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## Yakima Urban Area Comprehensive & Transportation Plan 2012 Addendum

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# **Yakima Urban Area Comprehensive & Transportation Plan 2025 2012 Addendum**

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# YAKIMA URBAN AREA COMPREHENSIVE & TRANSPORTATION PLAN 2025 2012 Addendum

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## INTRODUCTION

The City of Yakima as required by the Washington State Growth Management Act last updated its Comprehensive Plan and Transportation Plan in December 2006. Since that time, the city has had five years (2007-2012) of successful Comprehensive Plan amendment cycles. During these past Comprehensive Plan amendment cycles, the City of Yakima has approved thirty-one Comprehensive Plan Future Land Use Map amendments, three Comprehensive Plan Text amendments, and one Transportation Plan Text amendment. Due to the approval of the above mentioned amendments there has been significant change to the city's Comprehensive Plan Future Land Use Map and to both the city's Comprehensive and Transportation Plans as detailed below. Therefore, it is the purpose of this document is to provide an addendum which:

1. Summarizes all adopted Comprehensive Plan Map and Text Amendments 2007-2012;
2. Provides updated Future Land Use Maps for the Yakima Urban Area, including City of Yakima, Terrace Heights, and the West Valley Neighborhood Planning Area; and
3. Provides a format to publish the extensive Yakima Resources Saw Mill Redevelopment Comprehensive & Transportation Plan Text Amendments adopted by the Yakima City Council on March 23, 2010, and other adopted Comprehensive Plan Text amendments.

**YAKIMA URBAN AREA COMPREHENSIVE PLAN MAP  
AMENDMENTS 2007 - 2012**

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**CITY OF YAKIMA 2007 COMPREHENSIVE PLAN AMENDMENTS**

**APPLICANT:** Walter & Virginia Mick  
**LOCATION:** SE corner of 64<sup>th</sup> Avenue & Washington Avenue  
**PARCEL NO:** APN #181333-32403, 32404 and 23405  
**FILE NOS:** CPA #1-07, Rezone #3-07 & EC #11-07

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Low Density Residential to Arterial Commercial.  
**Zoning:** Suburban Residential to Small Convenience Center.

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone from SR to SCC zoning district. Ordinance No. 2008-10.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Low Density Residential to Arterial Commercial.

**CITY COUNCIL ACTION**

The Yakima City Council approved the requested amendments to the Future Land Use Map by Ordinance No. 2008-09.

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**APPLICANT:** The Noel Corporation  
**LOCATION:** Vicinity of 5<sup>th</sup> Avenue & W. Nob Hill Boulevard  
**PARCEL NO:** APN #181325-14405 and 181325-14410  
**FILE NOS:** CPA #2-07, Rezone #4-07 & EC #12-07

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Low Density Residential to Neighborhood Commercial.  
**Zoning:** Single-Family Residential to Small Convenience Center.

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone from R-1 to SCC zoning district. Ordinance No. 2008-11.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Low Density Residential to Arterial Commercial.

**CITY COUNCIL ACTION**

The Yakima City Council approved the requested amendments to the Future Land Use Map by Ordinance No. 2008-09.

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**APPLICANT:** Brashen Yakima, LLC  
**LOCATION:** 1230 S. First Street  
**PARCEL NO:** APN #181330-13004  
**FILE NOS:** CPA #3-07, Rezone #5-07 & EC #14-07

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Industrial to Arterial Commercial.  
**Zoning:** Heavy Industrial to Central Business District Support.

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone from the M-2 to the CBDS zoning district. Ordinance No. 2008-12

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Industrial to Arterial Commercial.

**CITY COUNCIL ACTION**

The Yakima City Council approved the requested amendments to the Future Land Use Map by Ordinance No. 2008-09.

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**APPLICANT:** Roy Johnson  
**LOCATION:** 4906 Summitview Avenue  
**PARCEL NO:** APN #181321-41001  
**FILE NOS:** CPA #4-07, Rezone #6-07 & EC #15-07

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Low Density Residential to High Density Residential and Neighborhood Commercial.  
**Zoning:** Suburban Residential to Local Business and Multi-Family Residential.

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone of a portion of the property from SR to B-2, and a portion rezoned from SR to the R-3 zoning district. Ordinance No. 2008-13.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Suburban Residential to Neighborhood Commercial, and a portion of the property from Suburban Residential to High Density Residential.

**CITY COUNCIL ACTION**

The Yakima City Council approved the requested amendments to the Future Land Use Map by Ordinance No. 2008-09.

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**APPLICANT:** A & N Investments  
**LOCATION:** S. 6<sup>th</sup> Street & E. Adams Street  
**PARCEL NO:** APN #191319-43508, 43509, and 43510  
**FILE NOS:** CPA #5-07, Rezone #7-07 & EC #16-07

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Low Density Residential to Neighborhood Commercial.  
**Zoning:** Single-Family Residential and Historical Business to Local Business.

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone from the R-1 and the HB zoning districts to the B-2 zoning district. Ordinance No. 2008-14

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Low Density Residential to Neighborhood Commercial.

**CITY COUNCIL ACTION**

The Yakima City Council approved the requested amendments to the Future Land Use Map by Ordinance No. 2008-09.

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**APPLICANT:** James L D Thomas  
**LOCATION:** 5609 Tieton Drive  
**PARCEL NO:** APN #181321-34003  
**FILE NOS:** CPA #6-07, Rezone #8-07 & EC #17-07

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Low Density Residential to Neighborhood Commercial.  
**Zoning:** Two-Family Residential to Local Business.

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone the northern portion from R-2 to B-2 zoning district. Ordinance No. 2008-15.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Medium Density Residential to Neighborhood Commercial.

**CITY COUNCIL ACTION**

The Yakima City Council approved the requested amendments to the Future Land Use Map by Ordinance No. 2008-09.

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**APPLICANT:** Summitcrest Construction  
**LOCATION:** 4600 Summitview Avenue  
**PARCEL NO:** APN #181322-32023  
**FILE NOS:** CPA #7-07, Rezone #9-07 & EC #18-07

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Low Density Residential to Neighborhood Commercial.  
**Zoning:** Single-Family Residential to Local Business.

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone from Single-Family Residential to Local Business. Ordinance No. 2008-16.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Low Density Residential to Neighborhood Commercial.

**CITY COUNCIL ACTION**

The Yakima City Council approved the requested amendments to the Future Land Use Map by Ordinance No. 2008-09.

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**APPLICANT:** Des Mathis  
**LOCATION:** 2013, 2015 Willow Street & 2018 Fruitvale Boulevard  
**PARCEL NO:** APN #181314-42411, 42413, and 42440  
**FILE NOS:** CPA #8-07, Rezone #10-07 & EC #19-07

**SUMMARY OF REQUEST**

**Comp Plan Designation:** South half of parcel #181314-42440 Medium Density Residential & Arterial Commercial to Arterial Commercial; and parcels #181314-42411 & #181314-42413 from Medium Density Residential to Arterial Commercial.  
**Zoning:** Two-Family Residential to Central Business District Support.

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone from the R-2 to the CBDS zoning district. Ordinance No. 2008-17.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Medium Density Residential to Arterial Commercial.

**CITY COUNCIL ACTION**

The Yakima City Council approved the requested amendments to the Future Land Use Map by Ordinance No. 2008-09.

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**APPLICANT:** Bill Chichenoff et al  
**LOCATION:** 1007, 1009, 1101, 1103 & 1105 W. Washington Avenue  
**PARCEL NO:** APN #181336-24017, 24031, 24032, 24033, 24034  
**FILE NOS:** CPA #9-07, Rezone #11-07 & EC #20-07

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Medium Density Residential to Neighborhood Commercial.  
**Zoning:** Two-Family Residential to Local Business.

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone from the R-2 to the B-2 zoning district. Ordinance No. 2008-18.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Medium Density Residential to Neighborhood Commercial.

**CITY COUNCIL ACTION**

The Yakima City Council approved the requested amendments to the Future Land Use Map by Ordinance No. 2008-09.

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**YAKIMA COUNTY 2007 COMPREHENSIVE PLAN AMENDMENTS**

**APPLICANT:** Hordan Planning Services/Terrace Heights  
Development  
**LOCATION:** South 33<sup>rd</sup> Avenue, Terrace Heights  
**PARCEL NO:** APN #19132113410 & 19132124402  
**FILE NO:** PRJ2007-0661, ZON07-004, SEPA#08-05

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Medium Density Residential to Large Commercial Center.  
**Zoning:** Central Business District Support (CBDS).

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone from the R-2 to the CBDS zoning district.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Medium Density Residential to Large Commercial Center.

**BOARD OF COUNTY COMMISSIONERS ACTION**

The Board of Yakima County Commissioners adopted Ordinance No. 6-2008 approving the requested changes to the Future Land Use Map and Rezoning of the property.

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**APPLICANT:** Hordan Planning Services/Storage Company  
**LOCATION:** South 80<sup>th</sup> Avenue and West Nob Hill Boulevard  
**PARCEL NO:** APN #18133014005 & 18133014006  
**FILE NO:** PRJ2007-0660, ZON07-005, SEPA#08-06

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Low Density Residential to Neighborhood Commercial.  
**Zoning:** Local Business District (B-2).

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone from the R-1 to the B-2 zoning district.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Low Density Residential to Neighborhood Commercial.

**BOARD OF COUNTY COMMISSIONERS ACTION**

The Board of Yakima County Commissioners adopted Ordinance No. 6-2008 approving the requested changes to the Future Land Use Map and Rezoning of the property.

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**CITY OF YAKIMA 2008 COMPREHENSIVE PLAN AMENDMENTS**

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**APPLICANT:** Heidi Anderson  
**LOCATION:** 1023 South 32<sup>nd</sup> Avenue  
**PARCEL NO:** APN #181326-23485  
**FILE NO:** CPA#1-08, Rezone#2-08, EC#20-08

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Medium Density Residential to Neighborhood Commercial.  
**Zoning:** Two-Family Residential to Local Business.

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone from the R-2 to the B-2 zoning district.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Medium Density Residential to Neighborhood Commercial.

**CITY COUNCIL ACTION**

The Yakima City Council approved the requested amendments to the Future Land Use Map and rezone by Ordinance No. 2009-11.

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**APPLICANT:** Larry Dean Hull  
**LOCATION:** 22 Ranchrite Road  
**PARCEL NO:** APN #191330-42450  
**FILE NO:** CPA#2-08, Rezone#4-08m EC#26-08

**SUMMARY OF REQUEST**

**Comprehensive Plan Designation:** Industrial to Arterial Commercial.  
**Zoning:** Heavy Industrial to Central Business District Support.

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone from the M-2 to the CBDS zoning district.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Industrial to Arterial Commercial.

**CITY COUNCIL ACTION**

The Yakima City Council approved the requested amendments to the Future Land Use Map and rezone by Ordinance No. 2009-11.

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**APPLICANT:** Maria E. Chavez  
**LOCATION:** 1019 & 1021 South 10<sup>th</sup> Avenue  
**PARCEL NO:** APN #181325-13546, 181325-13547  
**FILE NO:** CPA#4-08, Rezone#6-08, EC#28-08, CL2#21-08

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Low Density Residential to Neighborhood Commercial.  
**Zoning:** Single-Family Residential to Local Business.

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone from the R-1 to the B-2 zoning district.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Low Density Residential to Neighborhood Commercial.

**CITY COUNCIL ACTION**

The Yakima City Council approved the requested amendments to the Future Land Use Map and rezone by Ordinance No. 2009-11.

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**CITY OF YAKIMA 2009 COMPREHENSIVE PLAN AMENDMENTS**

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**APPLICANT:** Noel Properties, LLC  
**LOCATION:** 1008, 1010 and 1012 S. Naches Avenue  
**PARCEL NO:** APN #191330-12430, 12431, and 12432  
**FILE NO:** CPA#002-09, RZ#003-09, SEPA#012-09

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Medium Density Residential to Industrial.  
**Zoning:** Two-Family Residential to Light Industrial.

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone from the R-2 to the M-1 zoning district.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Medium Density Residential to Industrial.

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2009-43 on October 6, 2009 approving the requested changes to the Future Land Use Map and rezoning of the property.

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**APPLICANT:** Yakima Resources/City of Yakima  
**LOCATION:** N/A – Text Amendment  
**PARCEL NO:** N/A  
**FILE NO:** CPA#004-09, SEPA#018-09

**SUMMARY OF REQUEST**

Amendment – 1

Amendment to City of Yakima 2006 Urban Area Comprehensive Plan (UACP)

**PROPOSED AMENDMENT:**

1. Addition of a new section titled “Yakima Revenue Development Area” (YRDA) within the Land Use Chapter 3 of the Urban Area Comprehensive Plan describing the formation and physical characteristics of the YRDA.
2. Amendment of the Regional Commercial future land use designation to reflect the adoption of the City YRDA, and Local Infrastructure Financing Tool award, as well as addition of new supporting goals and policies.

3. Addition of Yakima Mill Site Proposed LIFT Program Improvements map showing all various improvements which are anticipated for development of the RDA.
4. Amendment and adoption of descriptive text and goals and policies to the Economic Development Chapter 7 of the Urban Area Comprehensive Plan which support the adoption of the YRDA and LIFT award.
5. Amendment of Chapter 6 Transportation System of the Urban Area Comprehensive Plan adding descriptive text policies and goals which support proposed infrastructure which may be needed to develop the YRDA.

Amendment – 2

Amendment to the City of Yakima 2006 Urban Area Transportation Plan (UATP)

**PROPOSED AMENDMENT:**

1. Amendment of Chapter 7 Freight Transportation and Economic Development of the 2006 Urban Area Transportation Plan to be consistent with the adoption of the YRDA, award of LIFT funding, and transportation studies underway regarding transportation improvements to the YRDA; and

Amendment of appendix “I” of the Urban Area Transportation Plan to include proposed infrastructure contemplated by the YRDA and proposed LIFT application

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** of the proposed amendments.

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2010-11 on March 23, 2010 approving the requested text amendments.

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**CITY OF YAKIMA 2010 COMPREHENSIVE PLAN AMENDMENTS**

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**APPLICANT:** Shield’s Bag & Printing Co  
**LOCATION:** 1010 Rock Ave / 53 W Nob Hill Blvd.  
**PARCEL NO:** APN #191330-24020  
**FILE NO:** CPA#001-10, RZ#002-10, SEPA#007-10

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Industrial to Neighborhood Commercial.  
**Zoning:** Heavy Industrial (M-2) to Small Convenience Center (SCC).

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone from the Heavy Industrial (M-2) to Small Convenience Center (SCC) zoning district.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Industrial to Neighborhood Commercial.

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2010-44 on November 2, 2010 approving the requested changes to the Future Land Use Map and Rezoning of the property.

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**APPLICANT:** Nulph, Emmet  
**LOCATION:** 215 S. 72<sup>nd</sup> Avenue  
**PARCEL NO:** APN #181320-43458  
**FILE NO:** CPA#002-10, RZ#004-10, SEPA#011-10

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Low Density Residential to Professional Office.  
**Zoning:** Single-Family Residential (R-1) to Professional Office (B-1).

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone from the Single-Family Residential (R-1) to Professional Office (B-1) zoning district.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Low Density Residential to Professional Office.

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2010-44 on November 2, 2010 approving the requested changes to the Future Land Use Map and Rezoning of the property.

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**APPLICANT:** Blair, Lance – Blue Ribbon Business Park  
**LOCATION:** 2807 W. Washington Ave.  
**PARCEL NO:** APN #181335-23403  
**FILE NO:** CPA#003-10, RZ#005-10, SEPA#012-10

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Industrial to General Commercial.  
**Zoning:** Light Industrial (M-1) to General Commercial (GC).

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone from the Light Industrial (M-1) to General Commercial (GC) zoning district.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Industrial to General Commercial.

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2010-44 on November 2, 2010 approving the requested changes to the Future Land Use Map and Rezoning of the property.

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**APPLICANT:** Taylor, Darl/Hordan Planning  
**LOCATION:** Vic of S. 1<sup>st</sup> Ave/W. Nob Hill Blvd.  
**PARCEL NO:** APN #191330-32480  
**FILE NO:** CPA#004-10, RZ#006-10, SEPA#013-10

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Medium Density Residential to Neighborhood Commercial.  
**Zoning:** Two-Family Residential to Small Convenience Center.

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone from the Two-Family Residential (R-2) to Small Convenience Center (SCC) zoning district.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Medium Density Residential to Neighborhood Commercial.

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2010-44 on November 2, 2010 approving the requested changes to the Future Land Use Map and Rezoning of the property.

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**APPLICANT:** Eid, Adli  
**LOCATION:** 811 West Mead Ave  
**PARCEL NO:** APN #181325-43428  
**FILE NO:** CPA#006-10, RZ#008-10, SEPA#015-10

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Medium Density Residential to Neighborhood Commercial.  
**Zoning:** Two-Family Residential (R-2) to Local Business (B-2).

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone from the R-2 to the B-2 zoning district.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Medium Density to Neighborhood Commercial.

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2010-44 on November 2, 2010 approving the requested changes to the Future Land Use Map and Rezoning of the property.

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**APPLICANT:** Printing Press/Wm Douglas  
**LOCATION:** Vicinity of 2407 Longfibre Ave.  
**PARCEL NO:** APN #191331-44004, 43005, 43006  
**FILE NO:** CPA#007-10, RZ#009-10, SEPA#016-10

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Industrial to General Commercial.  
**Zoning:** Light Industrial to General Commercial.

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone from the M-1 to the GC zoning district.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Industrial to General Commercial.

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2010-44 on November 2, 2010 approving the requested changes to the Future Land Use Map and Rezoning of the property.

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**APPLICANT:** Wide Hollow Development et al  
**LOCATION:** NE Corner of S. 40<sup>th</sup> Ave & West Washington Ave  
**PARCEL NO:** APN #181327-43003, 43004, 43005, 43006, 43007, 43453,  
181334-12006, 12011, 12014, 12015, 12016, 12019, 12020, 12022,  
12024, 12025, 12026, 12027, 12028, 12029, 12030, 12031, 12421.  
**FILE NO:** CPA#008-10, RZ#010-10, SEPA#017-10

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Industrial to General Commercial.  
**Zoning:** Light Industrial to General Commercial.

**HEARING EXAMINER RECOMMENDATION**

The Hearing Examiner issued a recommendation of **APPROVAL** of the requested rezone from the M-1 to the GC zoning district.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** to change the Future Land Use Map designation from Industrial to General Commercial.

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2010-44 on November 2, 2010 approving the requested changes to the Future Land Use Map and Rezoning of the property.

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**APPLICANT:** City of Yakima Planning Division  
**LOCATION:** City Wide  
**PARCEL NO:** APN N/A  
**FILE NO:** CPA#009-10, RZ#006-10, SEPA#020-10

**SUMMARY OF REQUEST**

1. Removal of outdated Future Land Use Designations from Chapter III, and Table III-11, which include Large Convenience Center, Arterial Commercial, and Wholesale/Warehouse;
2. Addition of the new Future Land Use Map designations General Commercial, Regional Commercial, and Airport Support zoning district to the text and tables of Chapter III-Land Use of the City's 2025 Comprehensive Plan;
3. Expansion of the allowed zoning designations within Table III-11 for the Professional Office, Neighborhood Commercial, Community Commercial, Regional Commercial, and Industrial Future Land Use Map designations; and
4. Removal of the Planned Development zoning designations, and Institutional Future Land Use designation.

**REGIONAL PLANNING COMMISSION RECOMMENDATION**

The Regional Planning Commission recommended **APPROVAL** of the changes to City of Yakima's Comprehensive Plan Chapter 3.

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2010-45 on November 2, 2010 approving the requested changes.

**CITY OF YAKIMA 2011 COMPREHENSIVE PLAN AMENDMENTS**

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**APPLICANT:** Jerry Maggard and Jere Irwin  
**LOCATION:** Vicinity of S. 24<sup>th</sup> & W. Washington Avenues  
**PARCEL NO:** APN #181335-24003, 24007, 24008, 24032, 24016 & 24017  
**FILE NO:** CPA#001-11, RZ#009-11, SEPA#016-11

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Industrial to General Commercial.  
**Zoning:** Professional Business (B-1) to General Commercial (GC).

**YAKIMA PLANNING COMMISSION RECOMMENDATION**

The Yakima Planning Commission recommended **APPROVAL** to change both the Future Land Use Map designation from Industrial to General Commercial, and rezone the subject property from the B-1 zoning district to the GC zoning district.

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2011-39 on October 4, 2011 approving the requested changes to the Future Land Use Map and Rezoning of the property.

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**APPLICANT:** Howard Jerry Maggard  
**LOCATION:** 8 E. Washington Avenue  
**PARCEL NO:** APN #191331-41480  
**FILE NO:** CPA#002-11, RZ#001-11, SEPA#008-11

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Industrial to General Commercial.  
**Zoning:** Light Industrial (M-1) to General Commercial (GC).

**YAKIMA PLANNING COMMISSION RECOMMENDATION**

The Yakima Planning Commission recommended **APPROVAL** to change both the Future Land Use Map designation from Industrial to General Commercial, and rezone the subject property from the M-1 zoning district to the GC zoning district.

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2011-40 on October 4, 2011 approving the requested changes to the Future Land Use Map and Rezoning of the property.

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**APPLICANT:** City of Yakima ONDS/OIC of Washington  
**LOCATION:** Vicinity of North 3<sup>rd</sup> & 4<sup>th</sup> Streets from 'R' & 'S' Streets to I-82  
**PARCEL NO:** APN #191307-32401 (see application for complete listing)  
**FILE NO:** CPA#003-11, RZ#004-11, SEPA#016-11

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Industrial to Low Density Residential.  
**Zoning:** Light Industrial (M-1) to Single-Family Residential (R-1).

**YAKIMA PLANNING COMMISSION RECOMMENDATION**

The Yakima Planning Commission recommended **APPROVAL** to change both the Future Land Use Map designation from Industrial to Low Density Residential, and rezone the subject property from the M-1 zoning district to the R-1 zoning district.

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2011-41 on October 4, 2011 approving the requested changes to the Future Land Use Map and Rezoning of the property.

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**APPLICANT:** Hidden Watters LLC/Chiawana, Inc.  
**LOCATION:** Vicinity of the 3200 Block north of River Road  
**PARCEL NO:** APN #181310-44003, 181311-33401, & 181315-11021  
**FILE NO:** CPA#004-11, RZ#005-11, SEPA#017-11

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Professional Office to Industrial.  
**Zoning:** Professional Office (B-1), and Small Convenience Center (SCC) to Industrial (M-1).

**YAKIMA PLANNING COMMISSION RECOMMENDATION**

The Yakima Planning Commission recommended **APPROVAL** to change both the Future Land Use Map designations from Industrial to General Commercial, and rezone the subject properties from the B-1 and SCC zoning district to the M-1 zoning district.

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2011-42 on October 4, 2011 approving the requested changes to the Future Land Use Map and Rezoning of the property.

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**APPLICANT:** David Trujillo  
**LOCATION:** 3803 & 3805 Tieton Drive  
**PARCEL NO:** APN #181320-43458  
**FILE NO:** CPA#005-11, RZ#006-11, SEPA#018-11

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Low Density Residential to Neighborhood Commercial.  
**Zoning:** Single-Family Residential (R-1) to Professional Business (B-1).

**YAKIMA PLANNING COMMISSION RECOMMENDATION**

The Yakima Planning Commission recommended **APPROVAL** to change both the Future Land Use Map designation from Low Density Residential to Neighborhood Commercial, and rezone the subject properties from the R-1 zoning district to the B-1 zoning district.

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2011-43 on October 4, 2011 approving the requested changes to the Future Land Use Map and Rezoning of the property.

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**APPLICANT:** Douglas Bernd  
**LOCATION:** 660 North 18<sup>th</sup> Ave  
**PARCEL NO:** APN #181314-44456  
**FILE NO:** CPA#006-11, RZ#007-11, SEPA#019-11

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Medium Density Residential to Industrial.  
**Zoning:** Two-Family Residential (R-2) to Light Industrial (M-1).

**YAKIMA PLANNING COMMISSION RECOMMENDATION**

The Yakima Planning Commission recommended **APPROVAL** to change both the Future Land Use Map designation from Medium Density Residential to Industrial, and rezone the subject properties from the R-2 zoning district to the M-1 zoning district.

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2011-44 on October 4, 2011 approving the requested changes to the Future Land Use Map and Rezoning of the property.

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**APPLICANT:** American Investment Group / Ashraf Musabeh  
**LOCATION:** 708 and 710 N. 5<sup>th</sup> Avenue  
**PARCEL NO:** APN #181313-43021 & 181313-43020  
**FILE NO:** CPA#007-11, RZ#008-11, SEPA#020-11

**SUMMARY OF REQUEST**

**Comp Plan Designation:** High Density Residential to Neighborhood Commercial.  
**Zoning:** Historical Business (HB) and Multi-Family Residential (R-3) to Local Business (B-2).

**YAKIMA PLANNING COMMISSION RECOMMENDATION**

The Yakima Planning Commission recommended **APPROVAL** to change both the Future Land Use Map designation from High Density Residential to Neighborhood Commercial, and rezone the subject properties from the HB, and R-3 zoning districts to the B-2 zoning district.

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2011-45 on October 4, 2011 approving the requested changes to the Future Land Use Map and Rezoning of the property.

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**APPLICANT:** City of Yakima Wastewater Division  
**LOCATION:** N/A  
**PARCEL NO:** N/A  
**FILE NO:** CPA#008-11, SEPA#021-11

**SUMMARY OF REQUEST**

This proposed text amendment provides for changes to Chapter VIII Utilities of the City of Yakima's Comprehensive Plan that are necessary to support improvements to the City of Yakima's wastewater treatment facility and its attendant infrastructure. These improvements, most specifically the strong waste industrial sewer line, will support new and existing industries and this could result in future changes to zoning and land use.

**YAKIMA PLANNING COMMISSION RECOMMENDATION**

The Yakima Planning Commission recommended **APPROVAL** the proposed changes to Chapter VIII Utilities of the City's Comprehensive Plan on August 10, 2011.

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2011-46 on October 4, 2011 approving the requested changes.

## **YAKIMA COUNTY 2011 COMPREHENSIVE PLAN AMENDMENTS**

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**APPLICANT:** Yakima County  
**LOCATION:** Yakima Urban Growth Area  
**PARCEL NO:** N/A  
**FILE NO:** PRJ2010-864, ZON2010-13, SEP2010-43

### **SUMMARY OF REQUEST**

Adoption of West Valley Neighborhood Plan into the City of Yakima Comprehensive Plan (See West Valley Neighborhood for specific information)

### **YAKIMA PLANNING COMMISSION RECOMMENDATION**

The Yakima Planning Commission recommended **APPROVAL** of the West Valley Neighborhood Plan on June 23, 2010.

### **CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2011-10 adopting the West Valley Neighborhood Plan.

**CITY OF YAKIMA 2012 COMPREHENSIVE PLAN AMENDMENTS**

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**APPLICANT:** Washington Fruit & Produce Co.  
**LOCATION:** Vicinity of the 1500 block of N 6<sup>th</sup> Ave  
**PARCEL NO:** 181312-31005, 181312-31007, 181312-3400, 181312-34401, 181312-34402, 181312-34403, 181312-34404, 181312-34405, 181312-34406  
**FILE NO:** CPA#002-12, RZ#002-12, SEPA#014-12

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Regional Commercial to Industrial.  
**Zoning:** Large Convenience Center (LCC) to Light Industrial (M-1).

**YAKIMA PLANNING COMMISSION RECOMMENDATION**

The Yakima Planning Commission recommended **APPROVAL** to change both the Future Land Use Map designation from Regional Commercial to Industrial, and rezone the subject property from Large Convenience Center (LCC) to Light Industrial (M-1).

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2012-35 on October 2, 2012 approving the requested changes to the Future Land Use Map and Rezoning of the property.

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**APPLICANT:** Donna Lockhart & Gary Rookstool  
**LOCATION:** 1021 South 31<sup>st</sup> Avenue  
**PARCEL NO:** 181326-23491  
**FILE NO:** CPA#003-12, RZ#003-12, SEPA#015-12

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Low Density Residential to Neighborhood Commercial.  
**Zoning:** Single-Family Residential (R-1) to Local Business (B-2).

**YAKIMA PLANNING COMMISSION RECOMMENDATION**

The Yakima Planning Commission recommended **DENIAL** to change both the Future Land Use Map designation from Low Density Residential to Neighborhood Commercial, and rezone the subject property from Single-Family Residential (R-1) to Local Business (B-2).

**CITY COUNCIL ACTION**

The City of Yakima adopted Resolution No. R-2012-146 on December 4, 2012 withdrawing this request from further Council consideration and rescinding the Council's direction to remand this matter back to the City of Yakima's Planning Commission.

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**APPLICANT:** West Valley Nursing Homes  
**LOCATION:** 300 block of North 40<sup>th</sup> Avenue  
**PARCEL NO:** 181322-13025, 13071 and 13073  
**FILE NO:** CPA#004-12, RZ#004-12, SEPA#016-12

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Medium Density Residential to High Density Residential.  
**Zoning:** Two-Family Residential (R-2) to Multi-Family Residential (R-3).

**YAKIMA PLANNING COMMISSION RECOMMENDATION**

The Yakima Planning Commission recommended **APPROVAL** to change both the Future Land Use Map designation from Medium Density Residential to High Density Residential, and rezone the subject property from Two-Family Residential (R-2) to Multi-Family Residential (R-3).

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2012-35 on October 2, 2012 approving the requested changes to the Future Land Use Map and Rezoning of the property.

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**APPLICANT:** Yakima Venture Capital, LLC  
**LOCATION:** 714 South 6<sup>th</sup> Street  
**PARCEL NO:** 191319-43507  
**FILE NO:** CPA#005-12, RZ#005-12, SEPA#017-12

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Low Density Residential to Neighborhood Commercial.  
**Zoning:** Single-Family Residential (R-1) to Local Business (B-2).

**YAKIMA PLANNING COMMISSION RECOMMENDATION**

The Yakima Planning Commission recommended **APPROVAL** to change both the Future Land Use Map designation from Low Density Residential to Neighborhood Commercial, and rezone the subject property from Single-Family Residential (R-1) to Local Business (B-2).

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2012-35 on October 2, 2012 approving the requested changes to the Future Land Use Map and Rezoning of the property.

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**APPLICANT:** Wayne Clasen and Apple Land Investment  
**LOCATION:** Vicinity of the 8400 block of Occidental Road  
**PARCEL NO:** 181206-21001, 21005, 21007, 21401 and 21402  
**FILE NO:** CPA#006-12, RZ#006-12, SEPA#018-12

**SUMMARY OF REQUEST**

**Comp Plan Designation:** Low Density Residential to High Density Residential.  
**Zoning:** Single-Family Residential (R-1) to Multi-Family Residential (R-3).

**YAKIMA PLANNING COMMISSION RECOMMENDATION**

The Yakima Planning Commission recommended **APPROVAL, SUBJECT TO A DEVELOPMENT AGREEMENT**, to change both the Future Land Use Map designation from Low Density Residential to High Density Residential, and rezone the subject property from Single-Family Residential (R-1) to Multi-Family Residential (R-3).

**CITY COUNCIL ACTION**

The City of Yakima adopted Ordinance No. 2012-35 on October 2, 2012 approving the requested changes, subject to a property use and development agreement, to the Future Land Use Map and Rezoning of the property.

They City of Yakima adopted Resolution No. R-2012-155 on December 11, 2012 to execute a development agreement with Wayne Clasen and Apple Land Investments, LLC.

# **2009 Comprehensive Plan Amendment CPA#004-09& SEPA#018-09 Yakima Resources Saw Mill Redevelopment Comprehensive & Transportation Plan Text Amendments**

Prepared by: Dunollie Enterprises LLC in cooperation with the City of Yakima

## ***Overview of Project***

As stated in the City of Yakima's Urban Area Comprehensive Plan 2025, prior to August 2006 and at present, the City of Yakima has been cooperatively working with the property owners of the 211 acre Boise Cascade lumber facility (Yakima Resources) to create a redevelopment plan for the former lumber facility located in the vicinity of 805 N. 7<sup>th</sup> Street. The City of Yakima and numerous other property owners, including Yakima Resources, formed the Yakima Revenue Development Area (YRDA), and applied for Twenty Five Million in Washington State Local Infrastructure Financing Tool (LIFT) funding with the expressed purpose of redeveloping the Boise Cascade mill site into a mixed use planned development area, and revitalizing other commercial sites within the YRDA. The following sections are intended as an addendum to the City of Yakima's Comprehensive Plan, Transportation Plan, and Capital Facilities Plan. The below sections are also intended to provide a detailed description of the YRDA, update information with regard to the relationship of the YRDA and Regional Commercial Comprehensive Plan Designation, and providing additional Goals and Policies which support the YRDA. This addendum document is intended to update the previously adopted plan documents, and where conflicts between previously adopted text and the text in this addendum occur, the information in this addendum should be used.

## ***Yakima Revenue Development Area (Cascade Mill)***

The Yakima Revenue Development Area (YRDA) consists of 556 acres in census tract 02 of Yakima's Federal Renewal Community. The YRDA is adjacent to Interstate 82 from the US 12/North 1<sup>st</sup> Street Interchange through the Yakima Avenue/Terrace Heights exit. The YRDA is located entirely within the city limits and in one of the earliest plats of the City of Yakima.

As identified on the YRDA maps, the primary development zone is approximately 211 acres which were formerly used as the Boise Cascade Sawmill and Plywood Plant. Three smaller parcels located in this zone are:

- Former Jeld-Wen plant vacant since 2005 when Jeld Wen built a new plant in north central Yakima and listed for sale.
- Former Trail Wagons RV building currently leased for indoor soccer clinics.
- Pacific Power sub-station that mainly served the Boise site.

The balance of the YRDA consists of public property, including the Yakima River Greenway, and the stretch of Interstate 82 from the US 12 Interchange through the Yakima Avenue/Terrace Heights exit. The YRDA is bordered on the north and east by the Yakima River, which is the city limits, and on the west by a mix of residential neighborhood, commercial, and light industrial property. The southern boundary is adjacent to both commercial and public property.

The City supports continued timely development of the Yakima Revenue Development area and on September 23, 2008, was awarded LIFT financing through a competitive award process

which considered sites state-wide.

The City of Yakima's Yakima Avenue Interchange Analysis Summary Cascade Mill Redevelopment Yakima, WA, August 2008 identify that a significant amount of public infrastructure (approximately 20.7 acres of street grid, public rights-of-way, and easements, etc.) will be required to support the proposed 211-acre redevelopment including Commercial, Light Industrial, Medical/Professional Office, High-Density Residential, and Open Space. State law requires that in order for LIFT funding to be applied to the YRDA local governments must ensure that all proposed projects are identified within their Comprehensive Plans and other supporting documents. This addendum provides the updates and additional detail necessary to apply the LIFT funding within the YRDA.

Along with this support, the City's adopted land use policies must encourage compatible land uses surrounding the RDA, and promote increased vehicular access and focus on needed pedestrian and bicycle safety improvements throughout the RDA.

## ***Land Use***

### ***Amending and updating Chapter 3, Land Use***

#### ***Regional Commercial***

The YRDA and Boise Cascade mill site lies within property that has a Future Land Use designation of Regional Commercial. The Regional Commercial designation is intended to provide the community with a mix of retail, service and business establishments on a medium to large scale. Commercial developments span a wide range of activities, such as, retail stores, business and professional services, hotel/motel operations, restaurants, theaters, and gas stations. Generally, regional commercial uses are the source of consumer goods and services for the community and the traveling public. Their locational market area, and site requirements tend to be as diverse as the mix of activities. In general, these developments tend to depend on auto visibility for customer attraction, and prefer locations with heavy traffic flows.

In the City of Yakima there are presently three commercial sites which have a Future Land Use designation of Regional Commercial:

1. The Yakima Revenue Development Area (YRDA) an approximate 224-acre redevelopment area primarily composed of the former Boise Cascade Sawmill (approximately 211 acres) located just south of I-82 and centered upon east. "G" Street as more fully described in the City of Yakima's approved September 23, 2008, Local Infrastructure Financing Tool application now herein adopted by reference.
2. The Yakima County State Fair Park and other contiguous properties involving approximately 257.20 acres located immediately northwest of the West Nob Hill Blvd. Interchange and I-82.
3. The approximate 156.87-acre commercially zoned site located immediately southeast of the 16<sup>th</sup> Avenue and I-82 Interchange.

The Yakima Revenue Development Area, the most significant of the three Regional Commercial designated areas, conforms to the intent of the Regional Commercial Future Land Use designation. The subject property is planned to have a wide mix of uses, and is located in an area

which takes prime advantage of the high auto visibility of I-82. Moreover, being the largest of the three areas, the YRDA is expected to yield the greatest public benefit as the City of Yakima has received \$25 million in LIFT funding for public infrastructure improvements to the YRDA.

The redevelopment of this area into a mixed-use master planned development will provide the City of Yakima and its citizens with a much needed opportunity to enhance the economic vitality of one of the most economically distressed areas in the state.

*The following policies and amendments to the goal are intended to supplement and amend the existing comprehensive plan policies and goals within Goal 3.9*

***Regional Commercial Goals & Policies***

**GOAL 3.9: PROVIDE AREAS ALONG EXISTING HIGHWAYS OR FREEWAYS FOR COMMERCIAL DEVELOPMENT AND ACTIVITIES THAT REQUIRE LARGE SITES AND HIGH VISIBILITY TO SERVE THE NEEDS OF THE COMMUNITY AND THE ENTIRE REGION.**

- 3.19.12 Stabilize and revitalize existing commercial facilities in the Urban Area.
- 3.19.13 Provide convenient shopping location consistent with the development of the community.
- 3.19.14 Encourage development that shortens the distance between residential areas, schools, shopping, and employment centers.
- 3.19.15 Encourage a safe walking and biking environment connected to the Northeast Yakima neighborhood and the downtown core.
- 3.19.16 Encourage economic growth which minimizes the public's share of infrastructure costs.
- 3.19.17 Direct development in planned areas where infrastructure is either present or can be easily extended.
- 3.19.18 Encourage major commercial, industrial, and multi-family developments to locate inside the city limits.
- 3.19.19 Provide flexibility in design and density in planned developments and ensure development standards and quality of life considerations are preserved.
- 3.19.20 Encourage urban infill development with new construction that relates to the scale and density of the surrounding uses.
- 3.19.21 Encourage commercial, industrial, office, and multi-family developments to locate in planned development areas.
- 3.19.22 Designate and prioritize Focused Public Investment Areas or Corridors inside the Urban Area to facilitate coordinated and collaborative public infrastructure investment.

**Adding a new goal 3.18 and supporting policies to provide additional information on the LIFT Award**

**GOAL 3.18: SUPPORT REDEVELOPMENT OF THE YAKIMA REDEVELOPMENT AREA AS OUTLINED IN THE LIFT APPLICATION FOR COMPETITIVE PROJECT AWARDS**

**Policies:**

- 3.18.1 Integrate LIFT funding awards into the City of Yakima Capital Facilities Plans.
- 3.18.2 Develop infrastructure improvement plans needed to construct funded improvements under the LIFT award including:
  - 3.18.2.1 Construction of a new I-82 interchange and supporting surface streets to provide for efficient vehicle circulation through the Yakima Revenue Development Area (YRDA).
    - 3.18.2.1.1 Update existing plans for interchange improvements directly to the YRDA which will promote efficient east-west vehicle connections and circulation through the YRDA.
    - 3.18.2.1.2 Improvements to the Fair Avenue ramp to handle the increasing traffic volumes.
    - 3.18.2.1.3 Update and improve the Exit 33a off ramp to promote development within the YRDA and surrounding areas. Update should include removing the temporary status with FHWA.
    - 3.18.2.1.4 Additional signalization at the Yakima Avenue and Fair Avenue. Modify the Lincoln Avenue, MLK Boulevard, Fair Avenue intersection to include a roundabout.
  - 3.18.2.2 Extend 10<sup>th</sup> Street to the north for local access to the site from the south.
  - 3.18.2.3 Provide for pedestrian and vehicle links to existing “G” street, including access improvements to the existing corridor and surrounding neighborhood.
  - 3.18.2.4 Water system improvement plans utilizing the existing infrastructure for domestic and irrigation service. Improvements should include the utilization of the existing water right for development activities including recreation and water features.
  - 3.18.2.5 Extend sewer mains through Fair Avenue to provide additional capacity to the site.
  - 3.18.2.6 Pathway improvements to the I-82 under crossings into the greenway and provide a safe route from the YRDA to Downtown, as well as an east-west connection through the YRDA. Pathway improvements include trails and bike routes as identified on maps V-1 and V-2 in the transportation section of the transportation plan.
  - 3.18.2.7 Rail crossing safety improvements to provide safe pedestrian, bicycle, and vehicle circulation in the YRDA and adjacent NE Yakima neighborhood.
  - 3.18.2.8 Identify and implement zoning and land use flexibility within the YRDA to promote the redevelopment of the urban infill project which is anticipated to include:
    - 3.18.2.9 A “Lifestyle Center” featuring pedestrian-oriented design with a system of streams/canals, ponds, pathways, and green space that will serve the daily needs of the residential and employment center, as well as create a destination for those seeking a village-type shopping and recreation experience.
  - 3.18.2.10 Connections for pedestrians and bikes to the Yakima River Greenway and also provide trail connections identified in the transportation chapter (maps VI-1 and VI-2).
  - 3.18.2.11 A shopping complex to attract higher end retailers and businesses.
  - 3.18.2.12 An auto mall site with offices and outdoor sales lot areas.
  - 3.18.2.13 A site for industries targeted at the economic expansion of Yakima including medical office, customer/technical support centers, logistics and distribution, ancillary wine and agriculture, business and professional services, medical device and equipment manufacturing, and industrial supplies and machinery.
  - 3.18.2.14 A high-quality employment center targeted to higher wage “creative class” employers. The campus will feature greenway and pedestrian/bike connections to the

greenway path system and also connections as depicted in the transportation plan pedestrian and bike pathways maps in Chapter V.

- 3.18.2.15 Medium- and high-density residential development including condominiums, town houses, and apartments.
- 3.18.2.16 Public spaces including green spaces, transit facilities, and pathways connecting with the Yakima River and Greenway.
- 3.18.2.17 Other possible public and semi-public facilities including a new regional YMCA, athletic facilities, a new regional ball park, and a new regional aquatic center.
- 3.18.3 Promote uses and redevelopment that will strengthen the connections between the YRDA and the existing surrounding communities including:
  - 3.18.3.1 Promote safe and convenient connections to the Yakima River and Greenway path.
  - 3.18.3.2 Promote safe and convenient connections to the Convention Center to capitalize on the proximity to this existing facility.
  - 3.18.3.3 Promote safe and convenient access to the Downtown CBD.
  - 3.18.3.4 Promote safe and convenient access to adjacent hotels and meeting facilities.

*Map of the YRDA Development Area*



**YAKIMA MILL SITE**

Proposed LIFT Program Improvements

September 2009

GROUP  
MACKENZIE

***Economic Development  
Amending and updating Chapter 4, Economic Development***

Due to a decreases in resource based industries in 2005 and 2006, to promote further job and economic growth in the City, as well as, to offset the loss of jobs and economic activity felt by the community with the closure of the Boise Cascade operations, the city has adopted the Yakima Revenue Development Area (YRDA) to promote infill redevelopment of the mill and surrounding properties. The city has been awarded LIFT financing to fund a portion of the required transportation improvements including a new I-82 interchange and other infrastructure within the YRDA. In addition to the LIFT financing, the city is also anticipating the need for public/ private partnerships in order to meet the redevelopment goals for this area. These may include a specific development agreement or public private partnership between the mill site owners and the City of Yakima pertaining to the clean up and redevelopment of a city landfill located at the southern end of the former mill property.

“Inspiring Economic Excellence: A Blueprint for Yakima County” (Blueprint Yakima) is the 2008 regional strategic economic development plan of New Vision, the Yakima County Development Association (YCDA). Blueprint Yakima considers the YRDA to be the property most likely to impact Yakima County regional competitiveness, from tourism and image to a regional employment center for our targeted industries. For this reason, Yakima County has already invested a share of its .09 Sales Tax Rebate for Economic Development in the planning and economic impact analysis for the YRDA.

The YRDA LIFT activities represent a signature project for the Yakima Valley, and the public and private projects are consistent with the short and long term vision and plans for the Yakima Urban Area and Yakima County, including:

- Yakima City Council Strategic Priorities
- Yakima Comprehensive Plan
- Yakima Urban Area Zoning Ordinance
- City of Yakima Capital Facilities Plan
- Yakima County Capital Facilities Plan
- City of Yakima Six-Year Transportation Improvement Plan
- Yakima County Six-Year Transportation Improvement Plan
- TRANS-Action Regional Transportation Priorities
- “Blueprint Yakima” – Yakima County Development Association Strategic Plan
- Yakima Regional Aquatics Center Task Force

***Economic Development Goals & Policies***

***Adding a new goal and supporting policies to Chapter 4 economic development as Goal 4.3 as follows:***

**GOAL 4.3 PROMOTE REDEVELOPMENT WITHIN THE YRDA TO MAXIMIZE PUBLIC INVESTMENT AND BUILD UPON EXISTING URBAN INFRASTRUCTURE WITHIN THE CITY’S CORE AREA**

## ***Policies***

- 4.3.1 Implement the funding obtained through the LIFT program for the identified infrastructure through adaptive reuse programs within the YRDA.
- 4.3.2 Promote partnerships with private investors and land owners to further maximize the public investment in the YRDA.
- 4.3.3 Facilitate remediation of any potential environmental or geotechnical conditions within the former landfill site to a standard suitable for mixed use development within a public private partnership consistent with the entire mill site redevelopment project.
- 4.3.4 Promote redevelopment in the YRDA to enhance regional competitiveness with a substantial economic impact, both in terms of investment and overall job creation.

## ***Transportation***

### ***Amending and updating Chapter 6***

As the YRDA develops various transportation related improvements will be necessary to support growth, promote safety, and integrate the development into the existing City of Yakima street system. The below provides a discussion of those required, related, and necessary improvements.

#### ***Yakima River Greenway Pathway Connections***

The Yakima River Greenway, a continuous 10 mile paved walking/biking path system that stretches from Selah Gap to Union Gap, and west along the Naches River from its confluence with the Yakima River to the US 12-West 40th Avenue exit. The paved pathway connects parks, river access landings, nature trails, fishing lakes, and protected natural areas. However, the Greenway does not connect directly into any transit, employment, or commercial center, limiting its full potential for use as a multi-modal facility in the urban area.

The northern gate to the Yakima sawmill is directly adjacent to the only pathway connection that goes under Interstate 82. Currently, this undercrossing is a primitive dirt-rock road that is not accessible by bicyclists and pedestrians because of its hazardous conditions. It is also difficult to locate as it is not connected to the City's street grid. Occasionally this is used by fishermen making their way to Rotary Lake.

With LIFT funding, this undercrossing will be improved to connect directly into the new public pathway and street system that will be built for the employment, residential, and commercial center located in the heart of the RDA. For the first time, a commercial development will utilize the Greenway as a viable transportation link, and provide a safe route directly from the Greenway to the downtown that does not require crossing over interstate exits and on-ramps. This will enable workers, residents, visitors, and shoppers to use the Greenway as a primary route to their destination.

#### ***Freight – Rail and Air***

As stated in the City of Yakima's Comprehensive Plan Chapter 6 Transportation, projected rail use by the Burlington-Northern Santa Fe (BNSF) Railroad on the main line through Yakima are projected to have significant growth in the total number, frequency and length of trains that will

travel through Yakima. On this main line, the current average of 10 trains daily is expected to increase to an average of 25 daily trains by 2025. Rail service on the lines that bisect Yakima are largely regional main lines, and do not stop in Yakima to transfer goods from the Yakima Valley. This freight movement on the main line is vital to the state and national economy.

While the movement of rail freight through Yakima is important to our state and national economy, the movement also creates local safety and economic impacts to the Yakima street system from both the regional lines, and local rail spurs.

To reduce these negative impacts the City of Yakima will need to consider future street improvements such as: grade separation or other measures to mitigate the impacts of rail crossing at “I” Street, “D” Street, Yakima Avenue, Mead Avenue, and Washington Avenue and the “G” and “H” Street corridors between I-82 and Front Street.

In addition, to promote efficient vehicle access, as well as, safe pedestrian and bicycle routes to the YRDA, safety improvements in the YRDA are included in the LIFT funding within the YRDA. Additional safety improvements for corridors surrounding the YRDA will also need to be identified in the future. Additional rail issues are included in the freight section of this report.

#### ***Future Conditions and Deficiencies***

The Yakima Avenue Interchange is a key interchange for the redevelopment of the YRDA. The interchange is currently operating beyond capacity due to an increase in traffic from existing developments. This operational condition could place the YRDA at risk for various forms of development restrictions until capacity improvements are made. The City of Yakima has identified the Yakima Revenue Development Area as an area to focus public investment, and to provide for transportation network improvements which will encourage redevelopment and private investment in infill development. The City was also awarded LIFT funding through a state-wide competitive application process to provide for a funding source for the identified improvements. The transportation improvements included in the LIFT award include:

- A new east-west principal arterial through the site continuing from existing “G” street.
- A new north-south collector arterial through the Mill District.
- A second north-south collector arterial through the Mill District.
- A new I-82 interchange with connections to the new east-west arterial.
- A roundabout at MLK connecting to the north-south collector arterial.
- Internal loop road connections within the Mill District.
- A new off-ramp from the I-82 and Highway 12 interchange extending to the Mill District.

#### ***Transportation Goals & Policies***

**The policy below is added to and amends policies under goal 6.3:**

**GOAL 6.3: DEVELOP AND IMPROVE THE PEDESTRIAN NETWORK IN THE YAKIMA URBAN AREA.**

***Policies:***

- 6.3.9 Encourage interaction between the Greenway, YRDA, the Northeast Yakima neighborhood, and the downtown core area. Provide a safe route from the Greenway through the adjacent neighborhoods to the downtown that does not require crossing over interstate exits and on-ramps. This will enable workers, residents, visitors, and shoppers to use the Greenway as a primary route to their destination.

*The policy below is added to and amends policies under existing goal 6.7*

***Bicycle Goals and Policies***

**GOAL 6.7: CREATE A STREET NETWORK THAT ENCOURAGES SAFE BICYCLE CONNECTIONS AND ROUTES.**

- 6.7.5 Provide a safe route from the Greenway through to the downtown that does not require crossing over interstate exits and on-ramps.
- 6.7.6 Consider bicycle safety at rail crossings.

***Arterial and Collector Street System***

*The policies below add to and amend policies under goal 6.10*

**GOAL 6.10: ADDRESS STREET SEGMENTS THAT ARE PROJECTED TO HAVE FUTURE CAPACITY CONSTRAINTS.**

***Policies:***

- 6.10.2 Identify and plan for necessary street capacity improvements identified in the LIFT funding award.
- 6.10.3 Implement grade separation of arterial street crossings with rail lines to improve traffic safety, traffic flow efficiency, and air quality. Prioritize the grade separation of Martin Luther King Jr. Blvd (B Street) and Lincoln Avenue. Grade-separated crossings of other streets may be planned in the future, as well as safety improvements on “G” and “H” Streets between the YRDA and Front Street.

***Public Transit Goals and Policies***

*The following policy adds to and amends policies under goal 6.18*

**GOAL 6.18: PROMOTE TRANSIT RIDERSHIP TO HELP REDUCE FUTURE STREET CAPACITY CONSTRAINTS.**

***Policies:***

- 6.18.5 Identify and plan for necessary street capacity improvements identified in the LIFT funding award.

**The following goal 6.19 and supporting policies is added to and amends transportation goals**

**GOAL 6.19: SUPPORT INFRASTRUCTURE IMPROVEMENTS THAT CONTRIBUTE TO THE REDEVELOPMENT OF THE YRDA AND IMPLEMENT THE LIFT FUNDING.**

*Policies:*

- 6.19.1 Promote multi-modal connections to the YRDA and vicinity.
- 6.19.2 Coordinate street improvements in the YRDA vicinity to promote pedestrian and bicycle safety.
- 6.19.3 Establishing a bike-ped, transit and business connection with the downtown and the Yakima Convention Center is important to the YRDA.
- 6.19.4 Rail crossing elimination or safety improvements to provide safe pedestrian, bicycle, and vehicle circulation in the YRDA and adjacent northeast Yakima neighborhood.
- 6.19.5 Provide for pedestrian and vehicle links to existing “G” street. Including access improvements to the existing corridor and surrounding neighborhood.
- 6.19.6 Construction of a new I-82 interchange and supporting surface streets to provide for efficient vehicle circulation through the YRDA.
- 6.19.7 Update and improve the Exit 33a off ramp to promote development within the YRDA and surrounding areas. Update should include removing the temporary status with FHWA.
- 6.19.8 Update existing plans for an interchange improvement directly to the YRDA which will promote efficient east-west vehicle connections and circulation through the YRDA.
- 6.19.9 Support interchange construction and direct highway access into the YRDA as contemplated in the LIFT funding and as necessary for growth and safety.

**GOAL 6.25: PROVIDE FOR A MULTI-MODAL TRANSPORTATION SYSTEM THAT INCLUDES TRANSIT, BICYCLES, PEDESTRIANS AND INDIVIDUALS WITH SPECIAL NEEDS.**

*Plan Finance Goals and Policies*

*Policy 6.25.2 is added and amends policies as follows:*

*Policies:*

- 6.25.1 Promote transit service to the YRDA, including linkages to the Yakima River Greenway served by public transit.

## ***Yakima Urban Area Transportation Plan Update 2025***

The following sections of the Yakima Urban Area Transportation Plan 2025 (Chapter 7) have been updated to include consideration of the adoption of the YRDA, award of LIFT funding, and transportation studies underway regarding transportation improvements to the YRDA.

### ***Freight Transportation and Economic Development***

#### ***Railroad Issues within the Yakima Urban Area***

Since the 1880's, the City of Yakima developed around the railroad, with core commercial services and industrial uses clearly planned around rail access. Consequently, the city's railroad corridor still bisects the Yakima Central Business District (CBD). As freight and passenger dependence has moved away from the rail-centered model to the current truck and automobile mode of transportation, conflict has increased between city streets and freeways with rail service in urban areas. More frequent or extended rail service presents significant disruption of traffic flow and delay to the urban arterial streets that have at-grade crossings.

Projected rail use by the Burlington-Northern Santa Fe (BNSF) Railroad mainline shows significant growth in the total number, frequency and length of trains that will travel through Yakima. The current average of 10 trains daily on the main line is expected to increase to an average of 25 daily trains by 2025. Rail service on the lines that bisect Yakima are largely regional lines which do not stop in Yakima to transfer goods from the Yakima Valley. This mainline freight movement is vital to the state and national economy.

The local impact of increased train service from this main line and rail spurs over Yakima streets has safety and economic impacts. The disruption to traffic on the Principal Arterial Streets in the CBD compromises commerce, emergency access and ground freight. Delay of vehicles at railroad crossings causes air pollution from idling vehicles.

To reduce these negative impacts, high priority has been given to providing grade separation at the railroad crossing of Martin Luther King Jr. Boulevard and Lincoln Avenue. Additional grade separations of other at-grade railroad crossings will need to be evaluated for consideration of future needs. Future consideration will need to be given to the grade separation or other measures to mitigate the impacts of rail crossing at "I" Street, "D" Street, Yakima Avenue, Mead Avenue, and Washington Avenue, as well as, the "G" and "H" Street corridors between I-82 and Front Street. The Burlington Northern Santa Fe Railroad spur line to Moxee divides the Boise Cascade Mill redevelopment site. Two at-grade crossings, one at N. 8<sup>th</sup> Street and the other over the proposed freeway interchange, create significant problems that need to be addressed because the Washington State Department of Transportation does not allow new at-grade crossings at freeway interchanges.

#### ***State and Regional Street System Projects of Regional Significance***

##### ***Adding to and amending chapter 9***

##### **I-82 North South Connector Blvd through the Boise Mill Site, Terrace Heights Connector: and Greenway Path Connector (City of Yakima, Yakima County):**

This project includes the following:

1. A new bridge over the Yakima River;
2. Interchange improvements connecting to Fair Avenue (on and off ramps);

3. Elimination of the Burlington Northern Santa Fe railroad “H” Street spur line from Front Street to 7th Street (demolition plans yet to be developed by BNSF and Yakima Resources);
4. Study and evaluate ongoing interface issues regarding safety and operation of the “G” Street BNSF spur line. Specific items of study will assess bike, pedestrian and vehicular traffic; as well as freight transshipment (and typologies); and economic impacts continuing operation of the rail may have on adjacent neighborhoods of the city of Yakima;
5. A new street under I-82 to connect Terrace Heights to Yakima, in the vicinity of “H” Street;
6. Construction of a north south connector boulevard would be built in the City of Yakima connecting 10th Street to O Street, intersecting with the Terrace Heights Extension; and
7. Construction of pedestrian and bicycle access to the Yakima Greenway. Project cost and timing are not known at this time.

***Adding and amending the following projects within appendix “I”***

**Project Summary:** This project consists of the following:

1. Construction of a new 3-lane urban interior north south frontage road (curb, gutter, sidewalks, bike lanes and street lighting) from Fair Avenue along I-82 to O Street;
2. Elimination of the Burlington Northern Santa Fe railroad “H” Street spur line from Front Street to 7<sup>th</sup> Street (demolition plans yet to be developed by BNSF and Yakima Resources);
3. Study and evaluate ongoing interface issues regarding safety and operation of the “G” Street BNSF spur line. Specific items of study will assess bike, pedestrian and vehicular traffic; as well as freight transshipment (and typologies); and economic impacts continuing operation of the rail may have on adjacent neighborhoods of the city of Yakima;
4. Interchange improvements to I-82 with the Terrace Heights connector (on and off ramps or other options identified in the Yakima Avenue Interchange Analysis Summary, Cascade Mill Redevelopment Yakima, Washington, August 2008, or future Phase 2 Transportation study) that connect with Fair Avenue; and
5. Extension of 10th Street (intersecting street to Terrace Heights Connector street) which would provide access to redevelopment acreage in the Yakima Revenue Development Area. In addition, the new street will provide a connection to the proposed Yakima County Terrace Heights Connector street which is intended to provide an alternate route into the Yakima Urban Area from the Terrace Heights neighborhood. The Terrace Heights Connector Street would utilize the existing I-82 Underpass to provide a surface road and pedestrian access between Yakima and the residential areas of the Terrace Heights neighborhood. A new interchange from I-82 would provide a second direct connection to the state highway system for Terrace Heights and provide a direct connection to the YRDA site.

**Justification:** The 10<sup>th</sup> Street extension and I-82 interchange improvements open redevelopment opportunities for the former Boise Cascade site, while creating excellent connections to the Yakima Greenway trail. The Terrace Heights connector will provide east-west pedestrian/bicycle facility across I-82. And, the new freeway interchange improvements will provide increased access to the state highway system and to local businesses.

**Status:** The preliminary engineering project began in 2008 and may take several years to implement in phases. A preliminary Traffic Engineering Study was completed by J-U-B Engineers, Inc. in August 2008 and a Phase 2 Traffic Study has been initiated by the Yakima Valley Council of Governments in partnership with the Federal Highway Administration, Washington State Department of Transportation, City of Yakima, Yakima County, and owners of the Yakima Regional Wood products. The anticipated completion date is 2010.

**Links to Other Projects:** Related projects include the following:

- WSDOT
- Yakima Wastewater
- Yakima Water Division – no existing water service. Possible new waterlines and facilities.
- Private Franchised Utilities
- Yakima Greenway
- Private Development may contribute to mitigation
- Yakima County will take lead on Terrace Heights Connector street

**Project Description:** Construction of two new streets, interchange improvements, consideration of the continued operation of an existing rail line, impacts to the community associated with continued operation of the rail line to Moxee, and related rail safety improvements on the Front Street to I-82 corridor, as well as a pedestrian/bicycle facility under I-82 provide east-west connectivity from the visitor's center and east Yakima to the Yakima Greenway.

Transportation project components include:

- Bicycle and Pedestrian Facility: New street connection at the I-82/ Railroad underpass that will accommodate shared use for vehicles, pedestrians, and bicyclists.
- Illumination: Install standard pedestrian lighting level standards.
- Interchange improvements: Construction of improvements future interchange improvements (i.e. on and off ramps) as identified in Phase 2 Traffic Study underway.

**Funding Sources:**

<b>Expenses and Sources</b>					
<b>Item</b>	<b>Period Total</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
EXPENSES					
PE	\$227,000			\$227,000	
ROW					
Construction	\$2,270,000			\$2,270,000	
<b>TOTAL EXPENSES</b>	<b>\$2,497,000</b>				
<b>SOURCES OF FUNDS</b>					
Development Mitigation	\$0				
Surface Transportation Funds (Urban)	\$2,200,000			\$200,000	\$2,000,000
Arterial Improvement Project Funds					
Local Funds	\$227,000			\$27,000	\$200,000
<b>TOTAL FUNDS WITHOUT LIFT</b>	<b>\$2,427,000</b>				
LIFT Funding Total	\$25,000,000				
Total Funds WITH LIFT	\$27,427,000				

**TRANSPORTATION PLAN CATEGORY**

Capacity / Concurrency Project: The Terrace Heights Connector street would provide relief to congestion on Yakima Avenue

Safety Project: Yes. Provides pedestrian, bicycle components.

Preservation: N/A.

Economic Development: Yes. Tourism, and job creation.

# 2010 Comprehensive Plan Amendment CPA#009-10 & SEPA#020-10

## City of Yakima 2010 Text Amendments

Prepared by: the City of Yakima Planning Department

### *Land Use*

#### *Amending and updating Chapter 3 Pages III-14 - 18*

#### **Future Land Use Designations**

Following is a brief description of each designation on the Future Land Use Map. Again, these are land use *designations*, not *zoning* districts. For a zoning designation or district to be allowed on a piece of land, it must be compatible with these land use designations on the Future Land Use Map. Conversely, once the FLUM is adopted, it can be assumed that zoning will be applied that results in land being developed as described in the following. The relationship between the FLUM and Zoning Map is described on *Table III-11: Future Land Use and Current Zoning Comparison*.

#### **Low Density Residential**

Primarily free standing single-family residences. Residential density is less than 7.0 dwelling units per acre. This is considered the lowest possible residential density that can efficiently support public services.

#### **Medium Density Residential**

Characterized by a mixture of single-family detached residences and duplexes, with a variety of other housing types at a residential density ranging between 7.0 and 11.0 dwelling units per acre.

#### **High Density Residential**

Multi-family residential development may include apartments, condominiums and townhouses, containing 12 or more dwelling units per acre. A limited range of other mixed land uses may be permitted, such as some professional offices and community services.

#### **Professional Office**

A wide range of office uses, such as financial institutions, real estate, insurance, engineering, legal, medical offices and other similar business uses, specifically permitted by the applicable zoning district.

#### ***Institutions***

Institutions include existing and new large-scale institutional facilities such as hospitals and higher educational facilities that may have significant impacts to the surrounding land uses. Institutions such as hospitals and higher education facilities play an important role in the community, providing needed health and educational services to the citizens of the community and region. Hospitals and higher educational facilities also provide major employment in the Yakima Urban Growth Area and contribute to the growth of Yakima's economy. However, when these institutions are located in or adjacent to residential or pedestrian oriented commercial

areas, their activities and facilities can generate noise, traffic, and other effects that could be potentially incompatible with the surrounding land uses.

Other Yakima institutions that are smaller scale such as churches, schools, libraries, museums, public utilities and government buildings may not be designated as Institutions. These uses have lesser effects on the public and are accepted outright in other land use designations. These can be developed under the procedures established in the Yakima Urban Area Zoning Ordinance.

It is anticipated that uses shown, as “institutions”, on the FLUM will be regulated under an “institutional Overlay (IO)” zone. Designation of an IO on the City’s Zoning Map would occur only after approval of a detailed master site plan by the City following the public process, which includes public hearings. The site plan approval would include specific development standards that allow for appropriate growth and development of new or expanding institution, along with methods for mitigating identified impacts.

The purpose of the Institutional Overlay designation is to identify specific institutions within the City of Yakima that would benefit from the Institutional Overlay master planning process, and have had prior Comprehensive Plan compatibility consideration taken into account through the adoption of the City’ Comprehensive Plan.

Uses shown, as “institutions”, on the FLUM underwent preliminarily review during the City of Yakima’s 2006/2025 Comprehensive Plan update process by the Regional Planning Commission. Institutional uses shown on the FLUM are not subject to further review by the City of Yakima’s Planning Commission provided the boundaries of the Institutional Overlay and Master Plan are substantially consistent with those identified on the City of Yakima’s FLUM.

Designation of the Institutional Overlay zone (IO) on the City’s Zoning Map will only occur after approval of a detailed master site plan through the master plan process as specified in the City of Yakima’s Zoning Ordinance. The site plan approval would include specific development standards that allow for appropriate growth and development of new or expanding institutions, along with methods for mitigating identified impacts.

It should be mentioned when an institutional use is placed in a commercially zoned district the conditions associated with the approval would be the minimum. But as the institutional use moves toward residential uses the conditions would increase significantly.

### **Neighborhood Commercial**

Small scale, neighborhood convenience commercial uses and services primarily for residences of adjacent neighborhoods. These areas are typically located along a minor arterial, or at the intersection of a minor arterial and a collector arterial street.

### ***Community Commercial***

Community Commercial provides medium scale commercial uses that serve multiple neighborhoods and residential areas in the community. These areas are typically located along a principal arterial, or selected minor arterial or at the intersection of a principal arterial and a minor arterial street.

### ***General Commercial***

General Commercial provides a wide variety of commercial retail and services that are heavily dependent on convenient vehicle access along major travel routes. General Commercial land uses may include those uses identified in Neighborhood Commercial or Community Commercial, but do not serve only the adjacent neighborhoods. General Commercial includes uses such as fast food restaurants, auto-oriented services and other commercial services. The City has designated these areas with the intent that each will be intensively developed within designated boundaries and that undesirable strip commercial development is avoided. (“Strip Commercial” development is usually described as commercial properties developed along a street in linear fashion (as opposed to the downtown or malls), where individual driveways, separated parking lots, different building designs and access points, can lead to problems including traffic safety, shopper confusion, higher failure rates among businesses, poor aesthetics, etc.)

### ***Regional Commercial***

The Regional Commercial designation is intended to provide the community with a mix of retail, service and business establishments on a medium to large scale. Commercial firms span a wide range of activities such as retail stores, business and professional services, hotel/motel operations, restaurants, theaters and gas stations. Generally, regional commercial uses are the source of consumer goods and services for the community and the traveling public. Their locational, market area and site requirements tend to be as diverse as the mix of activities. In common, these firms are generally dependent upon visibility for customer attraction, and prefer locations with heavy traffic flows.

The typical size of a regional commercial development is 10-60 acres and serves a population of 100,000-200,000 people.

### **Central Business District Core Commercial**

Central Business District Core Commercial designation is a wide variety of intense retail, office, institutional and high-density residential land uses with the broadest range of mixed uses and flexibility. Land uses to be encouraged in this area are those new developments that foster the unique, regional nature of the Yakima Central Business District.

### **Industrial**

The Industrial designation is a range of activities, including construction businesses, manufacturing, transportation, communication, utilities, and wholesale and warehouse activities, which may include some accessory office and retail use.

## **Parks and Recreation**

Includes all existing public parks, playgrounds, recreation areas, greenways, pathways, golf courses, conservancy and designated open spaces. This designation may also include land that is preserved by Yakama Nation, State and or Federal agencies and private entities.

## **Comparing Future Land Use Plan and Current Zoning**

The Future Land Use Map (FLUM) (see *Map III-2*) recommends the best use of land over the next 20 years. The Yakima Urban Area Zoning Ordinance implements the Future Land Use Map. The Yakima Urban Area Zoning Ordinance tells the property owner what legal use can be made of his or her property and what development requirements are attached to the land.

For a piece of property to be zoned a certain way, it must be consistent with the Future Land Use Map. There may be several types of zoning districts that implement a particular FLUM designation. Conversely, if a particular zoning district is not considered to be an “implementing zone” of the FLUM designation, it cannot be allowed. For instance, according to *Table III-11: Future Land Use and Current Zoning Comparison* (following), the “Medium Density Residential” FLUM designation could have R1, R2 or R3 zoning as an implementing zone. However, a property owner could not request a B1 (Business) zoning for his or her property if the FLUM shows the Medium Density Residential category.

*Table III-11: Future Land Use and Current Zoning Comparison* will be used to determine the consistency of the zoning district with the Future Land Use Map designation. The City’s Zoning Map will be updated as necessary to ensure this consistency. In the future, property owners wishing to rezone land to a different category (e.g. from R1 to R3) must show that the rezone will be consistent with *Table III-11: Future Land Use and Current Zoning Comparison*. Because actual zoning is based on factors in addition to the Land Use Map (e.g. land use compatibility, location, availability and capacity for public services and facilities, market demand, environmental features, etc.), consistency with *Table III-11: Future Land Use and Current Zoning Comparison* will not guarantee rezone approval. However, inconsistency of a request with *Table III-11: Future Land Use and Current Zoning Comparison* will preclude approval. If the *Table III-11: Future Land Use and Current Zoning Comparison* zoning column does not indicate an “X” with the Future Land Use designation, then the property owner would request a change to the Future Land Use Map before a rezone could be approved. Both changes could occur concurrently during the annual Comprehensive Plan amendment process. As long as the Future Land Use Map change and the rezone request were concurrently done during the Comprehensive Plan amendment process, both requests would be considered a legislative action.

For the 2006 Plan update, three new FLUM designations and four new zoning categories have been developed. These changes are in response to new methods of encouraging innovative development, to citizen requests or to changed circumstances since 1997. Each is summarized as follows and is the basis for policies listed later in this chapter. Drafting and adoption of the amendments to the zoning code will occur after adoption of the updated Comprehensive Plan.

Table III-11: Future Land Use and Current Zoning Comparison

Zoning Land Use	SR	R1	R2	R3	B1	B2	SCC	LCC	GC	CBD	RD	AS	M1	M2
<b>Low Density Residential</b>	X	X	X											
<b>Medium Density Residential</b>		X	X	X										
<b>High Density Residential</b>			X	X	X									
<b>Professional Office</b>				X	X	X								
<b>Neighborhood Commercial</b>				X	X	X	X							
<b>Community Commercial</b>					X	X	X	X						
<b>General Commercial*</b>					X	X	X	X	X			X	X	
<b>Regional Commercial*</b>								X	X	X	X			
<b>CBD Core Commercial</b>									X	X				
<b>Industrial</b>												X	X	X

**2011 Comprehensive Plan Amendment CPA#008-11 & SEPA#021-11  
City of Yakima 2011 Text Amendment**

Prepared by: the City of Yakima Planning Department

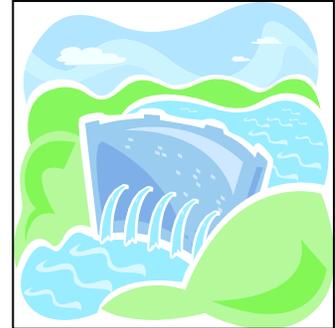
***Utilities***

***Amending and updating Chapter 8 Pages VIII-1 – Map VIII-3***

**UTILITIES**

**Introduction**

The Utilities Element of the Yakima Urban Area Comprehensive Plan is intended to provide an overview of all utilities that serve the urban area. This includes utilities provided by City and county government, as well as all other utilities, including electric, telecommunication and natural gas utilities.



The Washington Growth Management Act (GMA) requires municipalities to establish the boundaries within which "urban services" such as water supply will be provided and to evaluate the capacity of their utility systems to accommodate projected demands for these services. GMA requires the Utilities Element to indicate the general location, proposed location and capacity of all existing and proposed utilities. The intent of GMA planning is that utilities and other infrastructure (roads, etc.) keep pace with population and job growth, as well as land development within the Urban Growth Area.

There is major emphasis in this chapter on those utilities that are provided by the City or local service agencies. Private or semi-public utilities (cable, telecommunications, gas, etc.) provide their own planning and facilities expansion. Each is consulted as part of any major growth decision and where deficiencies are noted, decisions are altered accordingly. Electric and telephone utilities are generally available throughout the entire urban area. Cable television and natural gas are generally available within the City limits and available in some areas within unincorporated portions of the urban area. These utilities were consulted during preparation of this Comprehensive Plan update. The utilities principally discussed in this section are water, sewer and stormwater collection.

**Existing Conditions and Future Needs**

**Water**

The City's primary source of domestic water is the Naches River; see **Map VII 1 – Water Service**. Raw surface water is treated in the City's Water Treatment Plant (WTP) at Rowe Hill. The original capacity of the WTP was 20 MGD, expanded to 25 MGD through modifications to the filters in 1998. The plant was laid out to allow space for expansion to 60 MGD capacity if and when demand warrants increased supply capacity and subject to

the availability of the necessary water right. Water system capacity for the surface water supply is limited by two factors:

- Physically by the 48-inch diameter, 50 MGD transmission main. Treated water from the plant flows over a weir into a 48-inch transmission main and to the City by gravity.
- Institutionally by the City's water rights of 6.46 MGD year-around, 20.68 MGD available October 16<sup>th</sup> to the beginning of storage control as declared by the U.S. Bureau of Reclamation, and 18.74 MGD available from the beginning of storage control, as declared by the U.S. Bureau of Reclamation until October 15<sup>th</sup> from a U.S. Bureau of Reclamation water storage contract, subject to proration in water short years.

The City uses groundwater as a secondary source of supply for emergency use. Wells located at the Airport, at Kiwanis Park and at Kissel Park are used for emergency purposes. A new well is proposed for installation in 2008 or 2009. The potential for future groundwater supply depends on the aquifer's safe yield. Gravity alone provides adequate pressure to serve the Low zone, with water stored in the 6 million gallon (MG) Low Zone reservoir. Three booster pump stations boost water up to the 4 reservoirs that serve the Middle and High zones. Pressure-reducing valves allow water to flow from the High zone to the Middle zone and from the Middle zone to the Low zone for emergencies such as fire flow.

Four water purveyors supply water to areas adjacent to Yakima's water service area:

- Nob Hill Water Association
- City of Union Gap
- Yakima County (Terrace Heights area)
- City of Selah

The City has three interties with the Nob Hill Water Association, which can provide water to either purveyor in the case of an emergency. The City has an intertie to the City of Union Gap to provide water to Union Gap in emergency situations.

Water for irrigation is provided through separate, non-potable irrigation distribution systems for about two thirds (2/3) of the domestic water customers. In the past, inadequate pressure and unreliable flows led some customers to discontinue use of the separate irrigation system and to use the potable system for their irrigation needs. The City Council's commitment in 2003 to rebuild the City owned irrigation systems should stop the migration from the irrigation system to the domestic water system.

In recent years, the City has not made any major expansions to the water system facilities because of the high level of service that the system is already capable of providing. Expansion of the service area is limited because the Nob Hill Water Association and other municipal water suppliers provide water to the surrounding area. Potential for expansion is also limited by the specific "place of use" boundary within which the City of Yakima is allowed to utilize its surface and groundwater supply.

The 2004 City of Yakima Water System Plan was prepared in response to Washington State Department of Health (DOH) regulations, which require all water suppliers to update their water system plans every six years (WAC 246-290-100). This System Plan was used extensively in the preparation of this update.

Water system planning in the Yakima area is affected by:

- Continuing population growth in Yakima's service area, with a resulting increase in demand for safe drinking water and irrigation water.
- Passage of the Washington State Growth Management Act in 1990, which requires municipalities to establish the boundaries within which "urban services" such as the water supply will be provided and to evaluate the capacity of their systems to accommodate projected demands for these services.
- Publication of the State's Conservation Planning Requirements, which emphasize the efficient use of water resources to delay the need to develop new sources of supply.
- Frequent drought in the Yakima Basin.

This plan identifies present and future water system needs and develops a plan for meeting these needs in a manner consistent with other relevant plans and regulations. Development of the Comprehensive Plan Update included:

- Determining the existing service area population and water requirements.
- Determining future water demands and improvements needed in the next 20 years.
- Evaluating the capability of the existing system to meet future demands.
- Developing a capital improvement plan for the funding to meet the identified system needs.

### **FUTURE NEED**

The existing residential population served by the City's water system (65,000) is projected to grow to 83,000 by 2025. The number of commercial customers is expected to increase at 1.4% per year, from 1,971 in 2006 to more than 2,020 in 2025. In addition, the number of industrial customers is expected to increase from 118 in 2006 to approximately 140 in 2025.

The actual population served by the City of Yakima water system is significantly less than the Office of Financial Management (OFM) population figures for the corporate limits since the City system does not serve large areas in the western portions of Yakima. Although these areas lie within the City limits, they are served by the Nob Hill Water Association.

Changes in the future City limit boundaries should not affect the future water service area because the service area is established by separate agreements. Four water purveyors supply water to areas adjacent to Yakima's water service area:

- Nob Hill Water Association -- serves the West Valley area west of Yakima. A significant portion of the system (7,930 customers) is located within the City's corporate limits and the remainder (1,688 customers) is located in unincorporated Yakima County. The system is operated as an association with a board of directors. The Nob Hill Water Association Plan update in February 2002 projected a 2.48% per year population growth projection over the next 20 years. The actual growth has been closer to 2% per year through 2005. Based upon a year 2005 population of 24,045, continued growth of 2% per year will produce a year 2020 population of 32,955, which is the figure the Nob Hill Water Association will use for future planning purposes.

- City of Union Gap – located in the southeast corner of the urban area, with approximately 1,100 services. The source of supply is three wells, and the water system growth rate is projected at approximately 1% per year. The City of Yakima provides domestic water service to some areas inside the City of Union Gap.
- Yakima County (Terrace Heights area) – The 2001 Terrace Heights Water System Plan indicated that the County had constructed a new reservoir, supply well, booster station, transmission main, telemetry system and several distribution system improvements during the prior four years. No major system improvements are anticipated within the next 20 years. Supply facilities currently have sufficient capacity to serve an estimated additional 1,900 residential service connections. Based on past growth rates, these capacities should easily be sufficient for the next 20 years. The County’s existing service area is entirely east of its western future service boundary that is coincident with the City of Yakima’s east boundary. Overlaps and islands of service do not exist and are not anticipated. The County utility is expected to grow into a major purveyor within the urban boundary and may soon be providing service adjacent to the City of Yakima service area.
- City of Selah – Selah is located east of the Glead area and north of the City of Yakima. Because Selah is located across the Naches River and is outside the current water service area and urban growth area, it is not expected that the City of Yakima will provide water service to this area.

Increases in future water demand are expected to be caused by increases in population and the addition of customers who currently use private wells., The International Fire Code determines the number of gallons per minute of water required to rapidly extinguish a fire. These “fire flow” requirements range from a minimum of 1,500 gallons per minute (gpm) in residential areas to a maximum of 6,000 gpm in the Central Business District.

The separate, non-potable irrigation systems are composed of 66 separate systems and serves approximately 10,690 parcels, totaling over 2,000 irrigated acres. In addition there are numerous private owned irrigation systems serving many City residents. The Irrigation Utility in the City of Yakima obtains water from City-owned water rights, by water shares from three local canal companies and an Irrigation District.

A field investigation of the irrigation system was performed during the spring of 1999. Based on the results of the investigation, it was clear that many of the irrigation systems within the City were in need of major rehabilitation. Observations indicated that all of the wood pipe and most of the small diameter (3 inch and less) steel pipe need to be replaced. Options presented for managing the irrigation system include:

- Rehabilitate all or part of the irrigation system.
- Continue the existing gradual conversion to the potable system.
- Discontinue all maintenance of the irrigation system, accelerating the conversion to the potable system.
- Abandon the irrigation system and connect customers to the potable system.

In 2003, the City Council directed that all of the irrigation systems be rehabilitated and/or replaced. The City Council authorized rate increases to accomplish the task over the next 20 years.

### **FUTURE SUPPLY**

It is anticipated that residential, commercial and industrial growth will occur within the water service area primarily through infill development on vacant land and the resulting increases in population density.

Conservation practices are expected to continue to reduce the Maximum Daily Demand (MDD). Reduction in demand through conservation measures can postpone the need for construction of additional supplies.. MDDs can be met by the combined capacity of the surface water treatment plant and the existing groundwater wells through approximately 2008. Future supplies would be developed from groundwater sources. Analysis of the capacity of Yakima's sources to meet water needs for the years 2000 through 2025 is based on the following assumptions:

- In normal water supply years, the existing water treatment plant is rated at 25 MGD (17,400 gpm), which is consistent with the DOH Water Facilities Inventory (WFI).
- Existing groundwater wells (Kiwaniis, Airport and Kissel Park Wells) are designated for emergency use only. Since the existing groundwater wells are for emergency use, they are excluded from the Non-Drought year (Normal) supply.
- During 2001, 2003, 2004 and 2005 droughts, the United States Bureau of Reclamation prorated the contract water to as little as 29%. The 2001 drought was the most severe year since the Naches River Water Treatment Plan was placed into service, and is used as a worst case scenario for projecting and preparing to meet all possible conditions for future water needs. These droughts were considered to be an emergency condition, and therefore, the Groundwater Wells were activated.
- A new well is proposed for installation at Elks Park or Gardner Park. This new well would use the remaining 3,000 gpm of the Ranney Well water right.
- Two future 2,500 gpm (3.6 MGD) Aquifer Storage and Recovery (ASR) wells are proposed. Initially both ASR wells will be designated as emergency sources. In 2015 one ASR well will be changed to a normal source.

### **CITY-WIDE WATER STORAGE SITES**

The City's existing storage capacity is 32 million gallons distributed among five reservoirs in three pressure zones. The zones are the three service areas within the system that provide the required water supply. The relationship between the Low, Middle and High pressure zones is based upon a hydraulic system that can deliver the water at adequate volumes and pressure and provide an adequate supply of water during fire demand and emergency situations. Required fire flow volumes, evaluated by pressure zone, are 2.2 MG in the Low zone, and 1.5 MG in each of the Middle and High zones.

Storage requirements include equalizing and operational storage plus the greater of either fire flow or emergency storage. When the source pumping system cannot meet the periodic

daily (or longer) peak demands placed on the water system, Equalizing Storage (ES) must be provided. Operational storage is the volume of the reservoir devoted to supplying the normal system demands without pumping. A noted deficiency is the low turnover rate in the Middle Zone reservoirs during low demand periods. This will be improved with a new waterline project being constructed in 2006. Projections of equalizing and operations storage needed to supply future needs include the estimate that converted irrigation demands will be 9.5 MG in 2014.

The emergency (or standby) volume is the largest of the three storage factors evaluated. A vulnerability analysis indicated that the greatest danger would be the loss of the surface water supply caused by a WTP outage or failure of the 48-inch transmission main. The potential impacts of this emergency were evaluated based on the assumptions that the emergency would last 72 hours, that it would occur during the Maximum Daily Demand conditions, that demands could be reduced to Average Daily Demand within 24 hours, that two wells could be started within 2 hours, and that the remaining existing and future new wells could be started within 24 hours. The resulting volume of needed emergency storage is 27 Million Gallons in 2022.

The currently available storage is adequate until 2022 with the exception of High Zone, which shows a deficit of 0.09 MG at that time.

### **Recommendations and Capital Improvement Schedule**

The information contained in the 2004 Water System Plan Update provides the technical information needed to assist in the decision-making process regarding future needed improvements in the City's supply and distribution system. The identified improvements have been analyzed and prioritized in the Water System Plan Update and schedule as required by WAC 246-290-100. The specific improvements, which are identified in the Plan, are divided into four functional component categories:

- Source of Supply – The current normal source of supply is the Naches River Water Treatment Plant with an average capacity of 25 million gallons per day (MGD). This supply is adequate to meet the projected maximum day demand (MDD) until 2008. The three active wells (Kiwani's, Airport, and Kissel Park) have been designated as emergency use supplies. A proposed new 3000 gpm deep well located in Elks or Gardner Park would enable the City to beneficially use the balance of the Ranney Well water right, and provide the additional year around source that is needed to meet projected MDD after 2008. The estimated cost of a new well including well pump, well house and engineering and administrative costs is \$2,500,000.

Two Aquifer Storage and Recovery (ASR) wells are proposed, which would initially be emergency only supply sources. If the projected Maximum Day Demands were realized by the year 2015, one of the proposed ASR wells would be converted from an emergency supply status to a normal supply source. The first ASR well would be installed in 2012 and the second would be installed in 2014. The estimated cost for each of the ASR wells would be approximately \$2,500,000.

- Water Treatment – Recommended improvements in the water treatment facilities would address Residuals Handling at a cost of approximately \$1,800,000. Residuals are the elements removed from the water supply during the treatment process.

- Storage – The only deficiency, which has been noted, is the low turnover rate of the water in the Middle Zone reservoirs during low demand periods. The recommended improvement to resolve this deficiency is the installation of new waterlines and control valves at the Middle Zone reservoirs, which will be completed in 2006.
- Distribution – The recommended improvements to the distribution system are not needed to correct any existing deficiencies, but are included in the capital improvement program as part of the City’s on-going efforts to maintain and upgrade the quality of the system to meet current and future needs.

## **Financing**

The objective of the financial program is to identify the total cost of providing water service, assure that the utility improvement schedule will be implemented, and assist in establishing adequate fees for service. A comprehensive financial program is needed to successfully implement the recommended capital improvements and the continued operation and maintenance of the system. The City completed a Cost of Service and Rate Study for the Domestic Water Utility in October 2004 in order to:

- 1) Project future revenues under existing rates to determine if they were adequate to meet the operating expenses and capital improvements program needs; and
- 2) Analyze the cost of service to allocate revenue requirements in accordance with various customer class demands. A rate design was determined from the results of the analysis.

An updated Cost of Service and Rate Study will be completed in 2007/2008.

Revenue for the Operating Fund is derived from user charges for metered water sales, miscellaneous revenue such as hookup, connection fees and penalties, new water services, personnel services and interest income. Obligations of the Domestic Water Utility Capital Fund are met from a combination of available funds on hand, proposed low interest loans, grants, cash transfer from the Operating Fund, and interest income. Although there are limited alternative funding sources available, the City is committed to continue seeking outside funding sources.

## **Wastewater System**

The City of Yakima-owned and operated Yakima Regional Waste Water Treatment Plant (WWTP) provides treatment services for the City of Yakima, City of Union Gap, the Terrace Heights Sewer District, which includes the City of Moxee since 2006, and the unincorporated areas of the City of Yakima’s Urban Growth Area (see **Map VIII-2 – Waste Water Service**). The means for the WWTP to serve these areas is based upon an inter-local agreement known as the “Four Party Agreement (4PA)”, which was agreed upon and entered into by the City of Yakima, Yakima County, the City of Union Gap, and the Terrace Heights Sewer District to allocate capacities and service areas (see **Map VIII-3 – Yakima Four Party Sewer Service Area**). **Table VIII-1: Waste Water Treatment Plant Capacity Allocation** shows the percentage of capacity allocated to each entity.). This original agreement was signed in 1976, and many amendments have since been made to the document.

**Table VIII-1: Waste Water Treatment Plant Capacity Allocation**

<b>Service Area</b>	<b>% of Capacity Allocation</b>
City of Yakima & Urban Growth Area	87.9%
City of Union Gap	8.1%
Terrace Heights Sewer District (Including Moxee)	4.0%
<b>Total</b>	<b>100.0%</b>

Source: Yakima Wastewater Division, 2005

## Capacity

The current design treatment capacity of the Yakima Regional WWTP is 21.5 MGD Average Flow (max, month), 53,400 pounds per day of Biological Oxygen Demand (BOD) loading (max, month), and 38,600 lbs/day Total Suspended Solids (TSS) loading (max, month), which provides for sufficient capacity until approximately 2018 at which time additional plant expansion and capacity will be required.

Since early 2010 the WWTP has commenced the process of updating its 2004 WWTP Facility Plan and evaluating economic options which could provide increased plant capacity. During the early stages of this process it was identified that a significant amount of the plants capacity could be recovered by separately treating high strength seasonal and yearly wastewater loading from local industrial fruit and food processors (i.e. Del Monte, Seneca, Noel Canning, Jewel Apple, and other types of industries or business such as wineries/breweries, milk/cheese production, and bakeries) through an anaerobic treatment facility. The reason that treatment of industrial waste through an anaerobic treatment facility can provide additional capacity, and is cost effective for the WWTP is that organic loads from the top three industrial food processors within the City of Yakima comprise more than half of the overall waste load for the WWTP. When these industries discharge their organic loads to the WWTP they have a significant impact on the overall municipal WWTP load capacity, thereby limiting the plants overall all treatment capacity. When the WWTP's treatment capacity is reached or exceeded additional connections to the WWTP system become limited, and costly plant capacity upgrades are necessary (i.e. aeration basins). By separating the industrial organic loads and domestic loads the demand on the rest of the municipal treatment plant processes will be lessened thereby prolonging the need and requirement to provide additional plant capacity upgrades. By separating industrial and domestic wastes within the City of Yakima, sufficient capacity will exist within the WWTP to meet the projected growth of the City and surrounding communities until approximately 2020 at which time the WWTP capacities will be re-evaluated. , **Table VIII-2: Current and Future Capacity Summary** identifies capacity of current facilities and required capacity at year 2024 projected loading conditions.

**Table VIII-2: Current and Future Capacity Summary**

<b>Facility</b>	<b>Current Capacity</b>	<b>Future Capacity 2024</b>	<b>Planned Improvements</b>
Bar Screen & Screening Compactor	Sufficient	Sufficient	
Grit Removal	Sufficient	Sufficient	
Flow Measurement	Sufficient	Sufficient	
Primary Clarifiers	Sufficient	Sufficient	
Trickling Filters Pumping Station	Sufficient	Sufficient	
Trickling Filters	Sufficient	Sufficient	
Aeration Basins	Sufficient	Insufficient after 2018*	Add additional Aeration Basins as needed.
Aeration Blower	Sufficient	Sufficient	
Secondary Clarifiers	Sufficient	Insufficient redundancy per WDOE Class 1 requirements	
RAS Pumping	Sufficient	Sufficient subject to planned improvements	
WAS Pumping	Sufficient	Sufficient subject to planned improvements	
Ultra Violet Disinfection	Sufficient	Sufficient	Chlorine facilities were replaced with Ultra Violet Disinfection in August of 2009.
Outfall	Sufficient	Sufficient	
DAF Thickener	Sufficient	Sufficient	Rebuilt in 2010.
Primary Digesters	Sufficient	Insufficient *	Need new digesters by 2024, and to ensure meeting the Class B detention requirements.
Secondary Digester	Sufficient	Sufficient	

Source: Yakima Wastewater Division, 2004

\* Require Implementing Measure

### **Collection System**

The Yakima Regional WWTP collection system consists of seven major wastewater collection basins, 200 sub-basins, approximately 335 miles of sewer pipes, eleven lift stations and force mains, and approximately 5,565 manholes. The extension of the City's sewer system with regards to development is mainly funded by developers, local property owners or through the City managed Emergency Sewer Program in cases where private septic systems have failed.

Of the 335 miles of sewer pipe that the WWTP maintains 20,000 feet are dedicated entirely for the transmission of high strength food processors with wastewater containing a BOD of greater than 1,000 mg/L (usually of high sugar content) and TSS of less than 400 mg/L. The existing IW line runs from Quince St. S. along N. 3<sup>rd</sup> Ave to Cherry, thence S. on N. 2<sup>nd</sup> St. to Peach St., thence northeasterly to Ranch Rite Road, thence E. to S. 13<sup>th</sup> St., S. to E. Viola, and E. to the I-82 on ramp. In conjunction with the WWTP's update of its 2004 WWTP Facility Plan the WWTP is planning an extension of the existing IW line of approximately 12,000 lineal feet of pipe to connect existing high strength industrial users, and approximately 8,000 lineal feet of pipe at a later date (these figures do not include estimates to serve the industrial corridor along SR 24 going to Terrace Heights and

Moxee)as this is currently outside the City limits. Terrace Heights Sewer District will need to plan accordingly to separate and direct any existing or new high strength industrial users to the IW line particularly new development along the SR-24 corridor. The approximate proposed locations of these lines are as follows:

1. Quince St. N. to River Rd. then W. to Fruitvale Blvd;
2. The intersection of N. 6<sup>th</sup> Ave. and River Rd. N. to I-82;
3. The intersection of Quince St. and E. "H" St. N.E. in the alignment of "H" St. to the Boise Cascade properties;
4. Ranch Rite Rd. N. to S. Naches Ave.; and
5. From the existing S. terminus of the existing IW line S.E. in alignment with SR-24.

See Map **VIII-3 – Existing and Proposed Industrial Waste Lines** for approximate locations.

It is anticipated that the installation of these IW line extensions and connection of both existing and new food processors will provide economic benefits to both the City and industrial users which include the following:

1. The City of Yakima will recover increased plant capacity through installation of a lower operational cost bio-reactor versus another higher cost aeration basin and/or other upgrades;
2. New industrial users could be attracted to Yakima with the knowledge that they can connect to the IW line and system providing increased economic development within the City;
3. Industrial users of the IW line would receive the benefit of paying for the operation of the bio-reactor and treatment of their industrial waste;
4. New industrial users will need to pay connection charges based on the cost of the bio-reactor and other factors yet to be determined and
5. As new industrial users connected to the IW line the cost of operation of the system may decrease as each industry pays their proportionate share of the costs of operation.

There are three identified deficiencies to the City's collection system, the aging of pipes, capacity of various pipes, and failures of area septic systems.

The primary costs anticipated for maintaining the existing levels of service for safety renewal and mandatory improvements in relation to the WWTP are linked directly to the rehabilitation of older parts of the collection system. Many of the clay pipes which are still utilized in some areas of the city are over one hundred years old, and many of the concrete pipes still in use are over 40 years old. Infiltration and inflow of storm water into these pipes decrease system capacity and increase the maintenance costs of the transmission system. Exfiltration of effluent from these pipes also presents environmental and health risks and therefore, continued focus should be placed on updating older parts of the system. The City is currently conducting an evaluation of its sanitary sewer to determine how best to effectively serve each basin and sub-basin. The project is projected to be completed within the next 20-months providing a detailed map of all connecting sewer lines.

Regarding septic system failures, some of the older areas in the City, which include the Southeast Neighborhood area, are still served by septic systems. These older portions of the system are susceptible to failure, resulting in health and environmental risks. As a

result, both City and privately funded extensions such as Local Improvement Districts and latecomer agreements should extend sewer to serve these areas.

## Non-City Managed Facilities

### TERRACE HEIGHTS SEWER DISTRICT

The Terrace Heights Sewer District provides sewer service to the eastern portions of the City of Yakima’s Urban Growth Area more commonly known as Terrace Heights (east of the Yakima River including the City of Moxee), which encompasses approximately 5,100 acres. Based upon the District’s 2005 General Sewer Plan Amendment and a 3%-10% annual growth rate as depicted within the plan, the projected population to be served for the year 2015 would be 7,324 to 14,145 people. The Terrace Heights Sewer District indicates that repair and maintenance of the system will occur when needed and the future extensions necessitated by future development will be provided and funded by the prospective developer as well as sewer collection fees. Terrace Heights Sewer District and Yakima County will need to plan accordingly to separate and direct any existing or new high strength industrial users to the IW line particularly new development along the SR-24 corridor. **Table VIII-3: Terrace Heights Sewer System Proposed Expansions** identifies major system expansions to the Terrace Heights Sewer District’s sewer system through the year 2015.

**Table VIII-3: Terrace Heights Sewer System Proposed Expansions**

Improvement	Description
<i>Lift Station No. 1</i>	Construction of new Lift Station No. 1 at the intersection of SR-24 and Riverside Road to replace the existing lift station located at the intersection of SR-24 and Keys Road.
Two New 12-Inch Force Mains	Construction of new 12-inch force mains from Lift Station No. 1 to SR-24 Bridge (east side), and from the west side of the new SR-24 Bridge to the Yakima Regional Wastewater Treatment Facility.
Eight-Inch Gravity Sewer from Keys Road to Riverside Road	Construction of an 8-inch sewer main from Keys Road across private property to connect to the new 24-inch sewer main located on Riverside Road.
Two-Inch Low-Pressure Sewer Force Main from Keys Road to South 33 <sup>rd</sup> Street	Construction of a new 2-inch low-pressure sewer force main from Keys Road to the New South 33 <sup>rd</sup> Street gravity sewer.

Source: Terrace Heights Sewer District’s 2005 General Sewer Plan Amendment.

\* Require Implementing Measure

### CITY OF UNION GAP

The City of Union Gap is not within Yakima’s Urban Growth Area for sewer planning purposes. However, Union Gap’s Urban Growth Area is within the Urban Service Boundary of the Yakima Regional WWTP. Under the “Four Party Agreement” the Yakima Regional Wastewater Treatment Facility provides treatment service for the City of Union Gap (see **Map VIII-3 - Four Party Sewer Service Agreement**). Union Gap has a General Sewer Plan dated June 2000 with a projected population to be served for the year 2015 of 6,655.

## **Storm Water System:**

The City of Yakima's municipal storm sewer system (MS4) is a system for the conveyance of stormwater runoff from the public streets that includes over 120 miles of storm drain pipe and over 5,000 storm drains. It is not designed or intended to convey stormwater runoff from private property or from public parcels. This MS4 collects stormwater runoff and carries it untreated to several local water bodies, including the Yakima River and Wide Hollow Creek. While the runoff is untreated, the City has taken several steps to limit the amount of pollutants that reach the pipe outfalls. The treatment of stormwater may be a requirement in future permits issued by Ecology. In 2008 the City formed a Stormwater Utility, allowing it to collect assessment fees from property owners that:

- Fund a maintenance program which:
  - cleans all of the storm drains and pipes;
  - smokes all of the lines to find illicit connections and then has them removed;
  - funds a large portion of the street sweeping program; and
- fund a capital program to make improvements to the existing system including addressing localized flooding and safety hazards, or to construct new MS4 infrastructure.

These activities have allowed the City to remain in compliance with its Eastern Washington Phase II Municipal Stormwater Permit with the Washington State Department of Ecology. The City is currently a partner with the Regional Stormwater Policy Group.

The City also has over 500 underground injection control wells (UICs) that discharge runoff directly to groundwater without pretreatment of pollutants. The City has received a grant to assess these UIC wells and to fund a retrofit project that will use at least three different types of best management practices in pre-treating the runoff before it gets into the groundwater.

The City is currently conducting an evaluation of its stormwater system to determine how best to effectively serve each basin and sub-basin. The project is projected to be completed within the next 20-months providing a detailed map of all connecting stormwater lines.

## **Goals and Policies**

Goals and Policies will serve two principal purposes: to guide development decisions in the UGA, such as rezone requests, development reviews, etc. or to outline specific actions or programs that implement the Plan. The latter are presented in Chapter II – Action Plan, both as a means of implementation and to meet the mitigation requirements of this integrated SEPA/GMA document.

## **Water**

**GOAL 8.1 PROVIDE ADEQUATE WATER SERVICES WITHIN THE URBAN AREA IN A MANNER THAT IS ENVIRONMENTALLY SENSITIVE, SAFE AND AESTHETICALLY COMPATIBLE WITH SURROUNDING LAND USES.**

## **Policies**

- 8.1.1 Coordinate with other jurisdictions and suppliers in the Urban Area to ensure a reliable, economic source of water and to address the long-term regional water demand needs of all of the area's agencies and suppliers.
- 8.1.2 Encourage the conservation of water resources and undertake actions, when possible and appropriate, to conserve water and water resources.
- 8.1.3 Implement system rehabilitation and improvements in order to manage water resources.

## **Wastewater**

### **GOAL 8.2: PROTECT PUBLIC HEALTH AND ENVIRONMENTAL QUALITY THROUGH APPROPRIATE AND EFFICIENT DESIGN, INSTALLATION AND MAINTENANCE OF SANITARY SEWER FACILITIES AND TO PROMOTE ECONOMIC DEVELOPMENT**

## **Policies**

- 8.2.1 Work with Yakima County and adjoining jurisdictions, and local purveyors to manage, regulate and maintain the regional sewer system.
- 8.2.2 Pursue required maintenance and improvements to increase efficiency and expand the wastewater plant capacity in concert with the growth of this region.
- 8.2.3 Correct deficiencies and increase system efficiency. Emphasis should be placed on correcting deficiencies that present sewage overflow risks.
- 8.2.4 Require new development to be connected with the sanitary sewer.
- 8.2.5 Septic systems should be considered when sewer is not likely to be provided within the timeline of this plan.
- 8.2.6 Connect areas with failed septic systems to sanitary sewer.
- 8.2.7 Provide the City of Yakima a co-terminus sewer service boundary with the Urban Growth Boundary and any increases to the Urban Growth Boundary.
- 8.2.8 Install a Bio-Reactor at the WWTP to separately treat high strength food processors wastewater for businesses such as canaries, food processors, beverage industries, wineries, breweries, milk and cheese production, and bakeries. Other industries waste may be treated; however connection to the IW line is at the sole discretion of the Yakima Regional WWTP.
- 8.2.9 Extend the existing IW line as depicted in Map VIII-3 to connect the existing high strength industrial food processors.
- 8.2.10 Encourage and allow existing and proposed high strength food processors with wastewater containing a BOD of greater than 1,000 mg/L (usually of high sugar content) and TSS of less than 400 mg/L to connect to the IW line.
- 8.2.11 Provide economic incentives to encourage both new and existing food processor to locate or relocate along the IW line.

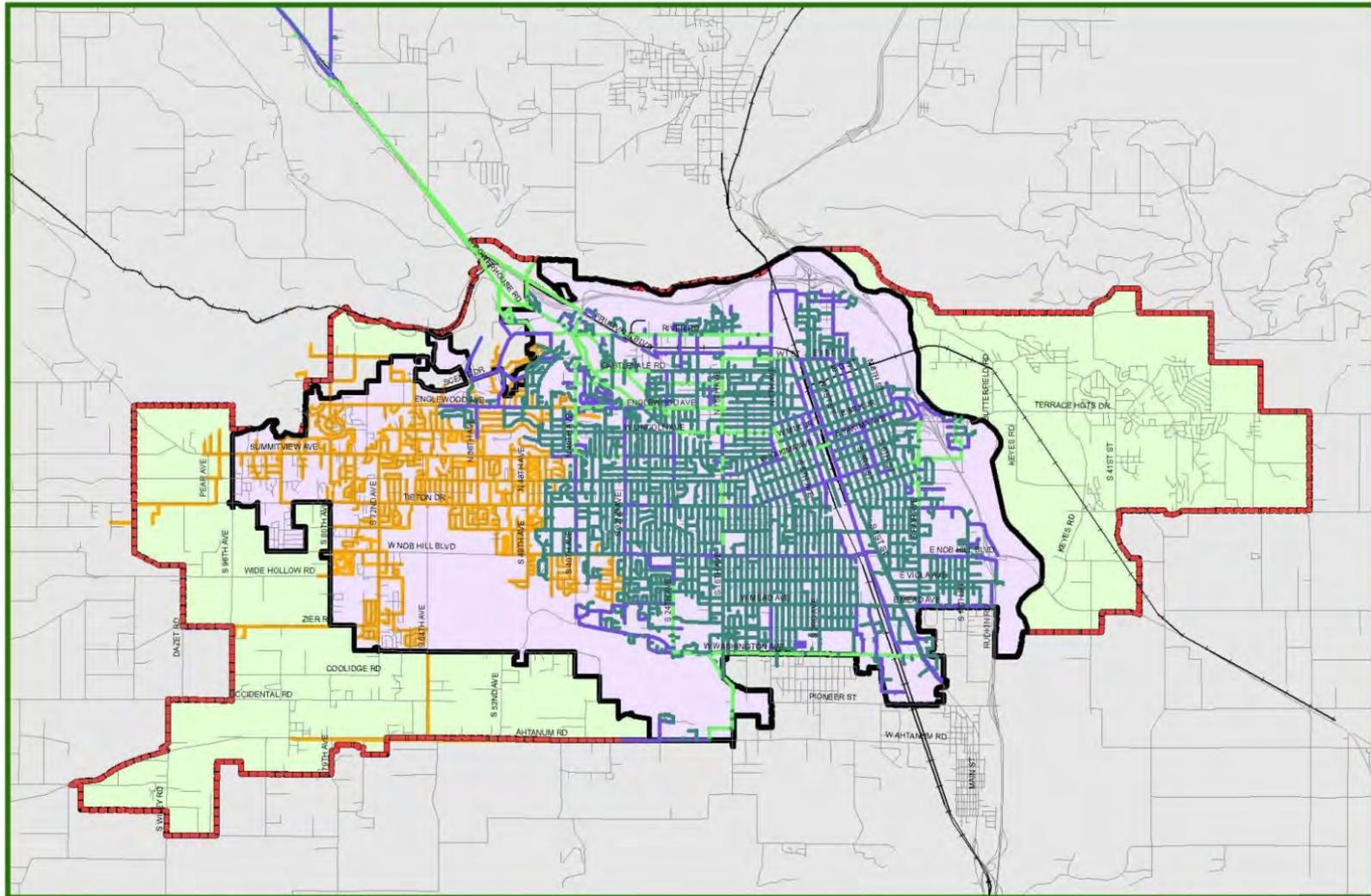
## **Stormwater**

Goal 8.3: COMPLY WITH THE EASTERN WASHINGTON PHASE II MUNICIPAL STORMWATER PERMIT AND STATE UNDERGROUND INJECTION CONTROL (UIC) PROGRAM, IN PROTECTING PUBLIC HEALTH AND ENVIRONMENTAL QUALITY.

## **Policies**

- 8.3.1 Continue to be a partner with the Regional Stormwater Policy Group to coordinate stormwater compliance activities that benefit the public.
  
- 8.3.2 Encourage green infrastructure that provides the greatest benefit in cleaning the water and protecting the environment at the lowest financial impact.

Map VIII-1 – Water Service



 Yakima City Limits  
 Yakima Urban Growth Area

 City of Yakima  
 Yakima Urban Growth Area  
 Other Urban Growth Areas  
 Outside Urban Growth Area

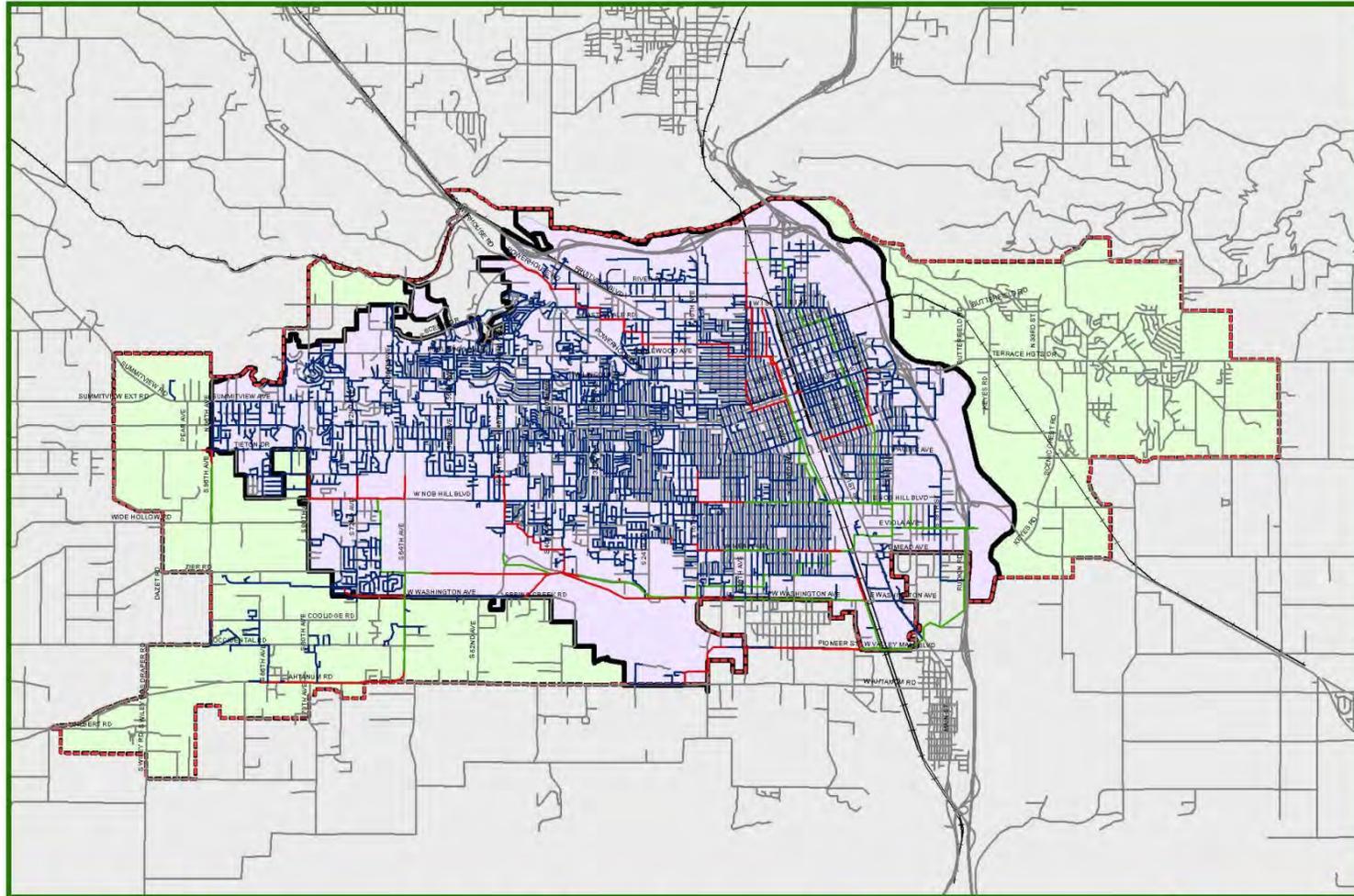
 6" and < 10" Pipes  
 10" and < 16" Pipes  
 16" Pipes and Larger  
 Nob Hill Water Pipes

0 1,500 3,000 6,000 9,000 12,000 Feet

**Yakima Urban Area  
Comprehensive Plan**

**Water Service**

### Map VIII-2 – Waste Water Service

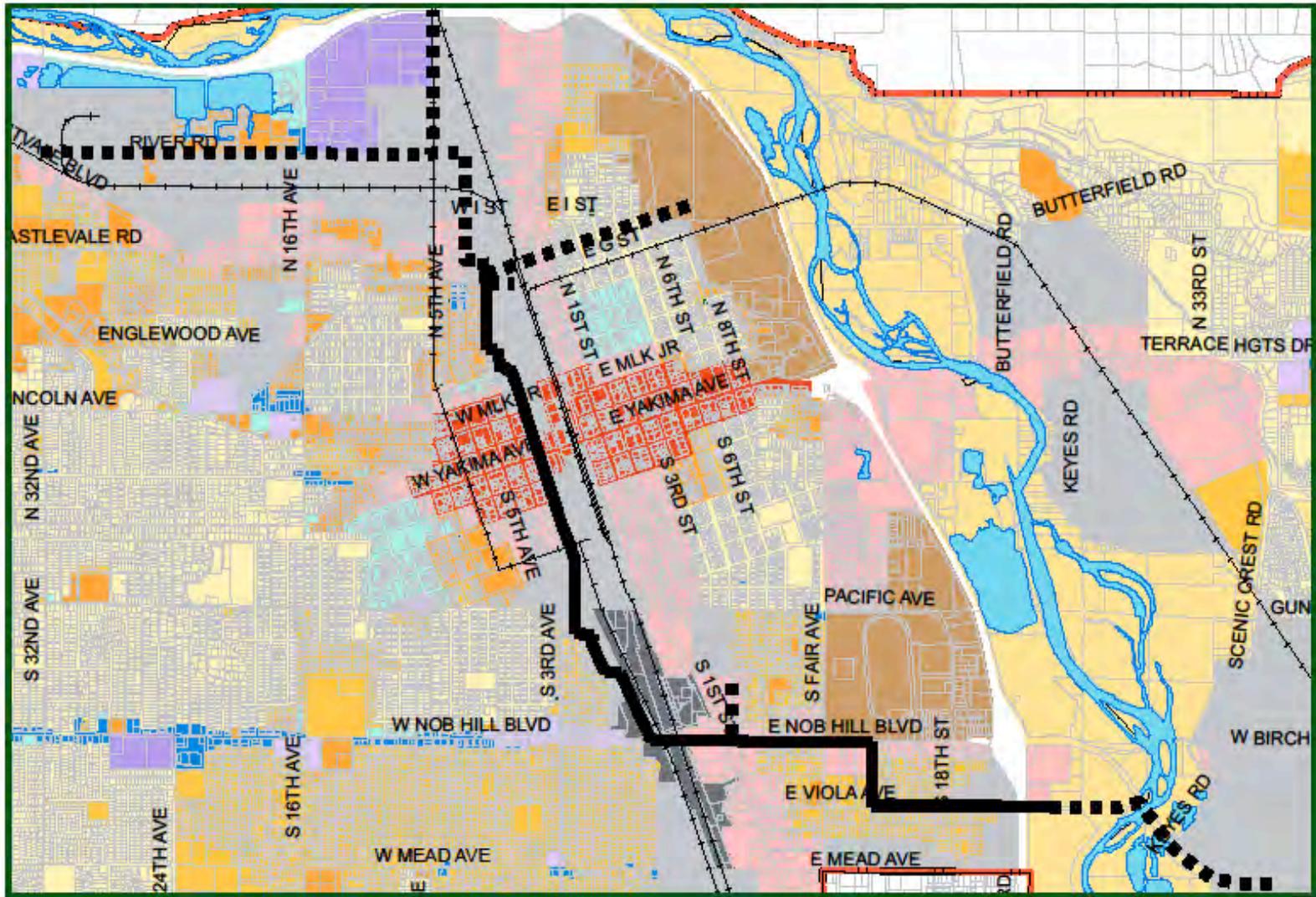


- 6" to 12" Pipe
- 13" to 18" Pipe
- 18" Pipe and Larger
- Yakima City Limits
- Yakima Urban Growth Area
- Four Party Sewer Agreement
- City of Yakima
- Yakima Urban Growth Area
- Outside Urban Growth Area

**Yakima Urban Area  
Comprehensive Plan**

**Waste Water Service**

Map VIII-3 – Existing and Proposed Industrial Waste Lines



1 Inch = 2,500 feet

- |  |                                       |  |                                |  |                                     |  |                                      |
|--|---------------------------------------|--|--------------------------------|--|-------------------------------------|--|--------------------------------------|
|  | <b>Existing Industrial Waste Line</b> |  | <b>R-3 Multi-Family</b>        |  | <b>SOC Small Convenience Center</b> |  | <b>M-1 Light Industrial</b>          |
|  | <b>Expanded Industrial Waste Line</b> |  | <b>SR Suburban Residential</b> |  | <b>LCC Large Convenience Center</b> |  | <b>M-2 Heavy Industrial</b>          |
|  | <b>Yakima City Limits</b>             |  | <b>R-1 Single Family</b>       |  | <b>B-1 Professional Business</b>    |  | <b>CBD Central Business District</b> |
|  | <b>Yakima Urban Area</b>              |  | <b>R-2 Two Family</b>          |  | <b>B-2 Local Business</b>           |  | <b>RD Regional Development</b>       |
|  |                                       |  | <b>HB Historical Business</b>  |  | <b>GC General Commercial</b>        |  | <b>AS Airport Support</b>            |

Yakima Urban Area  
Comprehensive Plan  
2025  
MAP VIII-3  
Existing & Proposed  
Industrial Waste Lines

**ORDINANCES AMENDING COMPREHENSIVE PLAN 2025, 2007 -2012**

<b>2007 Comprehensive Plan Amendments</b>	ORD#2008-09
<b>2008 Comprehensive Plan Amendments</b>	ORD#2009-11
<b>2009 Comprehensive Plan Amendments</b>	ORD#2009-43 ORD#2010-11
<b>2010 Comprehensive Plan Amendments</b>	ORD#2010-44 ORD#2010-45
<b>2011 Comprehensive Plan Amendments</b>	ORD#2011-39 – CPA#001-11 ORD#2011-40 – CPA#002-11 ORD#2011-41 – CPA#003-11 ORD#2011-42 – CPA#004-11 ORD#2011-43 – CPA#005-11 ORD#2011-44 – CPA#006-11 ORD#2011-45 – CPA#007-11 ORD#2011-46 – CPA#008-11
<b>2011 Comprehensive Plan Amendments</b>	ORD#2012-35

## **ORDINANCE NO. 2010-11**

**AN ORDINANCE** concerning comprehensive planning and amending the City of Yakima’s Urban Area Comprehensive Plan 2025 (UACP) and Yakima Urban Area Transportation Plan 2025 (UATP) as follows: amending the City’s UACP adding a new section titled “Yakima Revenue Development Area (YRDA)” within the Land Use Chapter 3 of the UACP describing the formation and physical characteristics of the YRDA; amendment of the UACP Regional Commercial future land use designation description to reflect the adoption of the City’s YRDA, and local Infrastructure Financing Tool award, as well as additional supporting goals and policies; addition of the Yakima Mill Site Proposed LIFT Program Improvements map to the UACP Land Use Chapter 3; amendment and adoption of descriptive text and goals and policies to the Economic Development Chapter 7 of the UACP which support the adoption of the YRDA and LIFT award; amendment of Chapter 6 Transportation Systems of the UACP adding descriptive text, policies, and goals which support proposed infrastructure needed to develop the YRDA; amendment of Chapter 7 Freight Transportation and Economic Development of the UATP to be consistent with the adoption of the YRDA; and amendment of appendix “I” of the UATP to include proposed infrastructure contemplated by development of the YRDA.

**WHEREAS**, the Washington State Growth Management Act (GMA) requires counties and cities to prepare long-range comprehensive plans pursuant to Ch. 36.70A RCW and related laws and regulations; and

**WHEREAS**, RCW 36.70A.130 provides for continuing review and evaluation of comprehensive plans and development regulations at least every five years and for the revision or amendments to such plans not more than once each year but at least once every five years, with certain exceptions; and

**WHEREAS**, RCW 36.70A.470 requires that counties and cities planning under RCW 36.70A.040 include in their development regulations a procedure for any interested person, including applicants, citizens, hearing examiners, and staff of other agencies, to suggest comprehensive plan or development regulation amendments; and

**WHEREAS**, RCW Ch. 36.70A further requires that the suggested amendments be docketed and considered not more often than once each year, consistent with the provisions of RCW 36.70A.130; and

**WHEREAS**, on March 18, 2003, the City Council enacted Ch. 16.10 YMC to provide procedures and criteria for amending and updating the Yakima Urban Area Comprehensive Plan; and

**WHEREAS**, since prior to August 2006 Yakima Resources, Leelyn Inc., and ATR Land LLC, hereafter referred to as “Yakima Resources” has been cooperatively working with the City to create a redevelopment plan for the former 211 acre Boise Cascade lumber facility; and

**WHEREAS**, On June 10, 2008, pursuant to RCW 39.102, and City Ordinance No. 2008-28 the Yakima Revenue Development Area (YRDA) was established; and

**WHEREAS**, On September 23, 2008, the City’s application for Local Infrastructure Financing Tool (LIFT) financing was approved; and

**WHEREAS**, Yakima Resources submitted a Comprehensive Plan Text Amendment on April 30, 2009 requesting the amendment of various sections of the City’s 2006 Comprehensive and Transportation Plans; and

**WHEREAS**, On July 2, 2009, Yakima Resources and the City cooperatively submitted a Comprehensive Plan text amendment application, intended to incorporate new information relevant to the City’s adoption of a Revenue Development Area and Local Improvement Financing Tool application into the City’s 2006 Comprehensive Plan Economic Development and Land Use chapters, as well as the City’s 2006 Transportation Plan; and

**WHEREAS**, the City and Yakima Resources submitted a State Environmental Policy Act (SEPA) Checklist on January 11, 2010; and

**WHEREAS**, pursuant to the State Environmental Policy Act (SEPA), WAC 197-11, and YMC 6.88, and prior to the Commission’s hearing, the City issued a Final Determination of Non-significance (DNS) and Incorporation by Reference for the proposed Comprehensive and Transportation Plan amendments on February 8, 2010; the appeal period for said Final Determination ended on February 22, 2010.

**WHEREAS**, in accordance with YMC Chapter 16.10, the City Planning Commission held appropriate meetings and hearings to review and consider the requested Urban Area Comprehensive Plan and Urban Area Transportation Plan amendments; and

**WHEREAS**, pursuant to YMC 16.10.080 and the approval criteria set forth in YMC 16.10.040, the City Planning Commission made a recommendation to a joint meeting of the City Council and Yakima County Commissioners that the requested Urban Area Comprehensive Plan and Urban Area Transportation Plan amendments described above be approved; and

**WHEREAS**, pursuant to YMC 16.10.090, on March 23, 2010, a public hearing regarding the requested Urban Area Comprehensive Plan and Urban Area Transportation Plan amendments described above was held, and City Council directed City staff to prepare appropriate legislation to approve the requested amendments; and

**WHEREAS**, it is in the best interests of the City to enact the following to approve the requested Urban Area Comprehensive Plan and Urban Area Transportation Plan amendments described above, **now, therefore**

BE IT ORDAINED BY THE CITY OF YAKIMA:

**Section 1.** Findings, Analysis, and Conclusions. Subject to the specific terms of this ordinance, the Yakima City Council adopts the City Planning Commission’s February 24, 2010, Findings of Fact, Conclusions and Recommendations regarding City of Yakima/Yakima Resources 2010 Comprehensive/Transportation Plan Text

Amendment, City File# CPA #004-09. A copy of said findings, conclusions and recommendations is attached as Exhibit “A”, and is incorporated herein by this reference.

Regarding CPA #004-09, the City Council finds as follows:

1. The requested Urban Area Comprehensive Plan and Urban Area Transportation Plan Text Amendments appropriately update the Regional Commercial future land use designation to include development changes such as adoption of the YRDA and award of LIFT funding;
2. The City of Yakima’s Urban Area Comprehensive Plan and Urban Area Transportation Plan Text Amendments are consistent with, and appropriately update the goals and policies of the Urban Area Comprehensive Plan 2025;
3. The proposed amendments meet the requirements and considerations set forth in Yakima Municipal Code Chapter 16.10, the Growth Management Act, RCW Chapter 37.70A, and the Yakima County Wide Planning Policy (CWPP);
4. Environmental review of the requested amendments was done according to the provisions and procedures of the State Environmental Policy Act (SEPA), WAC 197-11, and YMC 6.88. A Determination of Non-Significance (DNS) for the proposed amendments was issued on February 8, 2010 and the appeal period for said Determination ended on February 22, 2010; and
5. The cumulative impacts of this request together with all previous Comprehensive Plan Amendments have been considered and support the requested text amendments.

**Section 2.** Revision of Sections of Existing Comprehensive and Transportation Plans. The Yakima Urban Area Comprehensive Plan 2025, Yakima Urban Area Transportation Plan 2025, and adopting ordinance #2006-62 are hereby amended to revise the text, policies, and related provisions of the specific sections of each as identified in the Yakima Resources Saw Mill Redevelopment Comprehensive Plan Text Amendments document set forth in Exhibit “B” attached hereto, and incorporated herein by this reference, as if set forth here in full.

**Section 3.** Amendments to Replace and Supersede. The Yakima Urban Area Comprehensive Plan 2025 and Transportation Plan 2025 are amended by these changes and all such changes are intended to replace and supersede all specified sections of the existing Comprehensive and Transportation Plans.

**Section 4.** Transmittal to State. Pursuant to RCW 36.70A.106, this Ordinance shall be transmitted to the Washington Department of Commerce as required by law.

**Section 5.** Preparation of Final Comprehensive Plan Document. City staff is hereby directed to complete preparation of a final addendum document addressing all adopted changes to the City of Yakima’s Urban Area Comprehensive Plan 2025 and Urban Area Transportation Plan 2025, including correction of any typographical edits, and inclusion of appropriate graphics and illustrations.

**Section 6.** Validity. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

**Section 7.** Ratification. Any act consistent with the authority provided herein that was taken prior to the effective date of this ordinance is hereby ratified and affirmed.

**Section 7.** Authorization to File. The City Clerk is hereby authorized and directed to file a certified copy of this ordinance with the Yakima County Auditor.

**Section 8.** Effective Date. This ordinance shall be in full force and effect 30 days after its passage, approval, and publication as provided by law and by the City Charter.

**PASSED BY THE CITY COUNCIL** at a regular meeting and signed and approved this 23rd day of March, 2010.

/s/ Micah Cawley  
Micah Cawley, Mayor

ATTEST:

/s/ Deborah J. Moore  
City Clerk

Publication Date: 3-30-10

Effective Date: 4-29-10

**ORDINANCE NO. 2010-45**

**AN ORDINANCE** concerning comprehensive planning and amending Chapter 3 of the City of Yakima’s Urban Area Comprehensive Plan 2025.

**WHEREAS**, the Washington State Growth Management Act (GMA) requires counties and cities to prepare long-range comprehensive plans pursuant to Ch. 36.70A RCW and related laws and regulations; and

**WHEREAS**, RCW 36.70A.130 provides for continuing review and evaluation of comprehensive plans and development regulations at least every seven years and for the revision or amendments to such plans not more than once a year but at least once every seven years, with certain exceptions; and

**WHEREAS**, RCW 36.70A.470 requires that counties and cities planning under RCW 36.70A.040 include in their development regulations a procedure for any interested person, including applicants, citizens, hearing examiners, and staff of other agencies, to suggest comprehensive plan or development regulation amendments; and

**WHEREAS**, RCW Ch. 36.70A further requires that the suggested amendments be docketed and considered not more often than once a year, consistent with the provisions of RCW 36.70A.130; and

**WHEREAS**, on March 18, 2003, the City Council enacted Ch. 16.10 YMC to provide procedures and criteria for amending and updating the Yakima Urban Area Comprehensive Plan; and

**WHEREAS**, On July 2, 2009, the City of Yakima Planning Department submitted a Comprehensive Plan text amendment application, amending portions of Chapter 3 Land Use; and

**WHEREAS**, the City of Yakima Planning Department submitted a State Environmental Policy Act (SEPA) Checklist on April 30, 2010; and

**WHEREAS**, pursuant to the State Environmental Policy Act (SEPA) WAC 197-11 and YMC 6.88, and prior to the Commission’s hearing, the City issued a Final Determination of Non-significance (DNS) and Incorporation by Reference on the proposed Comprehensive Plan text amendment on July 20, 2010; and the appeal period ended on August 3, 2010.

**WHEREAS**, in accordance with YMC Chapter 16.10, the City Planning Commission held appropriate meetings and hearings to review and consider the requested Urban Area Comprehensive Plan amendments; and

**WHEREAS**, pursuant to YMC 16.10.080 and the approval criteria set forth in YMC 16.10.040, the City Planning Commission made a recommendation to a joint meeting of the City Council and Yakima County Commissioners that the requested Urban Area Comprehensive Plan and amendments described above be approved; and

**WHEREAS**, pursuant to YMC 16.10.090, on November 2, 2010, a public hearing regarding the requested Urban Area Comprehensive Plan amendments described

above was held, and City Council directed City staff to prepare appropriate legislation to approve the requested amendments; and

**WHEREAS**, it is in the best interests of the City to enact the following to approve the requested Urban Area Comprehensive Plan amendments described above, **now, therefore**

BE IT ORDAINED BY THE CITY OF YAKIMA:

**Section 1.** Findings, Analysis, and Conclusions. Subject to the specific terms of this ordinance, the Yakima City Council adopts the City Planning Commission's September 8, 2010, Findings of Fact, Conclusions and Recommendations regarding City of Yakima's 2010 Comprehensive Plan Text Amendment, City File# CPA #009-10. A copy of said recommendations is attached as Exhibit "A", and is incorporated herein by this reference.

Regarding CPA #009-10, the City Council finds as follows:

6. The requested Urban Area Comprehensive Plan text amendment appropriately updates Chapter 3 Land Use to include:
  - a. Removal of outdated Future Land Use Designations from Chapter III, and Table III-11, which include Large Convenience Center, Arterial Commercial, and Wholesale/Warehouse;
  - b. Addition of the new Future Land Use Map designations General Commercial, Regional Commercial, and Airport Support zoning district to the text and tables of Chapter III-Land Use of the City's 2025 Comprehensive Plan;
  - c. Expansion of the allowed zoning designations within Table III-11 for the Professional Office, Neighborhood Commercial, Community Commercial, Regional Commercial, and Industrial Future Land Use Map designations; and
  - d. Removal of the Planned Development zoning designations, and Institutional Future Land Use designation.
7. The proposed City of Yakima's Urban Area Comprehensive Plan text amendments are consistent with, and update the goals and policies of the Urban Area Comprehensive Plan 2025;
8. The proposed Yakima Urban Area Comprehensive Plan text amendments meet the requirements and considerations set forth in Yakima Municipal Code Chapter 16.10, and the Growth Management Act, RCW Chapter 37.70A, and the Yakima County Wide Planning Policy (CWPP);
9. Environmental review of the requested amendments was done according to the provisions and procedures of the State Environmental Policy Act (SEPA) WAC 197-11 and YMC 6.88. A Determination of Non-Significance (DNS) for the

proposed amendments was issued on July 20, 2010 and the appeal period ended on August 3, 2010; and

10. The cumulative impacts of this request together with all previous Comprehensive Plan Amendments have been considered and support the requested amendment.

**Section 2.** Revision of Sections of Existing Comprehensive Plan. The Yakima Urban Area Comprehensive Plan 2025, and adopting ordinance #2006-62 are hereby amended to revise the text, policies, and related provisions of the specific sections as identified in the City of Yakima 2010 Comprehensive Plan Text Amendment document set forth in Exhibit “B” attached hereto, and incorporated herein by this reference, as if set forth in full.

**Section 3.** Amendments to Replace and Supersede. The Yakima Urban Area Comprehensive Plan 2025 is amended by these changes and all such changes are intended to replace and supersede all relevant sections of the existing Comprehensive Plan.

**Section 4.** Transmittal to State. Pursuant to RCW 36.70A.106, this Ordinance shall be transmitted to the Washington Department of Commerce as required by law.

**Section 5.** Preparation of Final Comprehensive Plan Document. City staff are hereby directed to complete a final addendum document including all adopted changes to the City of Yakima’s Urban Area Comprehensive Plan 2025, correction of any typographical edits and inclusion of appropriate graphics and illustrations, consistent with the attached amendments.

**Section 6.** Validity. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

**Section 7.** Ratification. Any act consistent with the authority, and prior to the effective date of this ordinance is hereby ratified and affirmed.

**Section 7.** Authorization to File. The City Clerk is hereby authorized and directed to file a certified copy of this ordinance with the Yakima County Auditor.

**Section 8.** Effective Date. This ordinance shall be in full force and effect 30 days after its passage, approval, and publication as provided by law and by the City Charter.



**ORDINANCE NO. 2011-46**

**AN ORDINANCE** concerning comprehensive planning and amending Chapter VIII - Utilities of the City of Yakima's Urban Area Comprehensive Plan 2025

**WHEREAS**, the Washington State Growth Management Act (GMA) requires counties and cities to prepare long-range comprehensive plans pursuant to Ch. 36.70A RCW and related laws and regulations; and

**WHEREAS**, RCW 36.70A.130 provides for continuing review and evaluation of comprehensive plans and development regulations at least every five years and for the revision or amendments to such plans not more than once a year but at least once every five years, with certain exceptions; and

**WHEREAS**, RCW 36.70A.470 requires that counties and cities planning under RCW 36.70A.040 include in their development regulations a procedure for any interested person, including applicants, citizens, hearing examiners, and staff of other agencies, to suggest Comprehensive Plan or development regulation amendments; and

**WHEREAS**, RCW Ch. 36.70A further requires that the suggested amendments be docketed and considered not more often than once a year, consistent with the provisions of RCW 36.70A.130; and

**WHEREAS**, on March 18, 2003, the City Council enacted Ch. 16.10 YMC to provide procedures and criteria for amending and updating the Yakima Urban Area Comprehensive Plan; and

**WHEREAS**, on April 29, 2011 the City of Yakima Wastewater Division submitted a Comprehensive Plan text amendment application, amending sections of Chapter VIII - Utilities; and

**WHEREAS**, the City of Yakima Wastewater Division submitted a State Environmental Policy Act (SEPA) Checklist on April 29, 2011; and

**WHEREAS**, pursuant to the State Environmental Policy Act (SEPA) WAC 197-11 and YMC 6.88, the City issued a Determination of Nonsignificance (DNS) in accordance with WAC 197-11-340 (2), as required under the State Environmental Policy Act; and after a 20-day comment period had ended a Notice of Retention of this DNS was issued with the appeal period ending on July 28, 2011; and

**WHEREAS**, in accordance with YMC Chapter 16.10, the Yakima Planning Commission held appropriate meetings and hearing to review and consider the requested Comprehensive Plan amendment; and

**WHEREAS**, pursuant to YMC 16.10.080 and the approval criteria set forth in YMC 16.10.040, the Yakima Planning Commission made a recommendation to a hearing of the City Council that the requested Comprehensive Plan amendment described above be approved; and

**WHEREAS**, pursuant to YMC 16.10.090, on October 4, 2011, a public hearing regarding the requested Comprehensive Plan amendment described above was held before a meeting of the City Council; and

**WHEREAS**, it is in the best interests of the City to enact the following to approve the requested Urban Area Comprehensive Plan amendment described above, **now, therefore**,

**BE IT ORDAINED BY THE CITY OF YAKIMA:**

**Section 1. Findings and Conclusions.** Subject to the specific terms of this ordinance the Yakima City Council adopts the City Planning Commission's August 24, 2011 Findings of Fact, Conclusions and Recommendations regarding the City of Yakima's 2011 Comprehensive Plan Text Amendment, City File number CPA 008-11, the City Council finds as follows:

1. The requested Urban Area Comprehensive Plan text amendment appropriately updates Chapter VIII - Utilities to include:
  - a. Modifications to the service area
  - b. Wastewater Treatment Plant capacity and system upgrades
  - c. Extension of the strong industrial waste sewer line
  - d. Addition of the storm water system to Chapter VIII
  - e. Addition of new Goals and Policies in support of the modifications and upgrades proposed.
2. The proposed City of Yakima's Urban Area Comprehensive Plan text amendment is consistent with, and update the goals and policies of the Urban Area Comprehensive Plan 2025;
3. The proposed Yakima Urban Area Comprehensive Plan text amendment meets the requirements and considerations set forth in Yakima Municipal Code Chapter 16.10 and the Growth Management Act, RCW Chapter 37.70A, and the Yakima Countywide Planning Policy (CWPP);
4. Environmental review of the requested amendment was done in accordance with the provisions and procedures of the State Environmental Policy Act (SEPA) WAC 197-11 and YMC 6.88. A Determination of Non-significance (DNS) for the proposed amendment was issued on June 17, 2011 and the appeal period ended on July 28, 2011; and
5. The cumulative impacts of this request together with all previous Comprehensive Plan amendments have been considered and support the requested amendment.

**Section 2. Revision of Sections of Existing Comprehensive Plan.** The Yakima Urban Area Comprehensive Plan 2025, and adopting ordinance #2006-62 are hereby amended to revise the text, policies, and related provisions of the specific sections as identified in the City of Yakima 2011 Comprehensive Plan Text Amendment document set forth in Exhibit "A" attached hereto, and incorporated herein by this reference, as if set forth in full.

**Section 3. Amendments to Replace and Supersede.** The Yakima Urban Area Comprehensive Plan 2025 is amended by these changes and all such changes are intended to replace and supersede all relevant sections of the existing Comprehensive Plan.

**Section 4. Transmittal to State.** Pursuant to RCW 36.70A.106, this Ordinance shall be transmitted to the Washington Department of Commerce as required by law.

**Section 5. Preparation of Final Comprehensive Plan Document.** City staff are hereby directed to complete a final addendum document including all adopted changes

to the City of Yakima's Urban Area Comprehensive Plan 2025, correction of any typographical edits and inclusion of appropriate graphics and illustrations, consistent with the attached amendments.

**Section 6. Validity.** If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

**Section 7. Ratification.** Any act consistent with the authority, and prior to the effective date of this ordinance is hereby ratified and affirmed.

**Section 8. Authorization to file.** The City Clerk is hereby authorized and directed to file a certified copy of this ordinance with the Yakima County Auditor

**Section 9. Effective Date.** This ordinance shall be in full force and effect 30 days after its passage, approval, and publication as provided by law.

**PASSED BY THE CITY COUNCIL** at a regular meeting and signed and approved this 4th day of October, 2011.

/s/ Micah Cawley  
Micah Cawley, Mayor

ATTEST:

/s/ Deborah Kloster  
City Clerk

Publication Date: October 7, 2011

Effective Date: November 6, 2011

**ORDINANCE NO. 2011-10**

**AN ORDINANCE** to amend the Yakima Urban Area Comprehensive Plan to adopt the West Valley Neighborhood Plan using the procedures described in YMC 16.10.035; and amending the official zoning map for the City of Yakima as established by YMC 15.03.030

**WHEREAS**, the Growth Management Act (GMA) requires cities and counties to adopt comprehensive plans for land use under their jurisdiction; and

**WHEREAS**, in April 1997 the City of Yakima (City) and Yakima County (County) adopted the Yakima Urban Area Comprehensive Plan (YUACP) as the comprehensive plan for the Yakima UGA; and

**WHEREAS**, the YUACP, upon adoption, did not include detailed land use and related planning for the western portion of the UGA then known as the West Valley Urban Reserve and now known as the West Valley Planning Area; and

**WHEREAS**, the YUACP stated that land use planning within the West Valley Planning Area would be conducted in the future as a coordinated effort by Yakima County, the Cities of Yakima and Union Gap, and area residents; and

**WHEREAS**, Policy G10.9 of the YUACP tasked Yakima County with establishing “a mechanism for designating zoning categories within the urban reserve area, to allow for an appropriate transition to urban area zoning”; and

**WHEREAS**, the YUACP was updated in 2006 and anticipated the adoption of the West Valley Neighborhood Plan; and

**WHEREAS**, concurrent adoption of an area-wide rezone should occur with the adoption of the WVNP because the GMA requires development regulations to be consistent with and to implement comprehensive plans; now therefore,

**BE IT ORDAINED BY THE CITY OF YAKIMA:**

**Section 1. Findings.** The Yakima City Council hereby finds as follows:

1. The Board of County Commissioners and Yakima City Council conducted two joint study sessions on September 28, 2010 and October 12, 2010 to review the findings and recommendation of the Yakima Urban Area Regional Planning Commission (RPC), which provides the Reasons for Action, Findings of Fact, Factors Considered at and After the Hearing, Analysis of Findings Considered to be Controlling, and Recommendation;
2. The Board of County Commissioners and Yakima City Council held a joint public hearing on October 26, 2010 to receive public comments on the RPC’s recommended West Valley Neighborhood Plan and Area-Wide Rezone, and a staff-recommended proposal for Urban Area Street Standards;
3. The Board of County Commissioners and Yakima City Council conducted joint deliberations on November 22, 2010 and December 13, 2010 concerning the RPC’s

recommended West Valley Neighborhood Plan and Area-Wide Rezone, and a staff-recommended proposal for Urban Area Street Standards;

4. Following said joint deliberations the Board of County Commissioners and Yakima City Council directed the preparation of an ordinance to adopt the West Valley Neighborhood Plan, February 2011 Draft and Area-Wide Rezone.
5. The City of Yakima Municipal Code (YMC 16.10) contains provisions for amending the Yakima Urban Area Comprehensive Plan. All notice and procedural requirements have been complied with for the adoption of the West Valley Neighborhood Plan.

**Section 2. Adopting the *West Valley Neighborhood Plan*.** The Yakima Municipal Code Section 1.42.070 is hereby amended as follows:

**1.42.070 Yakima urban area comprehensive plan—Adoption and amendment procedures.**

A. Plan Adoption. The ~~1997~~ Yakima urban area comprehensive plan (“the plan”) shall consist of Yakima Urban Area Comprehensive Plan 2025, adopted by Ordinance No. 2006-62 on December 15, 2006, the Terrace Heights Neighborhood Plan adopted on June 4, 1999 and the West Valley Neighborhood Plan, as adopted. ~~the November 1996 Yakima Urban Area Comprehensive plan draft as modified by the February 11, 1997, Yakima urban area joint board recommended changes and the Terrace Heights neighborhood plan recommended by the Yakima urban area joint board on June 4, 1999, which shall be a sub-element of the plan.~~ The plan and its elements and plans including those incorporated by reference are hereby adopted as the official comprehensive land use plan for the city of Yakima, as required by Chapter 36.70A RCW.

**Section 3. Adopting the West Valley Area-Wide Rezone.** The Official Zoning Map for the City of Yakima adopted pursuant to City of Yakima Municipal Code Section 15.03.030, is hereby amended in accordance with the “Proposed Zoning” map, attached hereto as Exhibit A; provided that no amendment is hereby made to the Floodplain Overlay District.

**Section 4. Severability.** If any rezone, section, subsection, paragraph, sentence, clause or phrase of this ordinance or the West Valley Neighborhood Plan should be held to be invalid or unconstitutional by any body or court with authority and jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other rezone, section, clause or phrase of this ordinance or the adopted West Valley Neighborhood Plan.

**Section 5. Effective Date** This ordinance shall be in full force and effect 30 days after its passage, approval, and publication as provided by law and by the City Charter.

**PASSED BY THE CITY COUNCIL**, at a regular meeting and signed and approved

this 15<sup>th</sup> day of February, 2011.

/s/ Micah Cawley  
Micah Cawley, Mayor

ATTEST:

/s/ Deborah Kloster  
City Clerk

Publication Date: February 18,  
2011

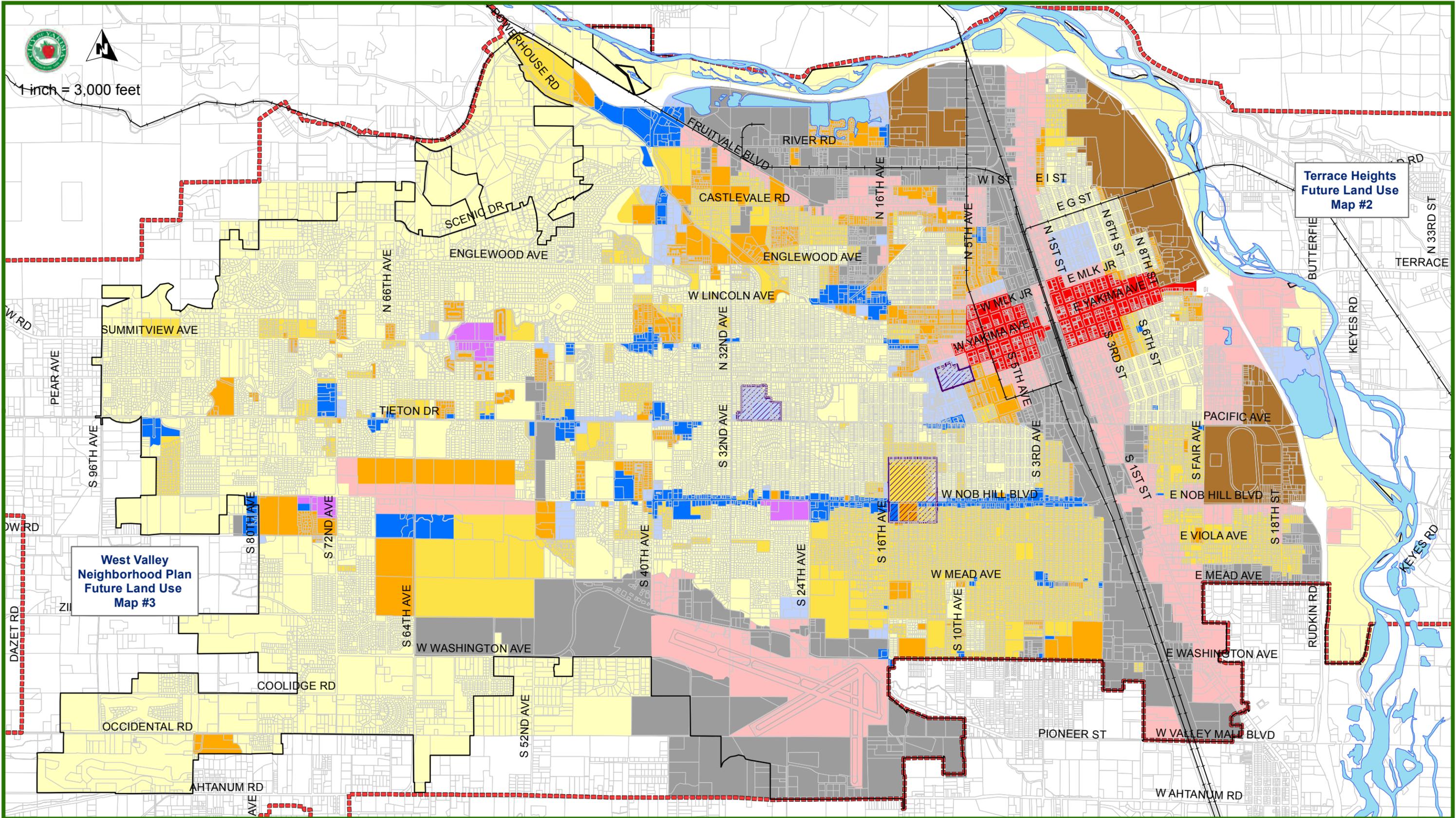
Effective Date: March 20, 2011

Exhibits to be attached:

A – “Proposed Zoning” map (“Adopted February 2011”)



1 inch = 3,000 feet



Terrace Heights Future Land Use Map #2

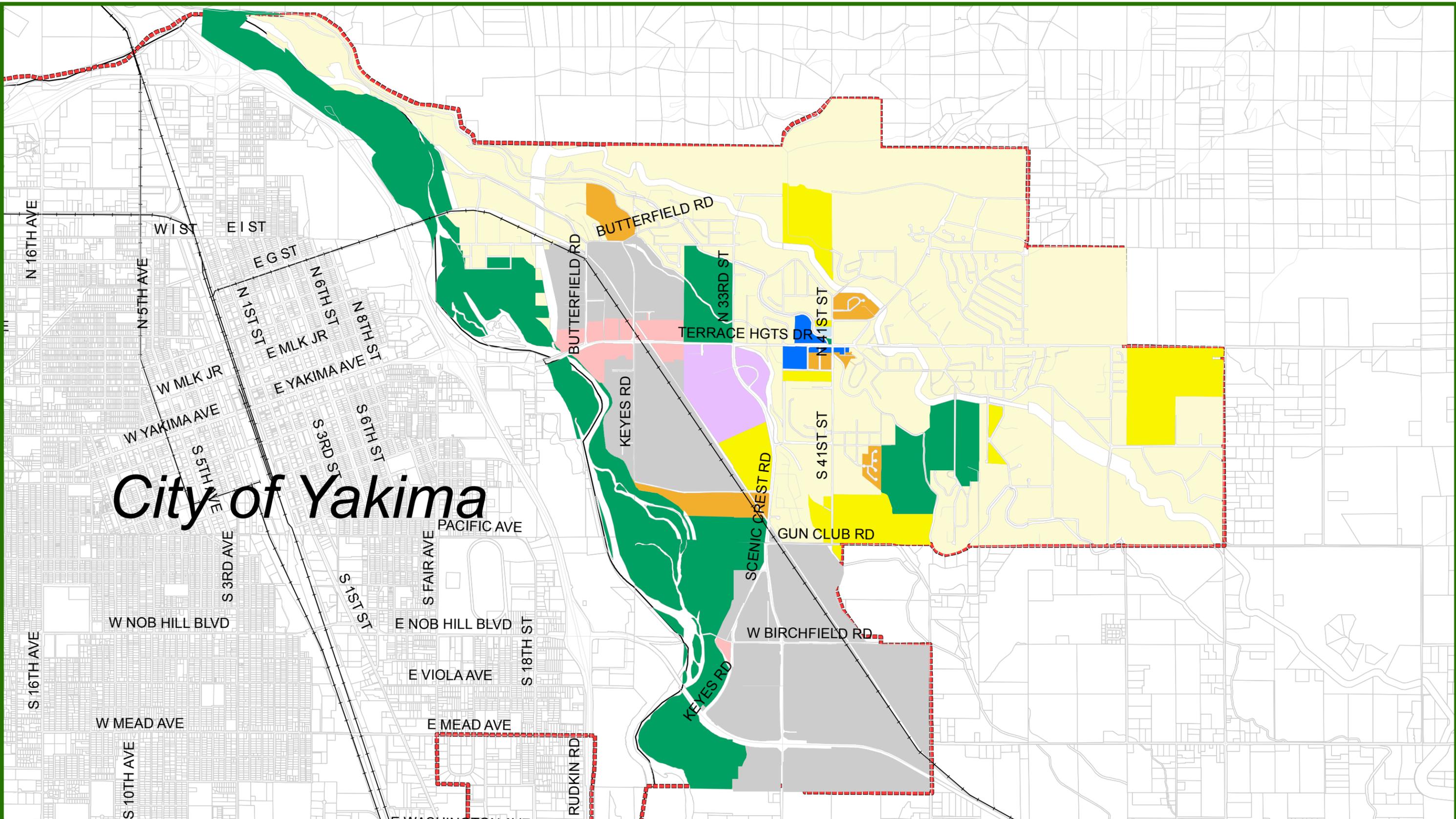
West Valley Neighborhood Plan Future Land Use Map #3

**Future Land Use Designations**

- |   |  |  |   |  |
|---|--|--|---|--|
|  Low Density Residential    |  High Density residential |  Community Commercial |  Regional Commercial |  Yakima Urban Area  |
|  Medium Density Residential |  Professional Office      |  General Commercial   |  Industrial          |  Yakima City Limits |
|   |  Neighborhood Commercial  |  CBD Core Commercial  |  Institutional       |  |

**Yakima Urban Area Comprehensive Plan 2025**

MAP #1: Future Land Use 2012 Addendum



# City of Yakima



1 inch = 2,400 feet

Printed Date: 1/2/2013

## Terrace Heights

### Future Land Use Designation

- Low Density Residential
- Medium Density Residential

- High Density Residential

- Professional Office

- Neighborhood Commercial

- Industrial

- Large Convenience Center

- Arterial Commercial

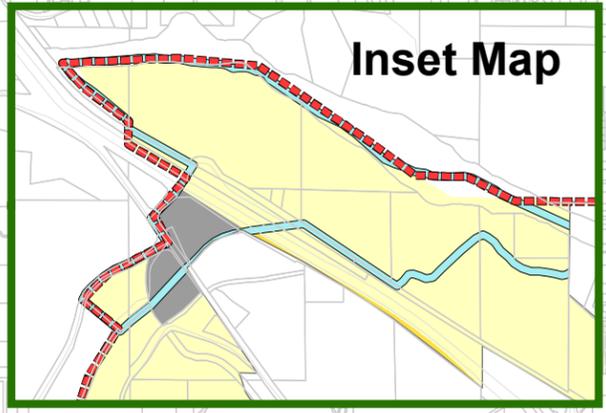
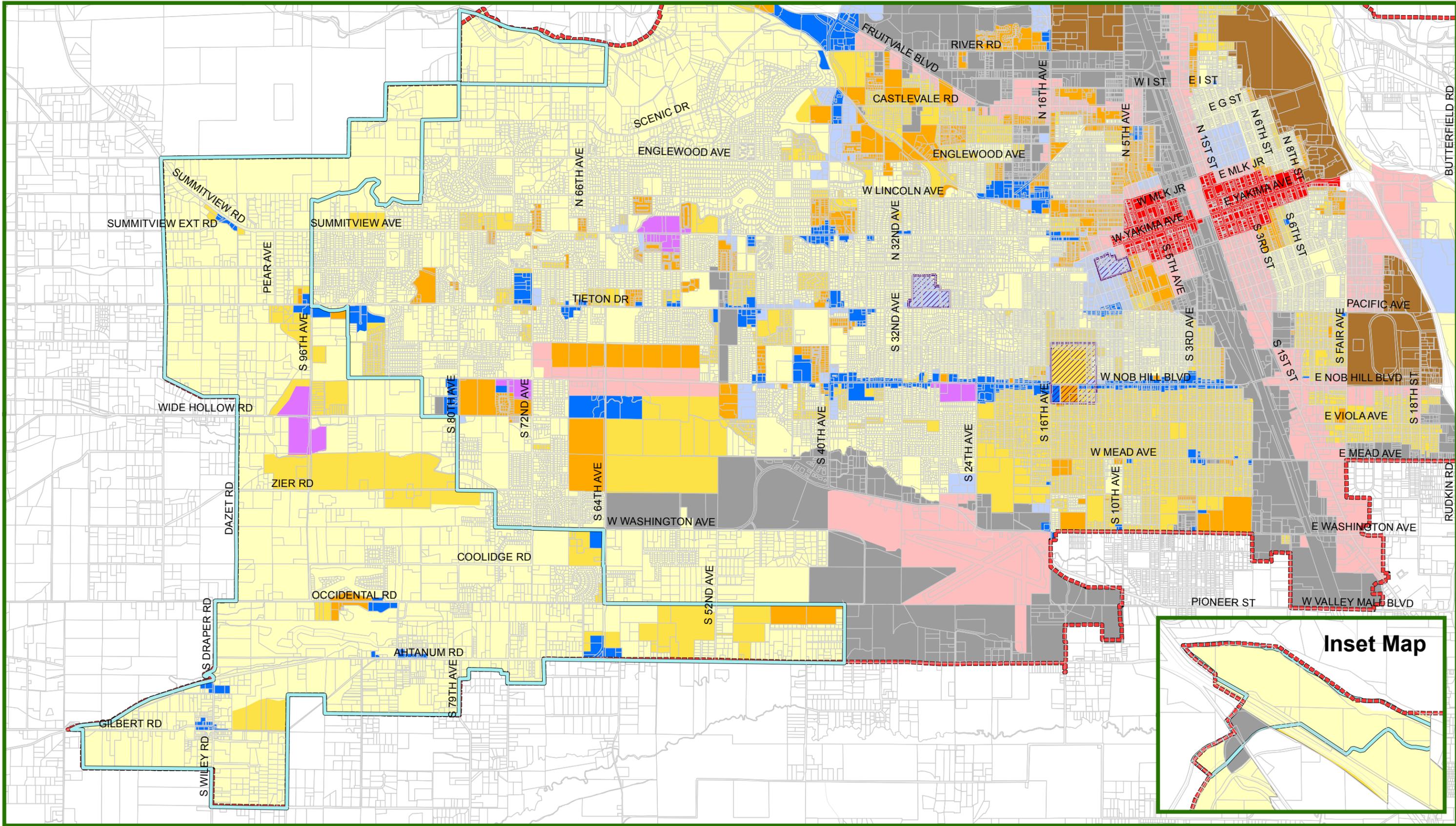
- Parks & Open Space

- Yakima Urban Area

- Yakima City Limits

**Yakima Urban Area  
Comprehensive Plan  
2025**

**Map #2: Terrace Heights  
Future Land Use: 2012 Addendum**



1 inch = 3,200 feet

- |                              |                          |                      |                     |                               |
|------------------------------|--------------------------|----------------------|---------------------|-------------------------------|
| Future Land Use Designations | High Density residential | Community Commercial | Regional Commercial | West Valley Neighborhood Plan |
| Low Density Residential      | Professional Office      | General Commercial   | Industrial          | Yakima Urban Area             |
| Medium Density Residential   | Neighborhood Commercial  | CBD Core Commercial  | Institutional       |                               |

**Yakima Urban Area  
Comprehensive Plan  
2025**

**Map #3: West Valley  
Neighborhood Plan**  
County Adopted: March 15, 2011  
Future Land Use: 2012 addendum