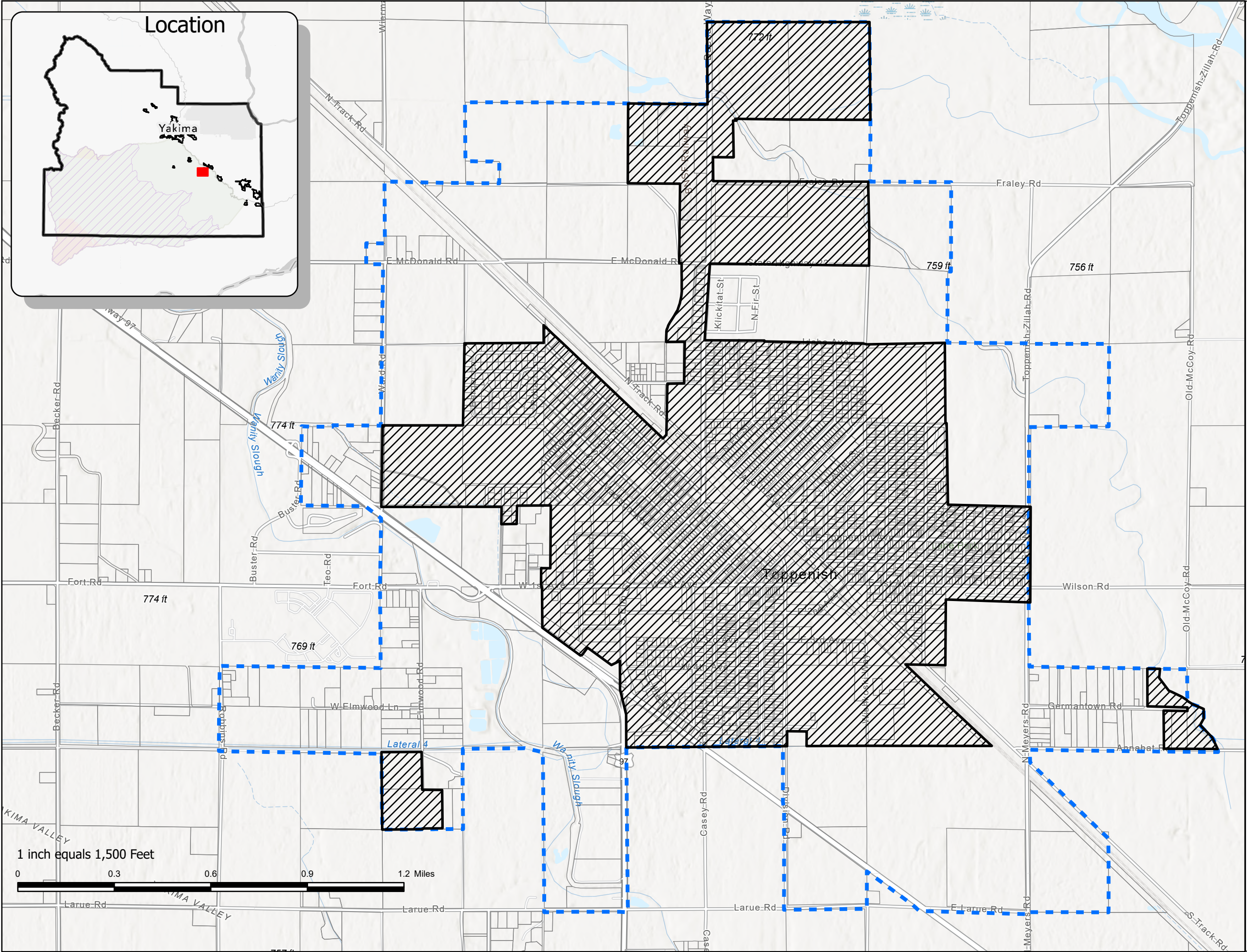
No Changes

-  Current City Limits
-  Current Urban Growth Boundary



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

Attachment 6





Union Gap UGA

Current Zoning

- Current City Limits
- Current Urban Growth Boundary

Development Potential

- Developed
- Vacant
- Partially Developed

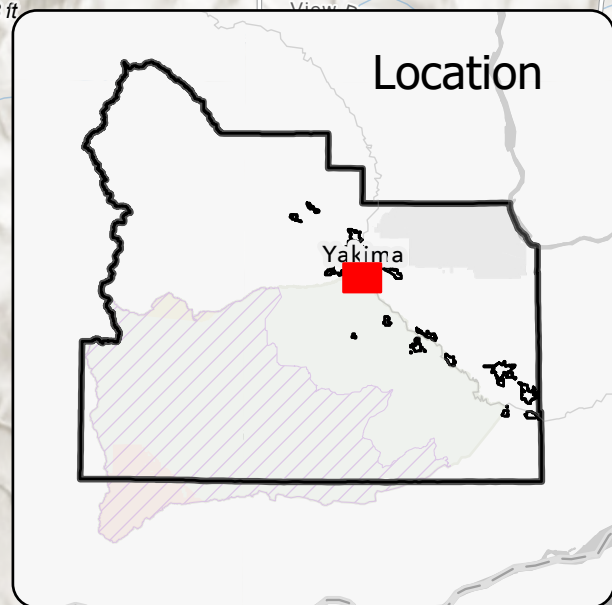
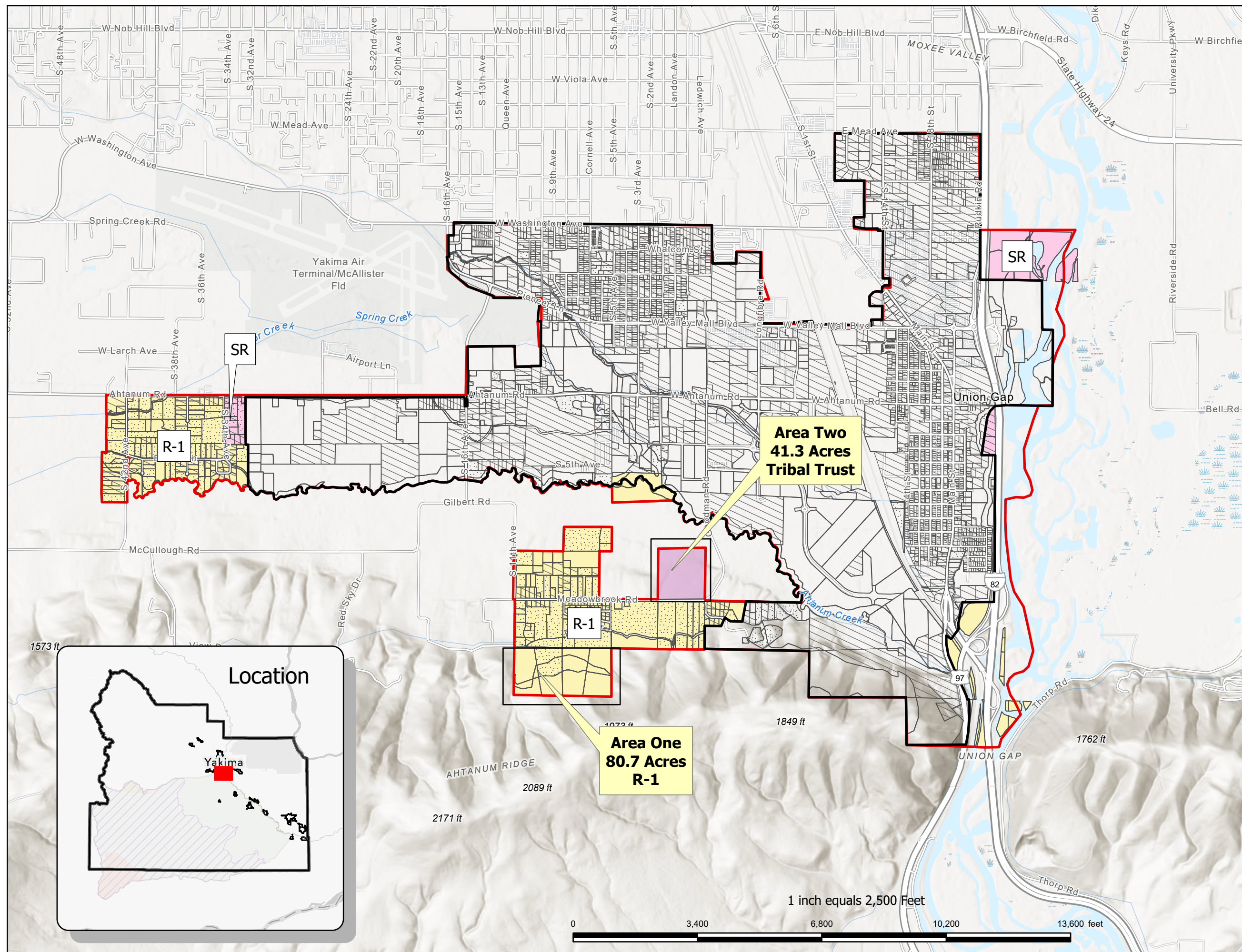
Current County Zoning

- Master Plan Development Overlay (MPDO)
- Single-Family Residential (R-1)
- Suburban Residential (SR)



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

Attachment 4





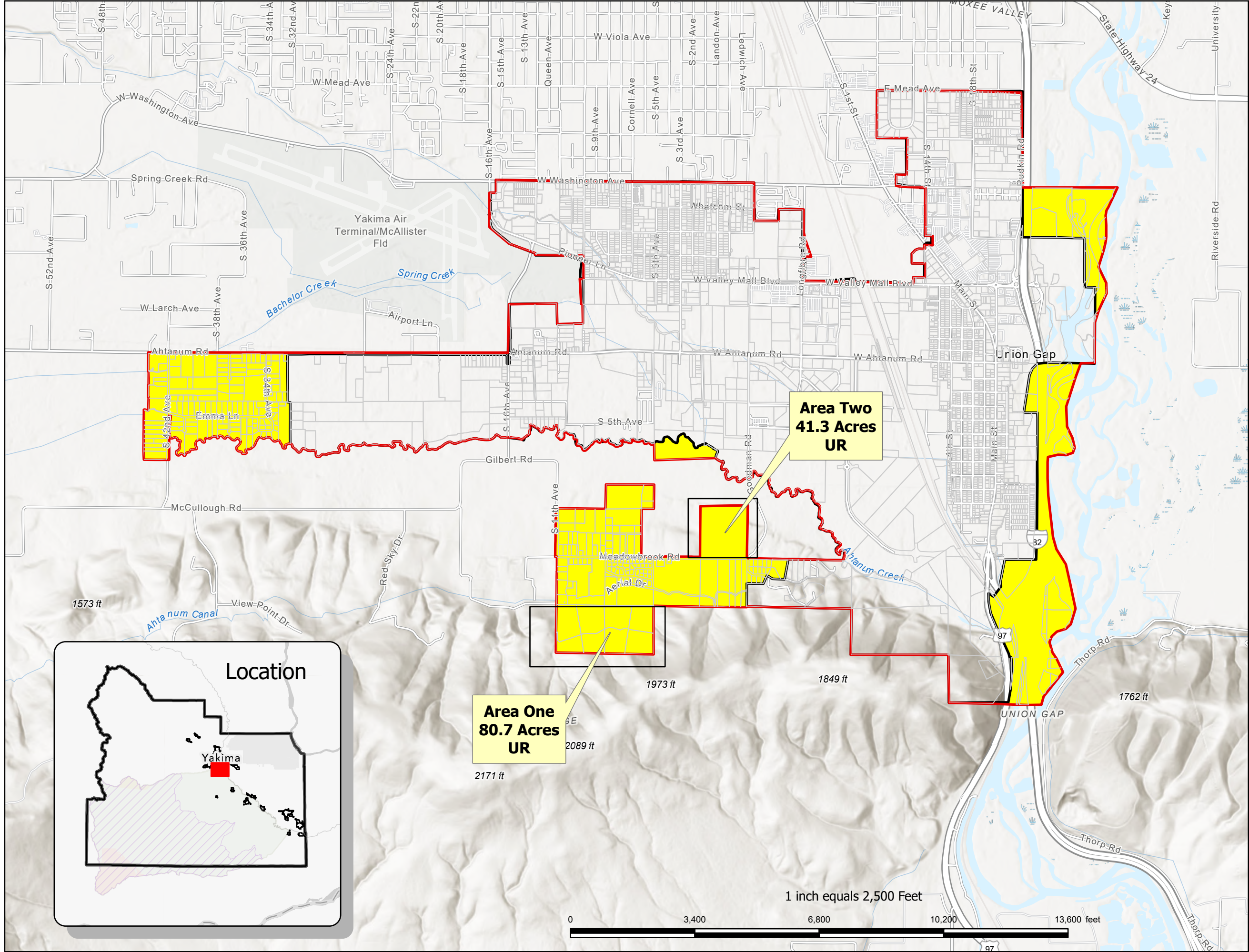
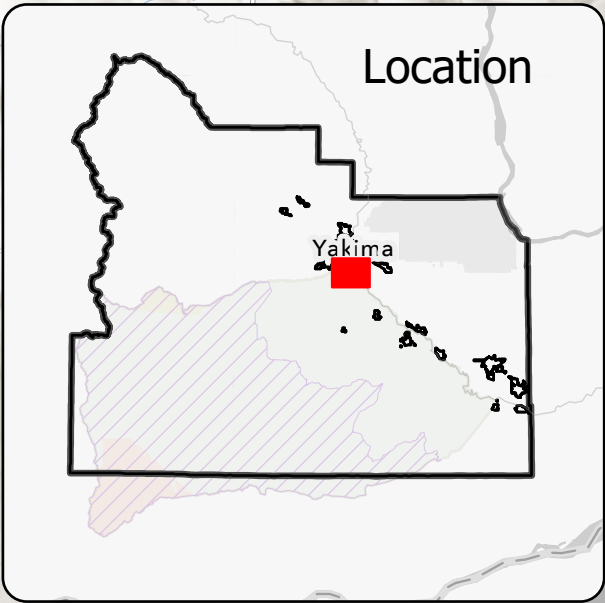
Union Gap UGA

Current
Land-Use Designations

- Current Urban Growth Boundary
- Current City Limits

County Comprehensive
Plan Designations

- Urban Residential - UR



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



**Yakima County
Planning Commission
Recommendation**

Union Gap UGA

**Recommended Changes
Land-Use Designations**

-  Current Urban Growth Boundary
-  Current City Limits

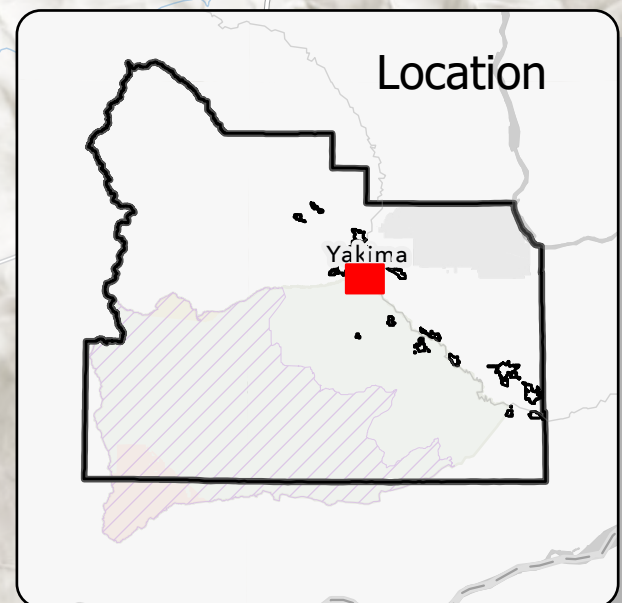
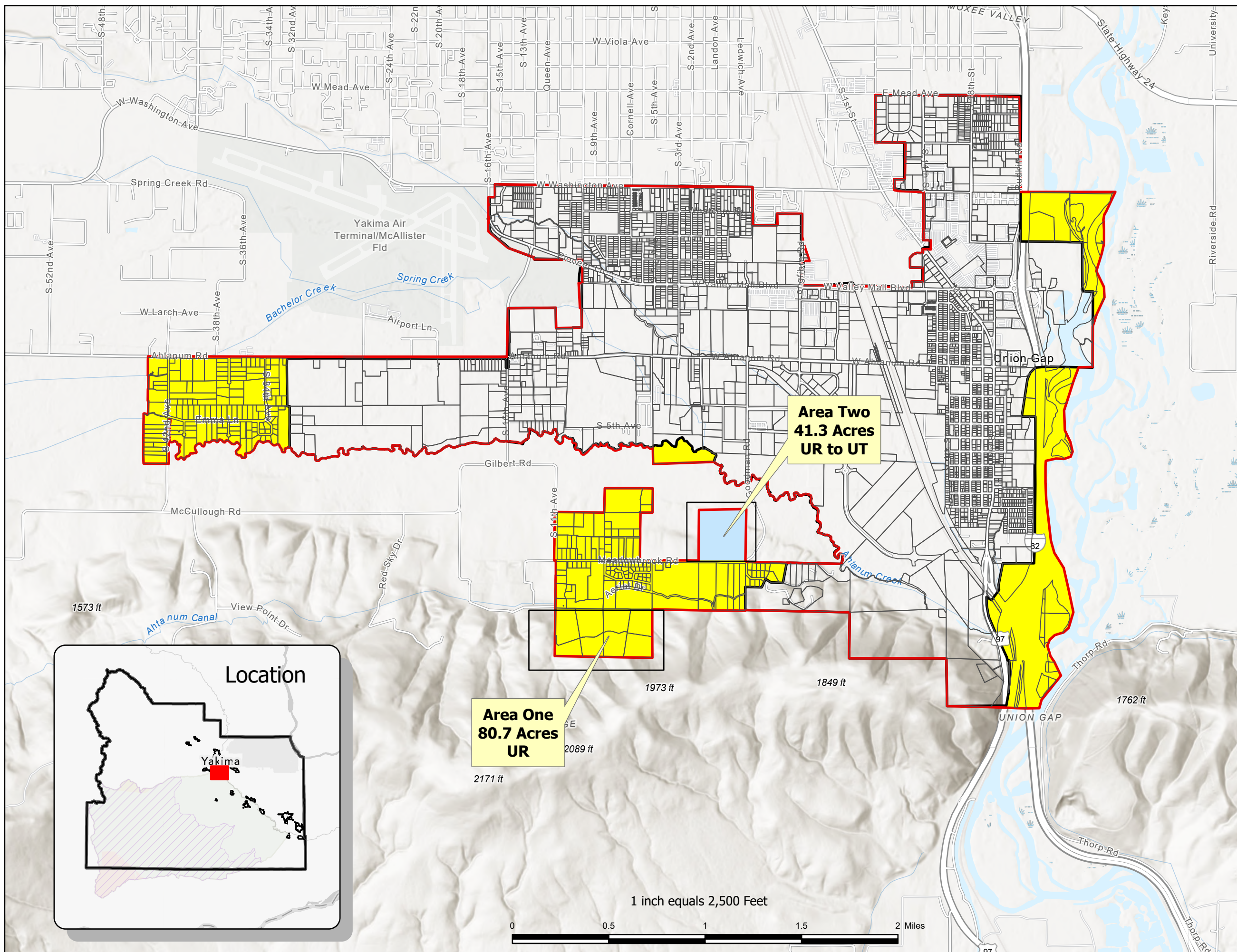
**County Comprehensive
Plan Designations**

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

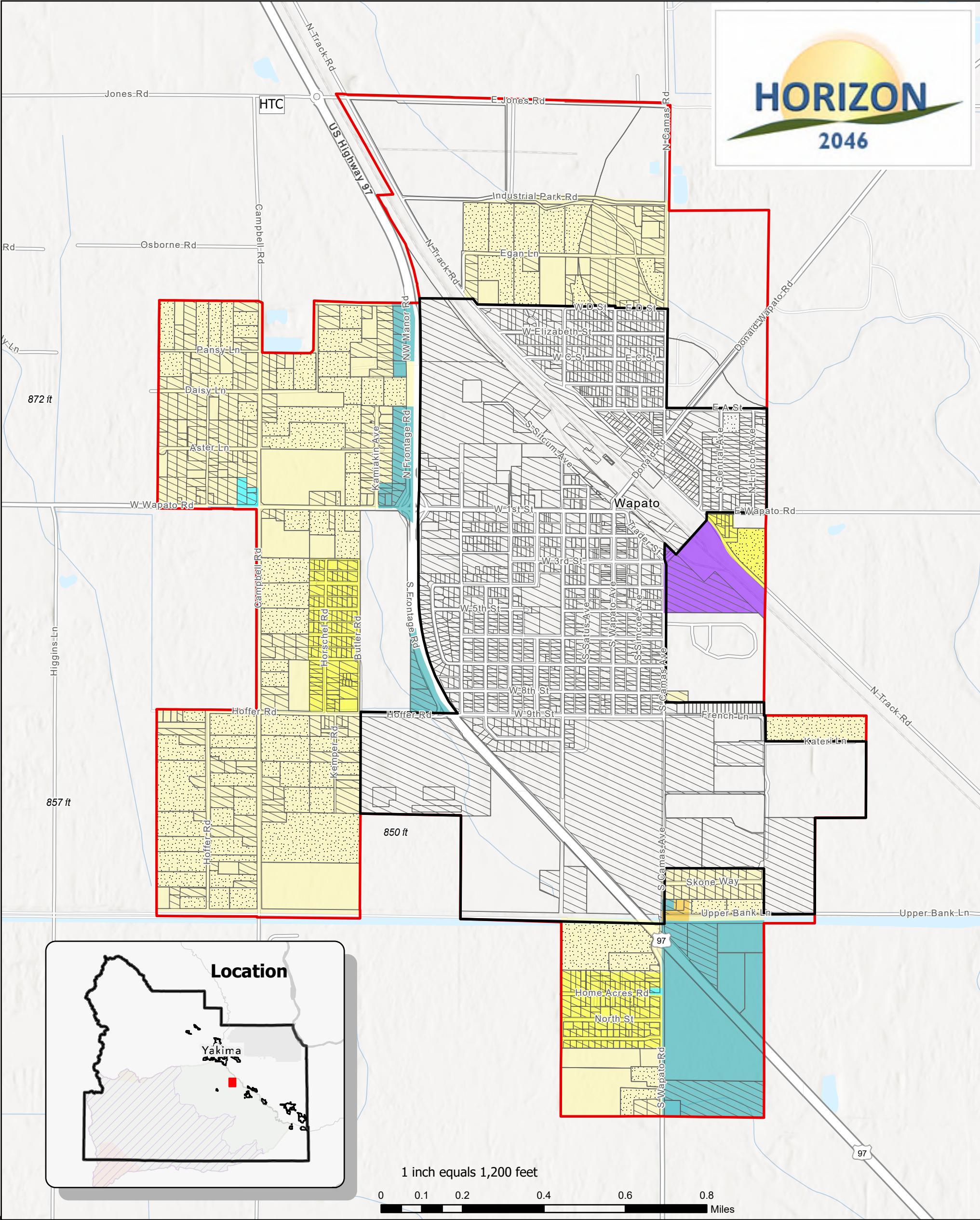


Date: 10/30/2025
Parcel Lot lines are for visual display
only. Do not use for legal purposes.

Attachment 7







Wapato UGA - Current Zoning

- Current City Limits
- Current Urban Growth Boundary

County Zoning

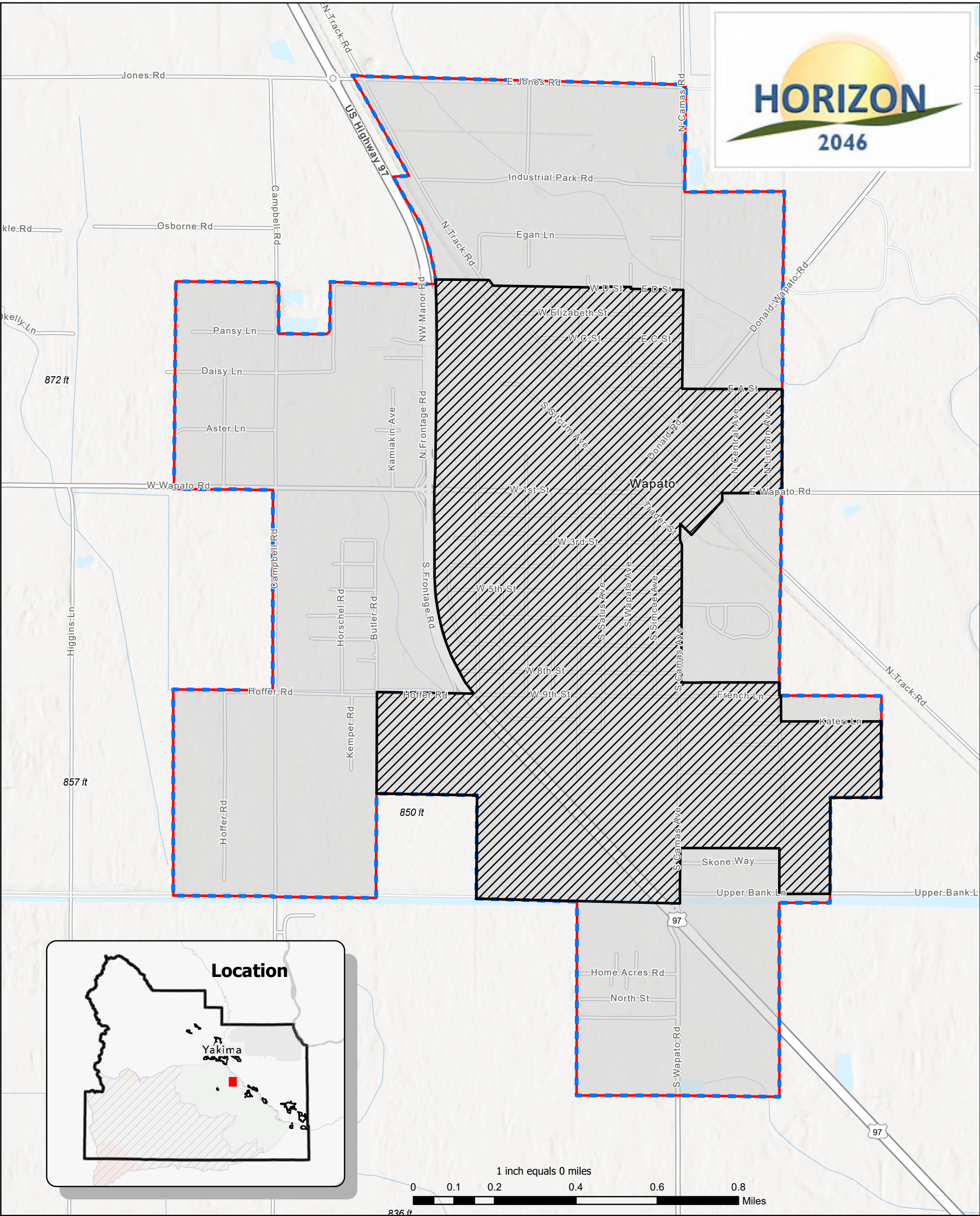
- (R-1)Single-Family Residential
- (R-2)Two-Family Residential
- (R-3)Multi-Family Residential
- (B-2)Local Business
- (GC)General Commercial
- (M-1)Light Industrial

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

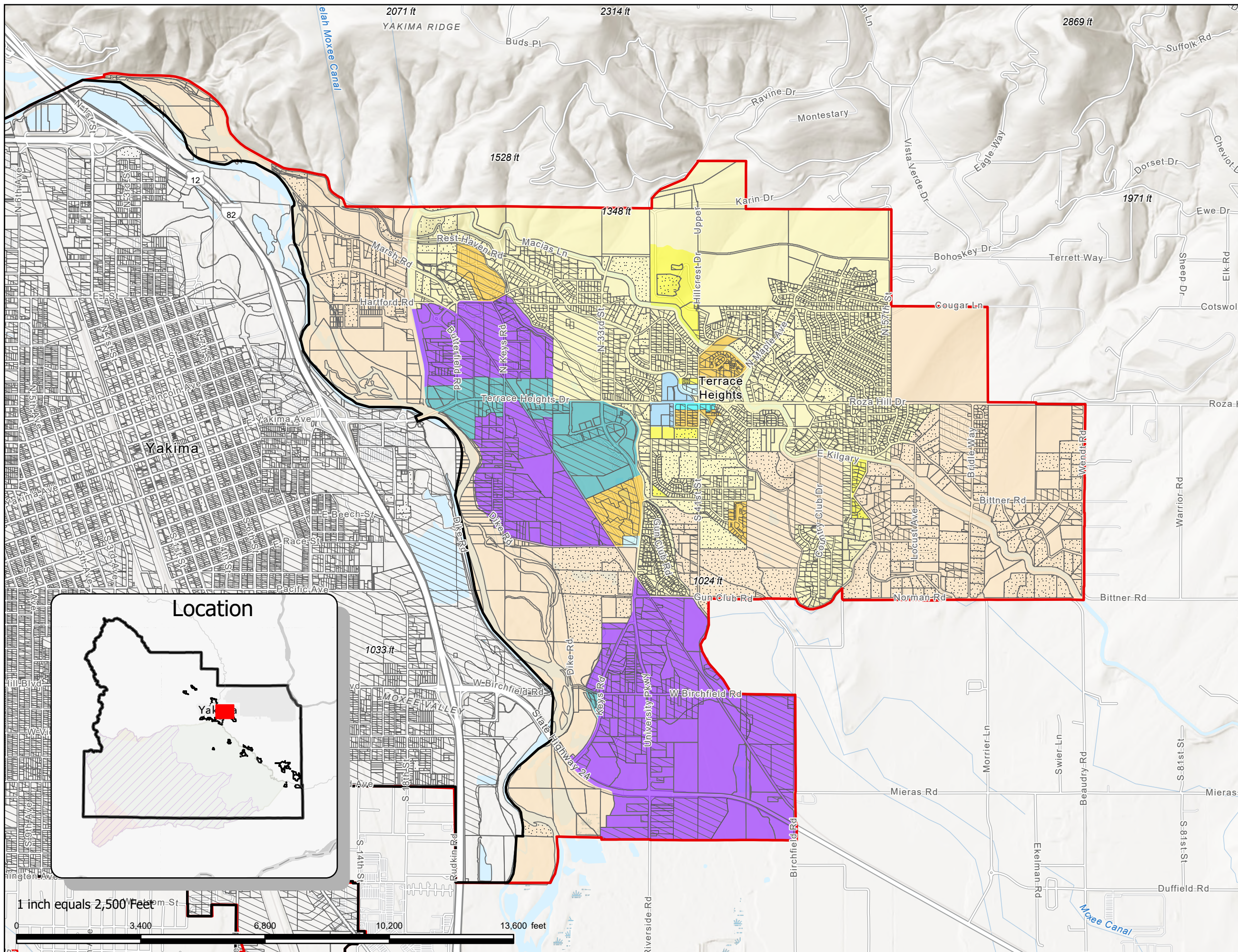
Current County Zoning

- (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

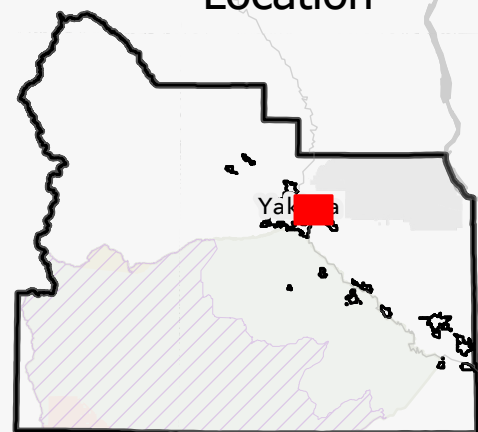


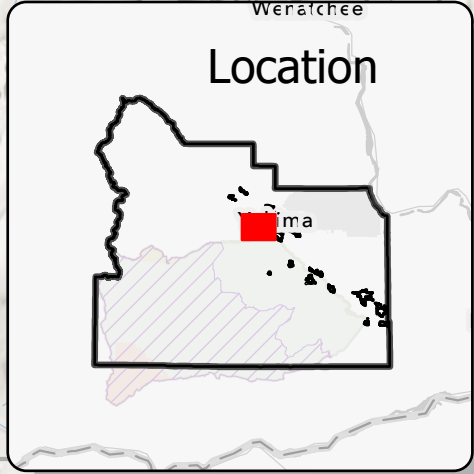
Date: 10/30/2025
Parcel Lot lines are for visual display only. Do not use for legal purposes.

Attachment 4a



Location





Yakima (West) UGA

Current Zoning

- Current City Limits
- Current Urban Growth Boundary

Development Potential

- Developed
- Vacant
- Partially Developed

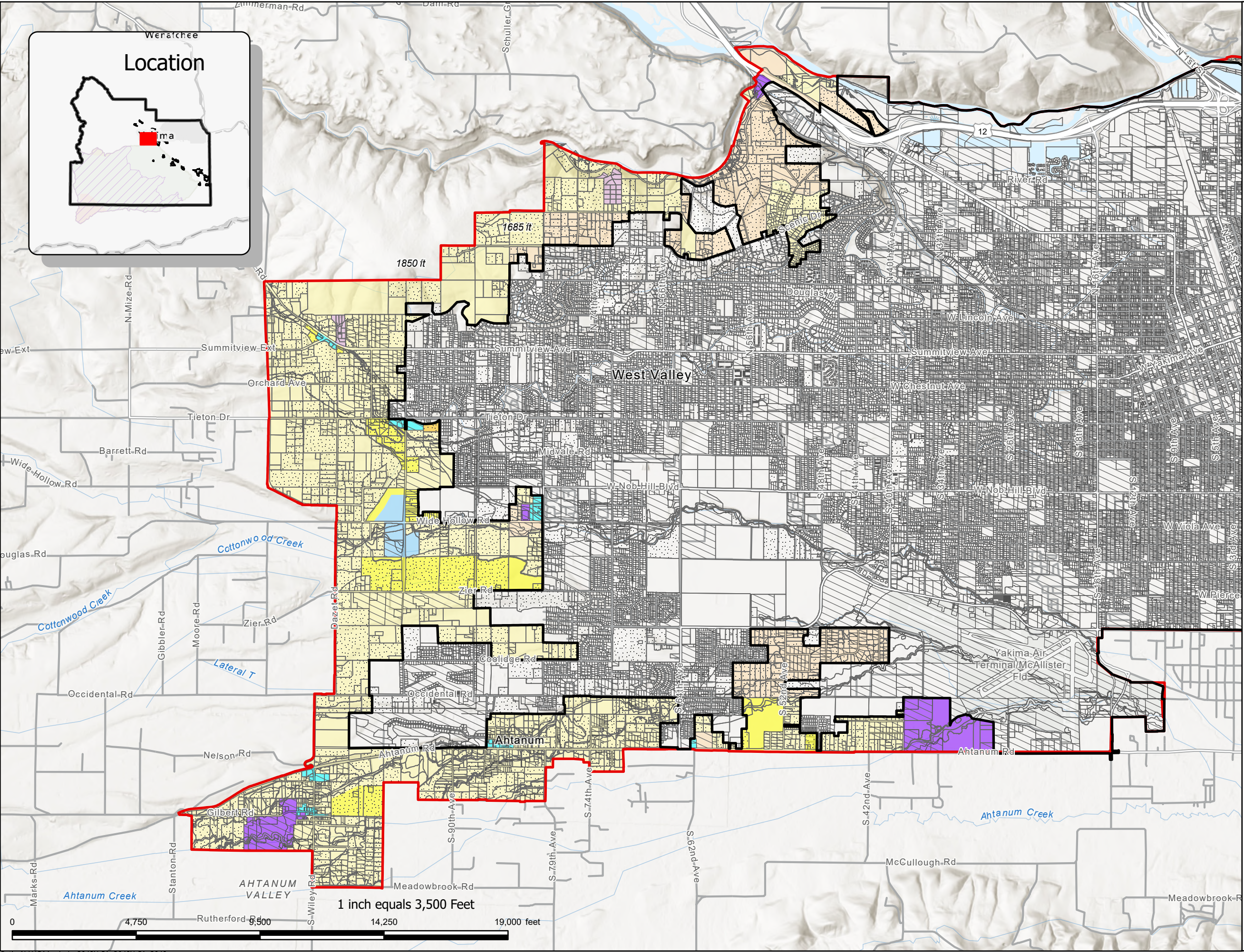
Current County Zoning

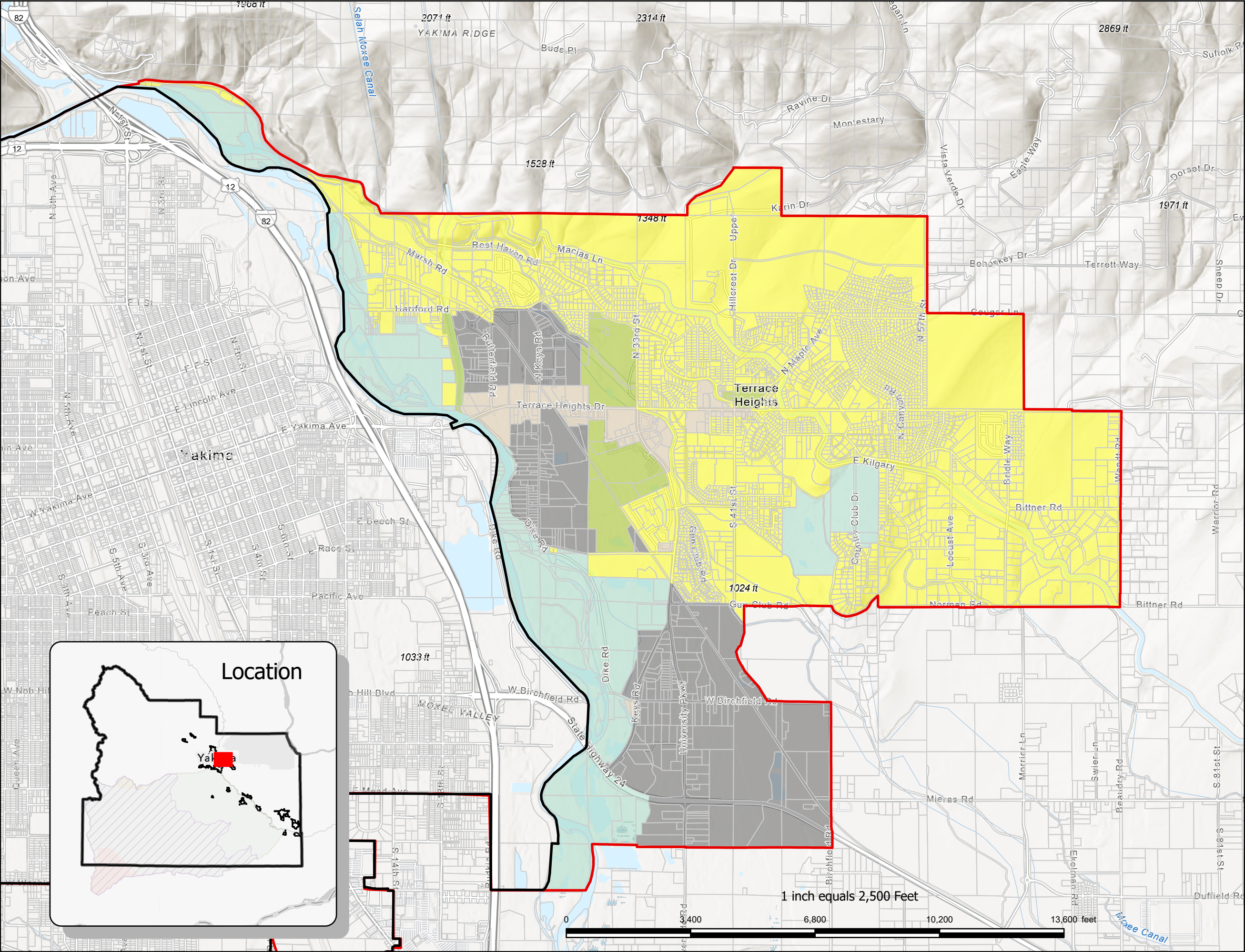
- (MPDO) Master Plan Development Overlay
- (SR) Suburban Residential
- (R-1) Single-Family Residential
- (R-2) Two-Family Residential
- (R-3) Multi-Family Residential
- (B-2) Local Business
- (SCC) Small Convenience Center
- (M-1) Light Industrial



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**

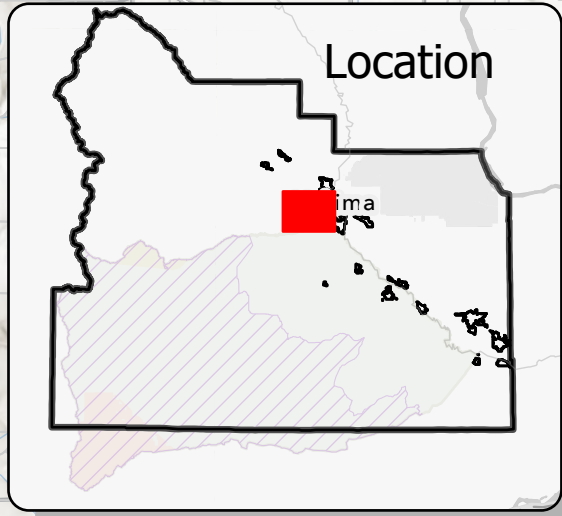
- Current City Limits
- Current Urban Growth Boundary

**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.



Yakima West UGA

**Current
Land-Use Designations**

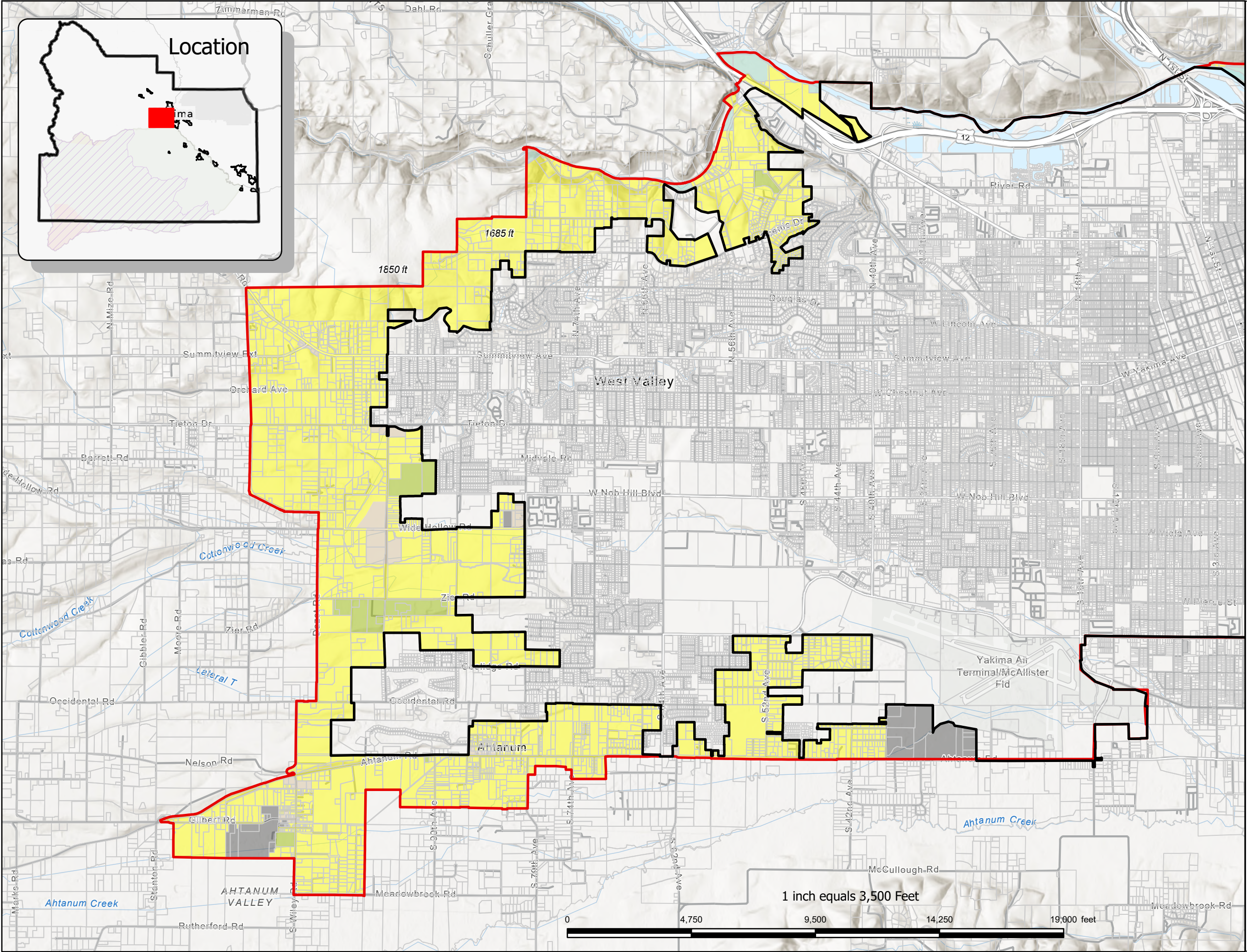
- Current City Limits
- Current Urban Growth Boundary

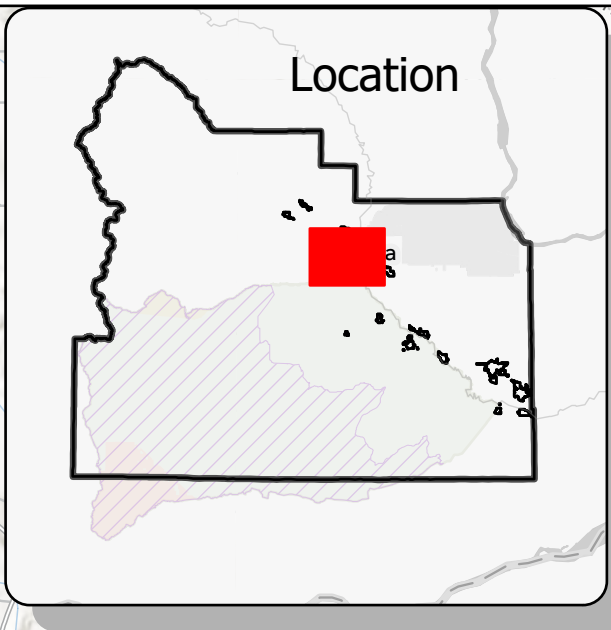
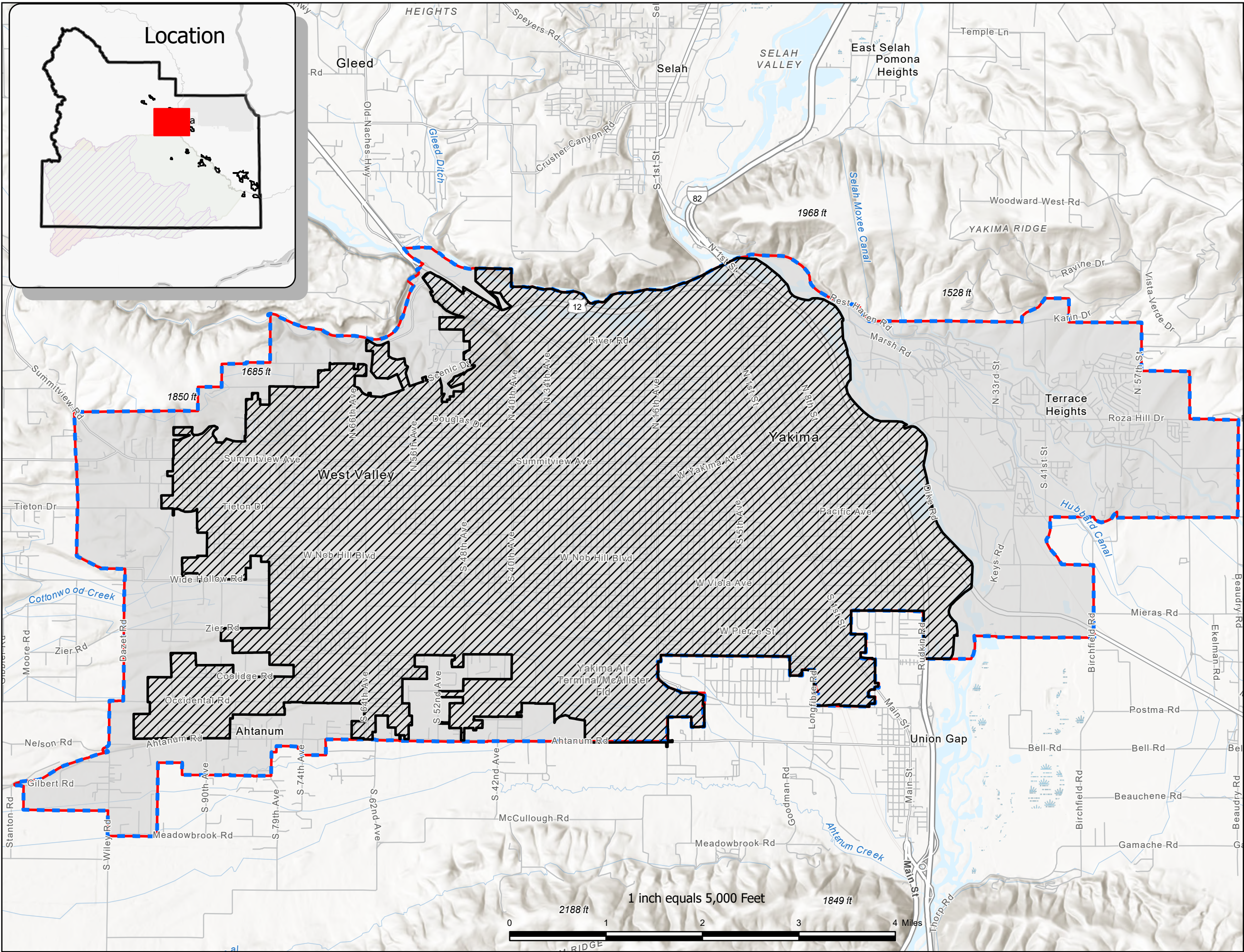
**County Comprehensive
Plan Designations**

- 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

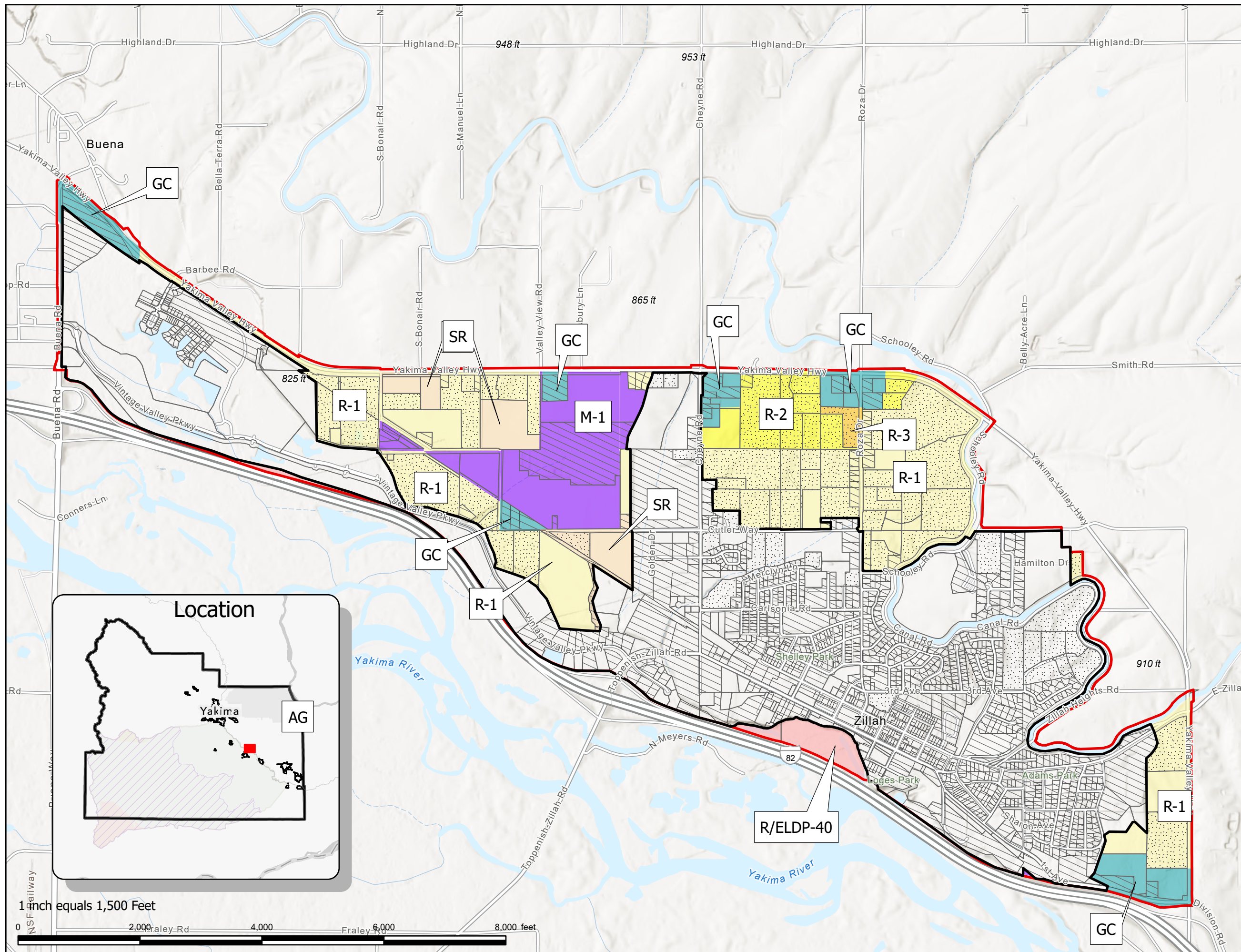
Current County Zoning

- (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**

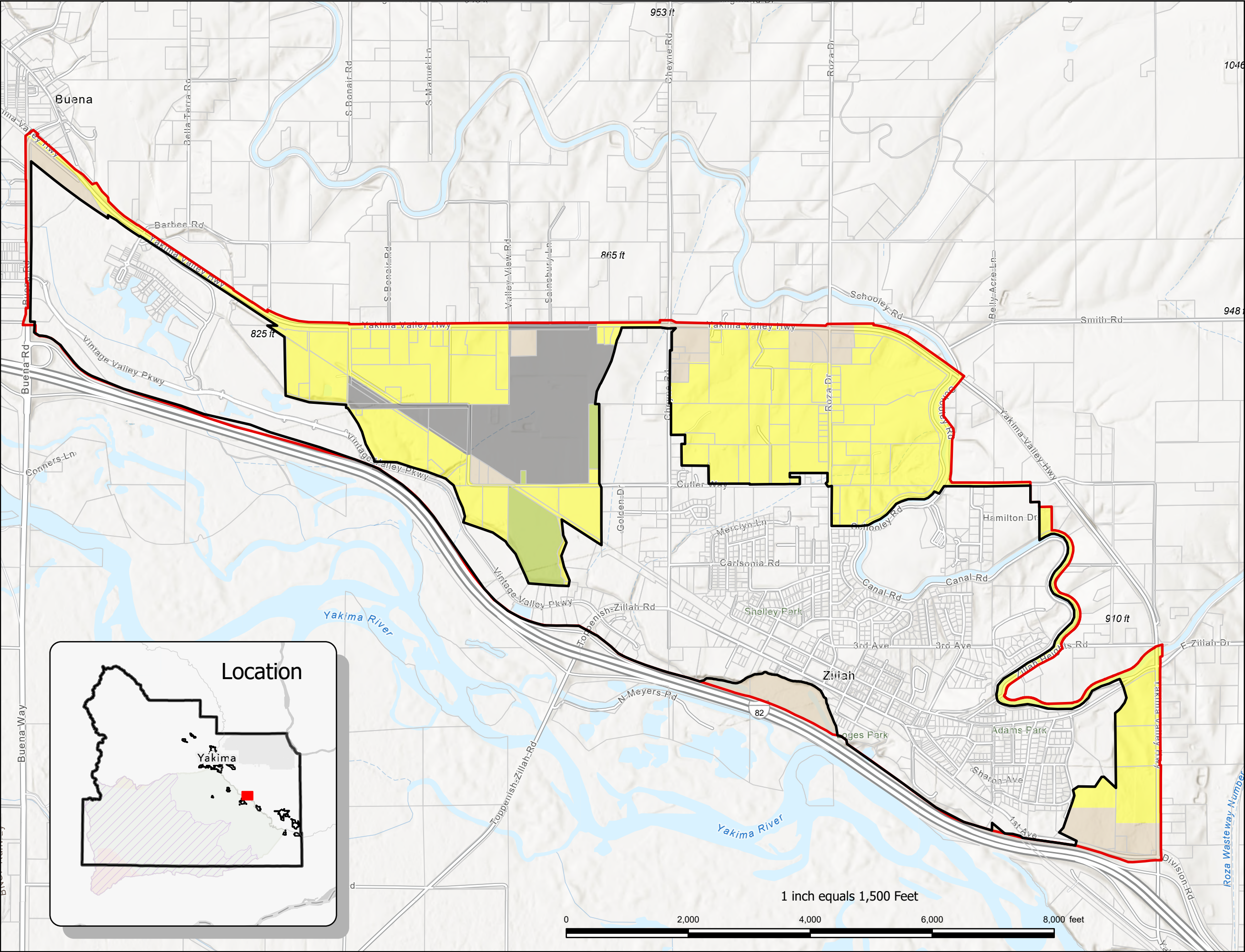
- Current City Limits
- Current Urban Growth Boundary

**County Comprehensive
Plan Designations**

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



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





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

Attachment 6

