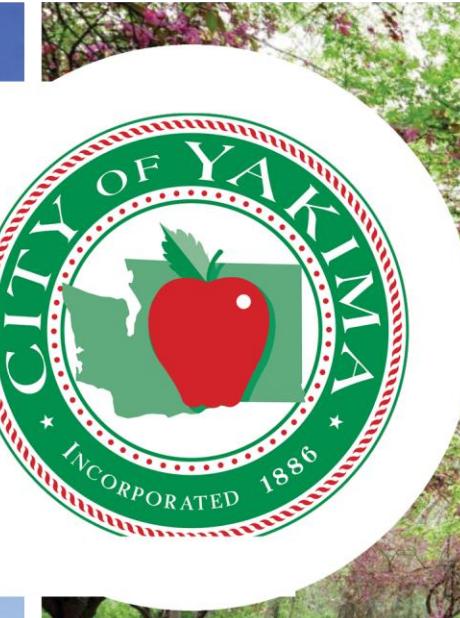




City of Yakima

Comprehensive Plan 2050

DRAFT December 2025



Acknowledgements

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1 Plan Foundation

1.1 Purpose of this Comprehensive Plan

This Comprehensive Plan guides Yakima's physical development over the ~~2017-2040~~ 2026-2046 period. It describes community values, directs municipal activities and services, and provides ~~a statement of policy~~ policy direction about Yakima's desire for growth and character.

This 2026 Comprehensive Plan fulfills the periodic review requirements of the Washington State Growth Management Act (GMA; RCW 36.70A) and replaces the ~~2006~~ 2017 Comprehensive Plan and associated annual amendments.





1.2 Yakima's Planning Area - Past and Future

The City of Yakima was incorporated in 1883. About a year later, a dispute between land owners and the Northern Pacific Railway Company led the railroad to establish a new town about 4 miles north of the original site. More than 100 buildings were moved. The new town was created by the “Plat of the Town of North Yakima” in June 1885 by the Northern Pacific Railroad Company (see Exhibit 1-1). These 136 blocks and streets, alleys, and railroad corridors were officially incorporated in 1886. The old town was then renamed Union Gap. The Washington State Legislature officially renamed the city “Yakima” in 1918. (City of Yakima, 2016; Becker, 2016)

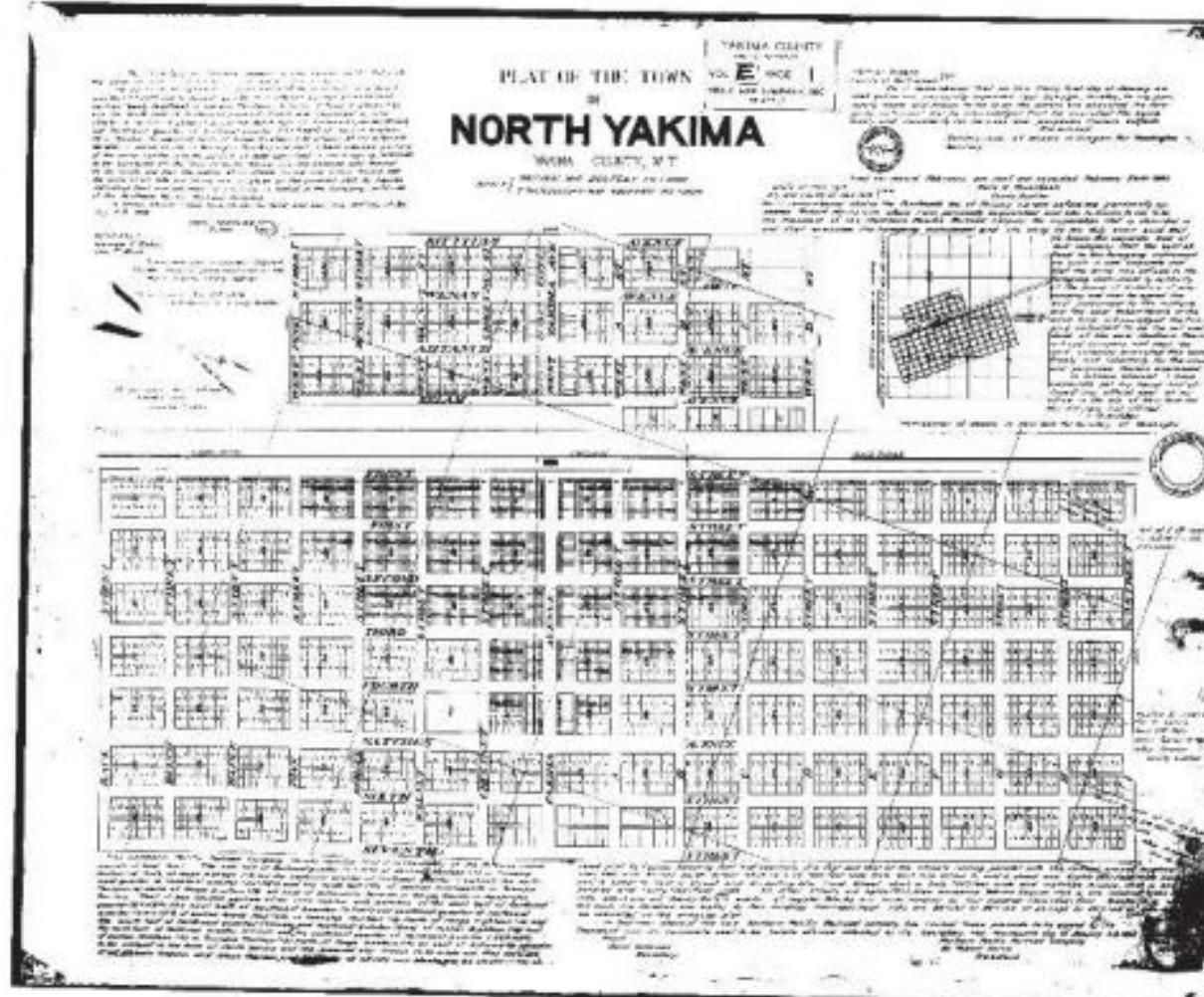


Top: Yakima Town Site 1886

Bottom: Historic Downtown Yakima



Exhibit 1-14 Original Plat of the Town of North Yakima

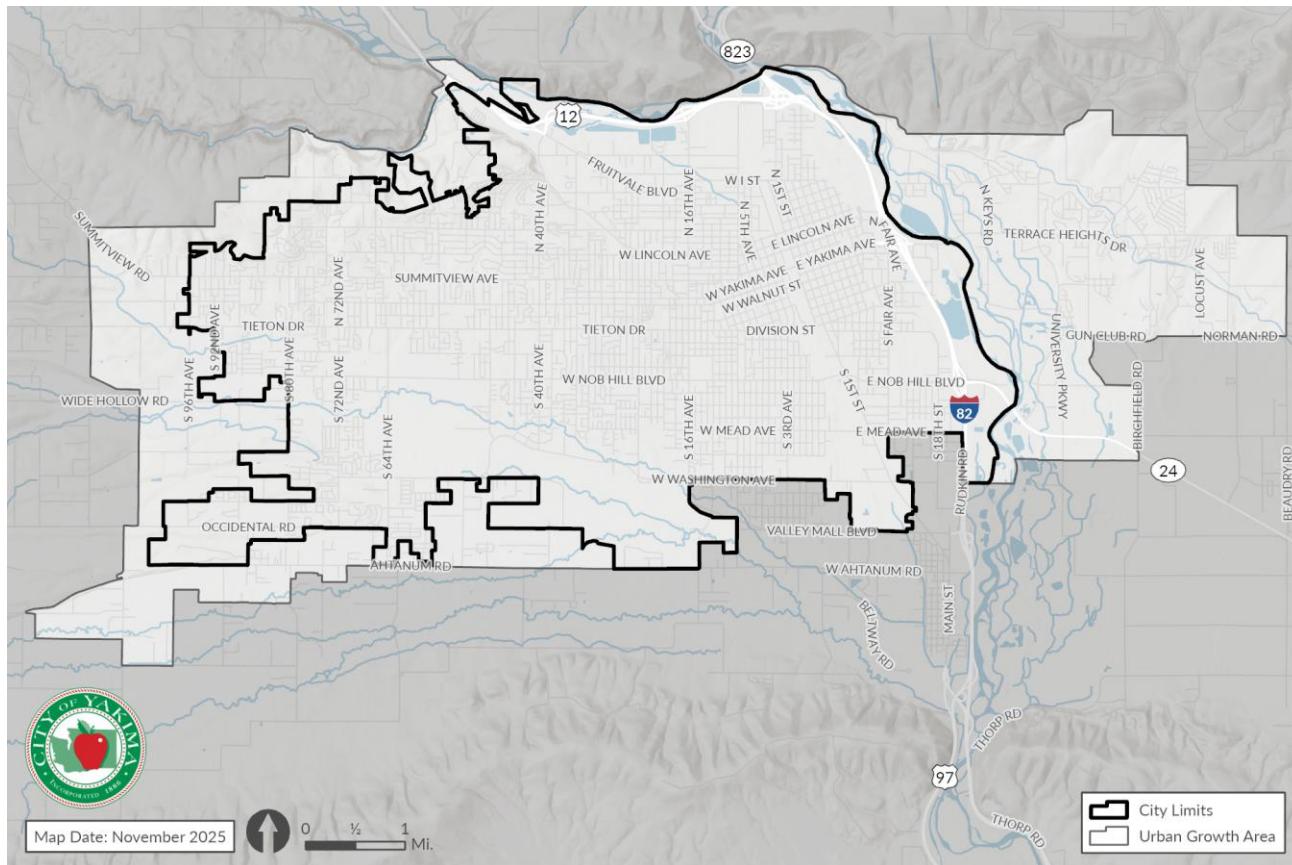


Source: City of Yakima, 1885



Yakima has grown substantially from its original 1,221 acres. Today, Yakima's city limits encompass 27.16 28.8 square miles or about 17,385 17,974 acres. (Washington State Office of Financial Management, 2016 2025) See Exhibit 1-2.

Exhibit 1-22 Yakima UGA and City Limits Map



Source: City of Yakima, 2025; BERK, 2025.

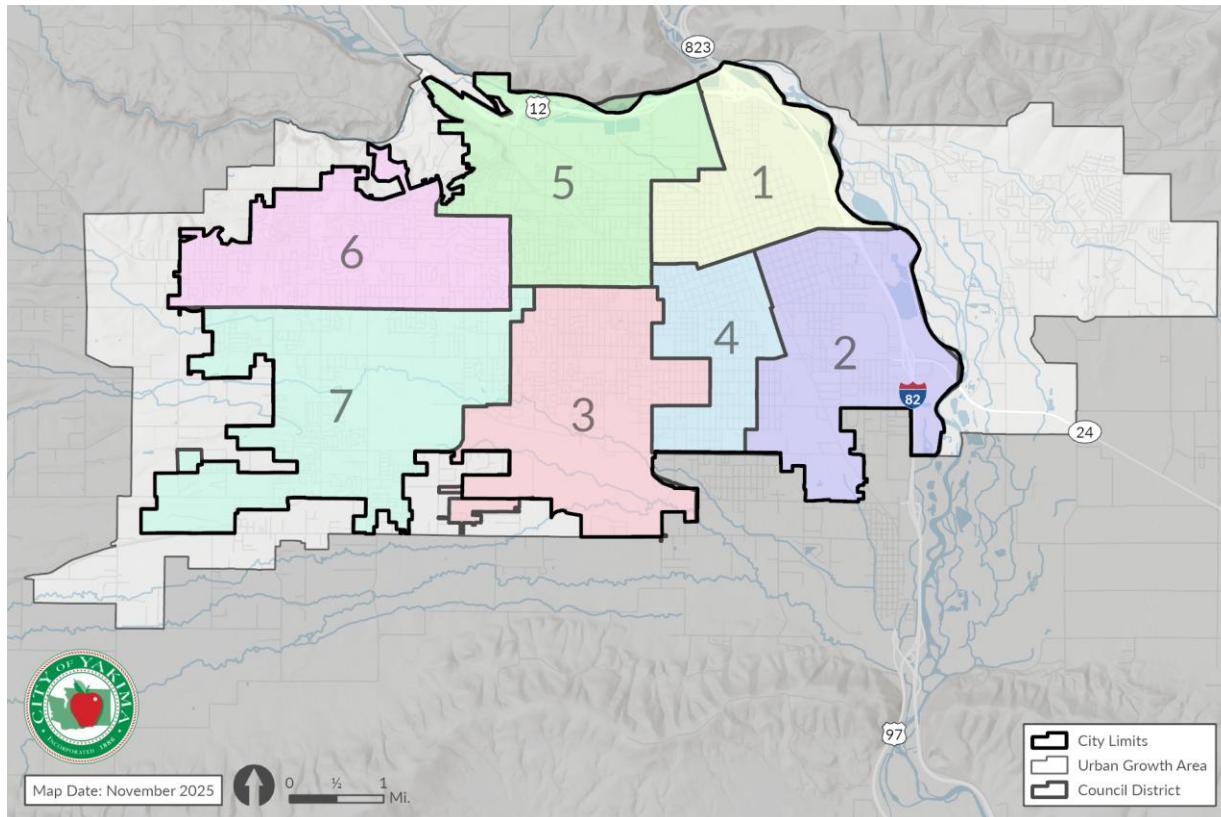
Growth Management Act Goals

State goals guide the City's comprehensive plan and development regulations ~~These goals address in summary:~~

- Guide growth in urban areas
- Reduce sprawl
- **Protect natural character**
 - Encourage an efficient multi-modal transportation system
 - Encourage a variety of affordable housing types
 - Promote economic development
 - Protect property rights
 - Ensure timely and fair permit procedures
 - Protect agricultural, forest, and mineral lands
 - Retain and enhance open space, protect habitat and develop parks and recreation
- **Support parks and recreation**
 - Protect the environment
 - Foster citizen participation
 - Ensure adequate public facilities and services
 - Encourage historic preservation
 - Adapt to and mitigate the effects of a changing climate
 - Integrate shoreline master program (SMP) goals and policies



Exhibit 1-3 Yakima Council Districts



Source: City of Yakima, 2025; BERK, 2025.

The City of Yakima has been assigned an Urban Growth Area (UGA) by Yakima County consisting of unincorporated land suited for urban development due to present urban patterns or ability to serve urban development in the future. The focus of the Comprehensive Plan and development regulations is the Yakima incorporated city limits. Yakima County actively is planning for the Yakima UGA in consultation with the City of Yakima.

Yakima Facts

- Population in 2025: 100,000
- City limits: 28.8 square miles
- Council districts: 7
- Household size: 2.61
- Median Household Income in 2023: \$59,228

Council Districts - Area in Acres





1.3 We are Yakima

Our People

This Comprehensive Plan serves the needs of the Yakima community today and through [2040](#) [2046](#). The plan is designed to build on community strengths and assets, and guide growth and public investments that advance Yakima as an inclusive and prosperous place.

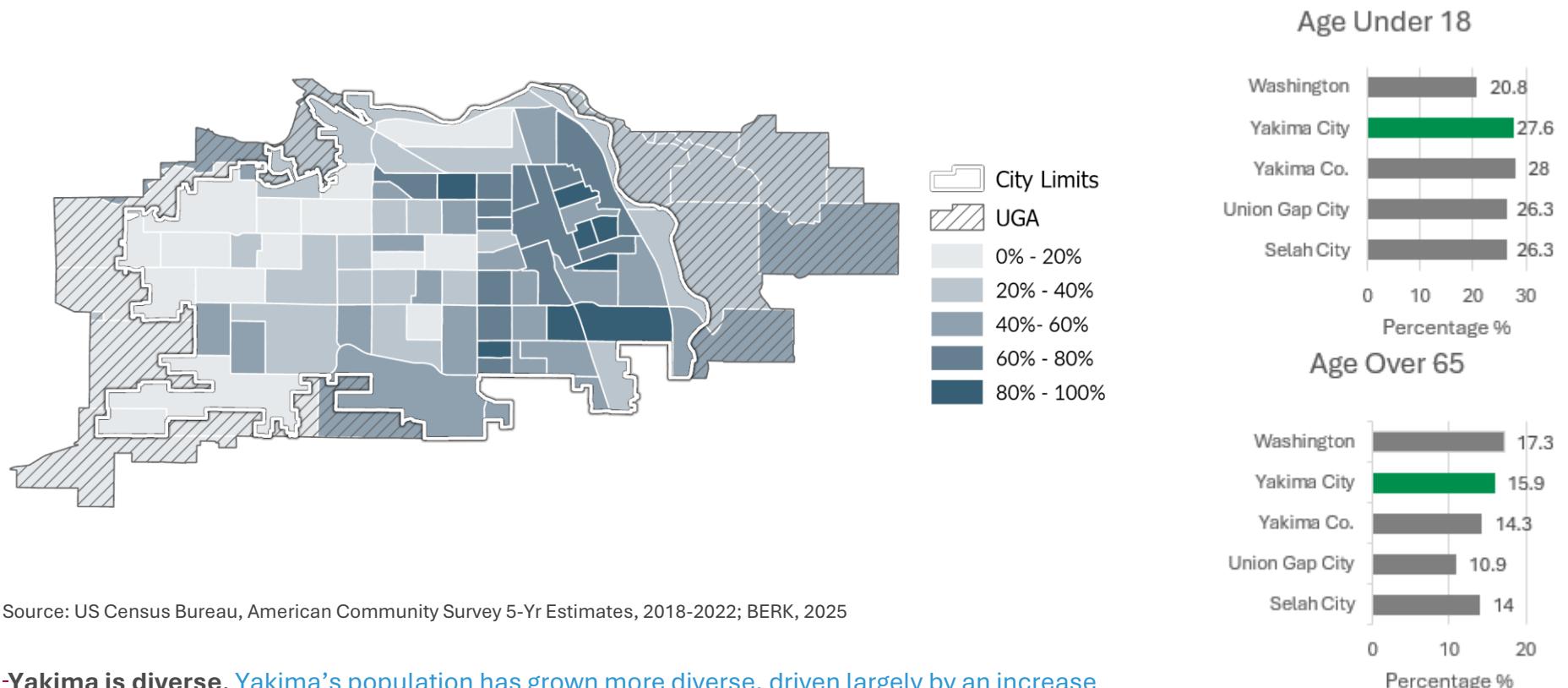
Yakima's people are its strength. The City is ranked 11th in the state in total city population. [Yakima is due to take 25% of the future county growth.](#) [By 2046, Yakima is expected to be home for 37% of the county's total population.](#) See population information in the next section. [As the largest city in the county, Yakima provides services and employment opportunities accessed by the entire region. It is also a focal point for many cultural and civic events.](#)

[Yakima's](#) Land Use Element promotes equitable and sustainable development [that primarily by creating](#) housing and job opportunities [to for](#) the community. [Creating additional housing and job](#) opportunities are supported by [the City's](#) Capital Facilities, Transportation, and Parks Elements that promote investments in quality parks, multimodal transportation, and infrastructure.





Exhibit 1-44 Percent of Residents that Identify as Hispanic or Latino, City of Yakima, 2022



Source: US Census Bureau, American Community Survey 5-Yr Estimates, 2018-2022; BERK, 2025

~~-Yakima is diverse. Yakima's population has grown more diverse, driven largely by an increase in Hispanic residents. In 2022, 45,586 people, about 47% of the city's population, identified as Hispanic, up from 33,808 in 2010 and 43,041 in 2017. Between 2017 and 2022, roughly 71% of Yakima's overall population growth was Hispanic. Yakima has become more diverse growing from 34 percent Hispanic in 2000 to 41 percent Hispanic in 2010 with 45,586 (47 percent of the total) Hispanic population in 2022, compared to 33,808 in 2010, and 43,041 in 2017. About 79 percent of Yakima's growth in population between 2010-2017 and 2014-2022 was Hispanic, with overall Hispanic population making up 44 percent of the City in 2014. Based on 2010 Census blocks the figure at right shows the percent of blocks with Hispanic population. While found in all parts of Yakima, eastern Yakima has a concentration of Hispanic residents. Exhibit 1-4 shows areas on the east half of the city and near downtown have the largest population.~~

Source: ACS 2023 5-yr estimates, BERK 2025



~~concentration of residents of Hispanic or Latino origin than areas on the west half of the city.~~

The Comprehensive Plan Land Use and Historic Preservation Elements include policies that promote the cultural needs of the whole community.

Yakima is a community for the young and old. The City's population is getting older on average, with more retirees than any other community in the county. As of 2021, about 16% of the population, or 15,250 residents in Yakima are aged 65 or older. The number of young population residents under 18 is higher in Yakima than the state and as well as other cities in the region. The Comprehensive Plan Housing Element addresses housing and services for seniors such as aging in place, health, and mobility.

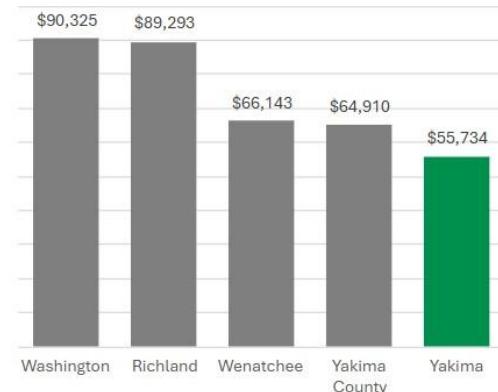
~~A majority of Yakima households have no children. Over half of the City's households have single or coupled adults and no children as of 2014. The Comprehensive Plan Land Use and Housing Elements encourage a variety of home sizes and styles to meet the needs of small households.~~

Yakima is a community for the young and old. The City's population is getting older on average, with more retirees than any other community in the ~~county~~. ~~Yet, the City is also seeing an increasing number of children, particularly in east Yakima. Both seniors and children grew by 5 percent between 2000 and 2010 citywide. As of 2021, about 16% of the population, or 15,250 residents in Yakima are aged 65. The number of young population under 18 is higher in Yakima than the state and cities in the region.~~ The Comprehensive Plan Housing Element addresses housing and services for seniors such as aging in place, health, and mobility.

Household size is decreasing in Yakima. More than half (59%) of the city's residents live in single or two-member households as of 2022. The average household size in Yakima is 2.61 people, down slightly from 2017's average size of 2.71.

~~The City of Yakima has the most more persons with disabilities in the county among lower income households. The City of Yakima has the most persons with a disability in the county at 13,897, and the second highest share of the population at 15.3 percent, behind Union Gap as of 2014. This characteristic, as with others, is a reflection that Yakima is the central city in the county and has extensive medical and human services. The Housing Element includes policies regarding universal design of housing and supportive services to meet the needs of~~

Median Household Income



Source: ACS 5-yr estimates, 2018 – 2022; BERK 2025

Area Median Income (AMI)

Area median income (AMI) refers to the area-wide calculation provided by the US. Department of Housing and Urban Development (HUD) for a county or metropolitan region. It is based on the median income of family households. In contrast, Median Household Income is based on the incomes of all households, including non-family households that often have only one member.



this population; the Transportation Element addresses multiple modes to promote the mobility of all abilities. Among 21,035 renters in the City, about 11,000 are persons with a disability. Of the disabilities listed, the most common disabling conditions include ambulatory limitations and hearing or vision impairments. People with disabilities often have special housing needs, and benefit from accessible layouts, supportive design, and proximity to healthcare services. The Housing Element portion of the Comprehensive Plan includes policies regarding design of housing and supportive services intended to meet the needs of this population; the Transportation Element addresses multiple modes to promote the mobility of all abilities.

Yakima residents earn lower incomes. Based on 2014 information, Yakima's median household income is 27% lower than the State median income. About 22.8% of the City's population earns incomes below the federal poverty level, higher than the state as a whole at 13.5%. Based on 2018–In 2022 Census data, Yakima's median household income was 62% of the State median income at \$55,734. This is only 62% of the State median income, and incomes in Yakima are rising more slowly than they are statewide. This increased to \$59,228 in 2023, which is 60% of the State median income of \$99,398. This indicates the City's income has increased at a lower rate relative to the State income. In 2025, the area median income (AMI) for a 4-person household in Yakima County was \$82,300. According to 2021 Census data, about 61% households earn below area median income. New opportunities for family wage jobs through appropriate zoning and capital investments, and partnerships with agencies that provide workforce training, are part of the Land Use and Economic Development Elements.

Nearly half one-third of Yakima's households are cost burdened, and nearly one-third a little less than almost half of renters are cost burdened, as of 2021. These households spending more than 30% of their income on housing and earning at low and moderate incomes as of 2012–2021 costs, limiting their ability to afford other necessities like food and transportation. Considering how family wage jobs can be attracted to the community, and providing a range of housing opportunities can address some of the hurdles faced by households; see the Economic Development and Housing Elements.

Yakima residents have a lower rate of achieving higher education. About 17.3–19 percent residents have a bachelor's degree or higher relative to the State level at 32.3–36 percent or the





~~US at 29.3 percent (ACS 2014) (ACS, 2023). About 28 percent residents have a two years degree or higher relative to the State level at 48 percent (ACS, 2018 - 2022).~~ Coordinating with higher education providers and determining appropriate supportive services is part of the Economic Development and Capital Facility Plan Elements.

~~The City's jobs are diverse. The City contains 40,390 jobs as of 2014. Top sectors include health care, retail, agriculture, and manufacturing. Jobs are concentrated in the Downtown and near US 12. 50,087 jobs as of 2022. Between 2017 and 2022, the city gained about 2,799 jobs, averaging ~1.2% growth (560 jobs) per year. Top sectors include health care, retail, agriculture, and manufacturing. The City of Yakima's agricultural and manufacturing employers are diverse and include packaging production and fruit processors. The jobs in the health sector reflect the city's role as a regional medical center, with a hospital and the nearby Pacific Northwest University of Health Sciences (in Terrace Heights). The highest concentration of jobs in Yakima is in Downtown and in the eastern part of the city.~~ Investing in redevelopment such as the Cascade Mill Site, supporting a unique retail, service, and living experience in Downtown, expanding the Airport, and other activities will be important to catalyzing job opportunities. Planning for capital facilities and infrastructure and supporting partnerships in workforce training are other important City activities. See the Land Use, Economic Development, Historic, and Capital Facilities Elements.

[Yakima experiences extreme weather in the form of extreme heat, drought, wildfires, smoke, extreme precipitation and flooding.](#) Climate related hazards affect Yakima's people and infrastructure; they can negatively impact public health, water systems, roads, and utility infrastructure. [Extreme heat and drought](#) have been persistent problem in the City and throughout Washington State. Much of Washington State, including Yakima County and the City, has experienced seven years of drought conditions since 2014 and several recent summers have had devastating heatwaves including the 2021 "heat dome". Yakima exists within a high desert ecosystem, but the persistent conditions have long term impacts both to the environment and the population. One impact of these conditions coupled with reduced winter snowpack is mass vegetation die-offs which in turn generates more fuel for [wildfires](#) when exposed to an ignition source, whether natural or human-made. These conditions result in longer fire seasons with more frequent fires, larger fires, and worse overall air quality.

Source: Yakima Herald, 2025





In addition to the conditions listed above, including persistent drought, there is also a high likelihood that total annual precipitation in Yakima County (including the City) is projected to increase by 9.7% by 2070, and 13.2% by the end of this century. This increase in overall precipitation is likely to continue on the current trend, meaning that the intensity and frequency of extreme precipitation events will increase in the winter leading to more flooding on the Yakima River and its tributaries, mass wasting events (i.e. landslide, rockslide, rockfalls), and worse water quality. The combination of drought conditions along with increased rainfall events results low flow conditions in the summer, further creating strain on our natural water systems .

-Goals, policies, and strategies to manage climate impacts are incorporated throughout the elements of this plan and specific analysis of vulnerabilities and impacts can be found in the attached Appendix A (Vulnerability and Risk Assessment). Also see Capital Facilities, Utilities and Natural Environment Elements of the Comprehensive Plan.

Our Future Growth

Yakima is the most populous city in the county, and the County Seat. Yakima County's population was estimated to be 263,200 in 2024, up from the 248,229 county residents in 2014. As the county's largest population center, the City of Yakima has also grown steadily in recent years. In 2025, the City reached an estimated population of 100,000 residents and County had an estimated population of 264,650. Yakima population is 38% of the total County population (OFM, 2025).

The City of Yakima has experienced steady growth at 5.5% per year between 2016 and 2024. This somewhat slower than most peer cities in eastern and central Washington. The city, including the UGA, is expected to continue growing. Between 2025 and 2046, Yakima is projected to gain 24,274 net new residents and 4,222 net new jobs. The Comprehensive Plan addresses a 20-year planning period and must demonstrate an ability to accommodate future growth targets adopted in the Countywide Planning Policies. Based on collaborative planning with the County, the City of Yakima is expected to take 34% of the Countywide future population growth. The City has adequate capacity to meet its growth targets. Exhibit 1-5 shows the citywide capacity for additional housing units and jobs under 2025 land use



designations and zoning districts. While there is capacity in the existing city limits, Yakima will continue to consider annexation requests, where appropriate.

Exhibit 1-5 Housing and Job Capacity and Projection 2046



Note: new housing units and jobs are calculated as the net increase from 2026 to 2046.

Source: WA State Department of Commerce, Growth Management Services Housing For All Planning Tool (HAPT), BERK, 2025



1.4 Comprehensive Plan Process and Public Engagement

In May 2015, the City Council adopted a Resolution endorsing the Comprehensive Plan 2040 Horizon—Public Participation Plan, in which the City laid out a collaborative effort to engage the public, businesses, governmental agencies, and other interested groups. The City website, public postings, community events, public meetings, and workshops have been used to reach out to interested parties and get them involved in the process.

In January 2016, the City began to implement the plan with a more specific set of strategies. Outreach strategies were carried out in four phases. They include:

- **Phase 1 Building Awareness** focused on creating a dedicated web page and developing outreach materials and tools while also spreading the word on upcoming outreach activities and ways to participate. The City's dedicated website is: <https://www.yakimawa.gov/services/planning/comprehensive-plan-update/>. "We are Yakima" became the theme of the Update.
- **Phase 2 Visioning** focused on public comment and feedback on Yakima's vision statement. A City Council workshop, public workshop, and online survey were conducted over February and March 2016, and results posted on the City's website. In May 2016, a Planning Commission hosted public open house and workshop addressed the Vision Statement and Land Use Plan. The key themes of visioning are identified in Section 1.5 below.
- **Phase 3 Draft Plan** has collected feedback and comments on the draft plan update. The Planning Commission has held continuous study sessions on the Land Use Plan and various Preliminary Plan Elements between September 2016 and March 2017. A full release of the Draft Plan was available in March 2017 with a 60-day comment period. In April 2017, the City Council and Planning Commission held a joint study session to review the plan, and a public open-house was held.



Phase 4 Proposed Plan involves the Planning Commission and City Council public hearings and deliberations to help wrap up the update process. This is scheduled for the spring 2017. Plan adoption is due by June 30, 2017.

The City of Yakima started the Comprehensive Plan Update process in 2024 with a review of the City's existing conditions, plans and programs. The project launched with a discussion between City staff from all applicable departments including Community Development, Public Works, Utilities, and the consultant team. The consultant team were involved in reviewing and editing the contents of the existing plan with updated data analyses. This team was also responsible for identifying gaps between the existing plan and the new requirements of the GMA. A public participation plan was also developed early in 2024 to engage the community early and often throughout the process. Exhibit 1-6 shows the overall Comprehensive Plan update process.

Exhibit 1-6 Yakima Comprehensive Plan Update Process



This Public Participation Plan incorporates two interrelated public engagements:

- Public engagement under the Climate Planning Grant to meet specific outreach goals while developing the new Climate Element, and
- Public engagement meeting specific GMA requirements for the overall Comprehensive Plan.

Additionally, a web-based information hub will be developed by the City to provide readily-available education and information services, as well as a two-way communication tool with community surveys. The Planning Commission workshop will be a venue for overall update review. Public engagement will focus on the **information and objective processes as follows:**



Information

- [Broadly disseminate information to the public by providing easy and convenient access to project information on the City website.](#)
- [Ensure early and continuous outreach to Tribal governments and meet requirements of the Growth Management Act.](#)
- [Collaborate on a community vision for the Comprehensive Plan update.](#)
- [Identify local priorities to support social and economic activities.](#)
- [Build awareness of the comprehensive planning process, and next steps.](#)
- [Center policy recommendations on the lived experiences of all people in Yakima.](#)

Objectives

- [Provide transparency in process with community members, local officials, and city staff on key decision making opportunities.](#)
- [Build community capacity to participate in civic processes.](#)
- [Identify long-term strategies for community engagement with city staff, and engaged partners.](#)
- [Making the process accessible by allowing multiple methods of communication such as, in person, virtual and written communication and via English and Spanish translations.](#)



Engagement Phases

[Public engagement is employed in three phases for the duration of the project:](#)

Phase 1: Interviews, Relationship Building and Visioning

[The first phase of engagement is centered around building awareness of the comprehensive plan with local community groups. Goals of this phase include:](#)



- [Build awareness of the Comprehensive Plan process, and various tasks.](#)
- [Develop metrics for successful engagement.](#)
- [Identify a successful vision for the Comprehensive Plan.](#)
- [Identify potential priority topics for the Comprehensive Plan.](#)
- [Ask for participation in an advisory committee for the Comprehensive Plan.](#)
- [Inform additional strategies as needed.](#)

[An in-person visioning workshop with community groups, and city staff was held to establish a vision statement, and framework for the comprehensive plan.](#)



[Phase 2: Advisory Committees Policy Engagement and Workshop](#)

[Phase 2 of the project will be centered on diving deeper into policy development. A Comprehensive Plan Steering Committee \(CPSC\) will be made, comprised of city staff, residents, businesses, community organizations, social service providers, and neighborhood advocates. The CPSC met up to four times to review the Comprehensive Plan.](#)

[A second committee, called Resilient Yakima, also was formed to help the city meet new requirements for HB1181, which requires jurisdictions to develop a new Climate Element.](#)

[A second public workshop was hosted in the summer of 2025, to provide an overview of initial policy recommendations for the Comprehensive Plan update and inform the public of new requirements for GMA. This workshop will also gather input from public for any adjustments to make in the Plan.](#)



[Phase 3: Public Comment and Next Steps](#)

[Phase 3 of the project included a public comment process for the comprehensive plan, and to thank members of the CPSC and Resilient Yakima for their work. A final workshop was held to share the Comprehensive Plan and inform next steps.](#)



1.5 Yakima Comprehensive Plan Vision and Values

The process of developing a new vision for Yakima involved the engagement of residents and employees throughout the City. ~~over a five-month period in the winter-spring of 2016. Open houses, public meetings, social media, and surveys provided opportunities for the community to comment on assets and challenges and define what they desire for Yakima in 2040.~~

~~At the February 23, 2016 Visioning Open House, vision themes included:~~

~~A thriving and vibrant city.~~

~~Yakima as a place where **tourists and visitors** want to stop to wine taste, shop, eat and enjoy downtown and the City of Yakima as a **gateway to the Yakima Valley**.~~

~~A place that is framed by **natural beauty** and **agricultural vistas**.~~

~~A city that is family friendly with good public spaces and quality education for children.~~

~~A place that provides many ways to be **active and healthy as young or old residents**, including walking, biking, entertainment, greenways, fishing, access to healthy food, etc.~~

~~A city with a more **diverse economy** with job opportunities in a variety of industries, including tech.~~

~~A **downtown** with more retail shops, restaurants, and the Yakima Central Plaza.~~

~~Streetscapes and public areas that are historic, revitalized, and attractive.~~

~~A city that is **inclusive to all types of residents** with different cultures and backgrounds.~~

~~An online vision survey with 185 participants elicited the following key goals most important for inclusion in the 20-year vision statement: **quality of life, a prosperous community, a healthy economy, and safe neighborhoods**.~~

~~The Planning Commission reviewed the outreach results and hosted a public workshop on May 25, 2016 and offered direction on the vision statement. The City of Yakima is growing larger and more diverse. As Yakima progresses, the following vision will help our community~~



~~achieve the livability, prosperity, and inclusiveness that it desires. A visioning workshop was held in April 2025 to publicly kick off the Comprehensive Plan periodic update and create a broad vision for the city.~~

~~The Open House started with a presentation, which provided an overview of what a Comprehensive Plan is and the key topics that will be discussed. After the presentation, meeting participants were divided into three small groups, with one group focused on individuals who spoke Spanish as a primary language. The majority of the meeting was centered around two exercises:~~

- ~~▪ A Map Exercise to identify opportunities for housing and job growth in Yakima, as well as the opportunities and challenges present.~~
- ~~▪ A Visioning Exercise to better understand what makes Yakima a unique place to live.~~

~~Feedback from the Open House was then presented to a Comprehensive Plan Steering Committee (CPSC), for further review and refinement. Yakima's vision is below.~~

A Vision for Yakima's Future

~~The City of Yakima is the "Heart of Central Washington," bounded by the Yakima River to the east and rolling orchards in west valley, serving as a center of the Yakima Valley's agricultural prosperity for over 125 years, and growing into a dynamic cultural, recreational, and economic hub of the region.~~

~~We celebrate our community of diverse cultures and offer opportunities for our public to participate in community life. We have created an inclusive city where all feel welcomed and safe. We work, live, and play side by side. Yakima has created a flourishing and diverse economy attracting and retaining businesses with living wage jobs for all our people. We preserve the character of our historic Downtown, residential neighborhoods, and commercial centers. We encourage well designed infill and new development, quality public services, and infrastructure investments. Our residents have access to a high quality education, affordable housing, an excellent transportation system, and healthy living. We enhance our natural and recreation spaces. We connect our people and neighborhoods offering safe and reliable mobility options including walking, biking, transit, and cars.~~



Yakima is the Heart of Central Washington and the Yakima Valley, defined by a rich history of culture, economic prosperity, and natural landscapes.

The City is defined by:

- A home, that lives harmoniously with the natural environment and agricultural vistas that surround the City.**
- Downtown Yakima is a thriving district to live, work, and play.**
- A family-friendly city with quality public spaces, for all age groups and education for children.**
- An active environment for walking and biking.**
- A city with a robust economy with job opportunities in a variety of industries.**
- A well-connected and coordinated system of public infrastructure and services that meets the need of all residents, as well as providing capacity for future residential and commercial development.**
- Safe, residential neighborhoods with affordable housing for all residents with different cultures and backgrounds, while preserving historic streetscapes and structures.**



Today and in ~~2014~~ 2046 we see Yakima as a place that values:

- **Yakima's people** – We are inclusive to all people.
 - We promote quality design in new housing, businesses, and public buildings, and streets to be accessible to all.
 - We encourage public engagement and multicultural communication in our planning process.
 - We invest in and deliver needed public services in a manner inclusive to all ~~t~~ ypes~~types~~ of residents, businesses, and cultures
 - Yakima residents have access to high-quality education, living-wage jobs, safe neighborhoods, a healthy environment, quality parks and amenities, healthy food, and affordable housing.
- **Youth and Family** – Our plan is a roadmap to a high quality of life for our youth and families. We seek to have:
 - A strong partnership with our schools.
 - Places that promote healthy and active lifestyles.
 - Opportunities for entertainment and recreation for both young and old.
 - Quality job and housing opportunities to ensure our children can be lifelong residents of Yakima.
- **Being A Unique Destination** – Yakima is a unique destination. We strive for:
 - A vibrant and revitalized historic downtown that retains long-standing businesses and attracts new businesses and residents.
 - Maximizing tourism and retail opportunities.





- Providing attractive spaces and public art.
- **Neighborhoods** – Yakima's neighborhoods are attractive places to live, shop and play, offering:
 - A hierarchy of commercial and mixed use centers.
 - ~~Attractive streetscapes and well-designed public and private recreation and open spaces.~~
 - Historic character.
 - Diverse housing choices for owners and renters.
 - Preserved homes that have been rehabilitated and maintained.
 - A spirit of friendliness where neighbors gather for celebrations, clean-up events, and block watches.
 - A development pattern that promotes public safety and deters crime through environmental design.
 - Growth managed with transitions in density and building design, landscaping, and adequate infrastructure.
- **Natural Beauty** – The natural beauty of the river valleys and agricultural vistas frame Yakima. We will be stewards of our natural resources by:
 - Protecting the ecological resources of our region.
 - Maintaining and expand the Yakima Greenway and other trail systems.
 - Encouraging sustainable design of development.
- **A Prosperous Future** – Yakima creates a thriving and vibrant community. We will encourage:
 - A diverse economy that sustains and attracts a variety of business sectors including agriculture, health care, manufacturing, tourism, new energy and others.
 - Small local businesses.
 - Targeted investments in capital facilities.





- Partnerships with higher education providers to support workforce training to attract new employers.
- **Connectivity** – We offer a range of transportation modes, and our community is connected. Our transportation system will:
 - Maintain and create a complete street network, including new multimodal connections.
 - Ensure efficient and balanced movement of freight and goods through the community.
 - Improve safety throughout the system.

VISIONING EXERCISE - OPPORTUNITIES

weather ✓ isolated from econ effect of nation
Parks Hop + wine ✓
within 1hr of mountains.
outdoor exercise.
Traffic isn't bad.
City of state.
world of mix of people.

What makes Yakima unique.
Yakima = being outside. To do outside that's away.

Job growth - airport + surrounding area.
Airport - key for new success. Education now for current population.
Tourism (agritourism), tourism.
Agri-automation + manual labor. jobs - both to education & youth now.

CHALLENGES

Fire: 5th season. ✓✓ we need better forest management.
Air quality. no one goes outside.
winter - stagnant air. kids get miserable.
Filters in AC. Dried out / gone so!
Building a house that helps w/ fire risk.
Architects can do it. focus on the solution.

BIGGEST CHALLENGES - Moving

Cart yard apt/cottage is a great idea.

Opportunities/Challenges

- River access (to improve)
- Airport
- Parks
- Transit
- Walkable Communities
- Riverwalk / Canal Trails / Krammy
- Community Gardens
- Urban Forest
- Rail
- Transit / West Side
- Wine Tourism
- Lack of Infrastructure
- Job Growth
- Senior Housing
- Heat Islands
- More Access to Services
- Changes in zoning laws
- Add trees & shade
- Yakima Ave
- Downtown

NOTES (4/16/25)

- Be objective w/ Comm Standards. It's tough!
- Equalize quality of life. We need flexibility.
↳ we need to present our to Comm.
- 'Affordable housing' + Energy code.
↳ conflict + huge barrier to affordability.
- Density in downtown. Mac investment needed.
↳ know more about housing. Have more housing downtown.
↳ priority to commercial use.
- Planning commission!
↳ Home maintenance
- Connecting w/ volunteers who can help

Transit → low use of bus

IRRIGATION CHARGES (winter time as well)

Commerce is a challenge

Lumber area fell through (outlet mall)

Yakima Ave mall closed

Nothing up in the city

Safety

Wildfire - people wearing masks

Drought

Community gardens - less wasteful

Business env. needs to improve - Safety

More integration of Hispanic community - More voice



1.6 Using this Comprehensive Plan

The Comprehensive Plan Vision and Framework Goals are carried forward into each Plan Element with topic-specific goals and policies. Since there are complex issues around land use, growth, public infrastructure investments, and services, this Comprehensive Plan is divided into the following volumes and elements:

Volume I. Yakima Comprehensive Plan—A Policy Document

1. Plan Foundation and Vision
2. Land Use ¹
3. Housing¹
- ~~3.4.~~ Historic Preservation ³
- ~~4.5.~~ Economic Development ²
- ~~5.~~ Housing⁺
6. Transportation ¹
7. Capital Facilities¹
8. Utilities ¹
9. Parks and Recreation ²
10. Natural Environment ¹

Volume II. Technical Analysis

1. Capital Facilities Plan Planning Framework
2. 2040 Transportation System Plan Land Use
3. Supplemental Environmental Impact Statement (SEIS) Housing
4. Historic Preservation
5. Economic Development
6. Transportation
7. Capital facilities
8. Utilities
9. Natural Environment

Terms

- Vision: A community's most desired future
- Value: A standard or judgement of what is important in the community
- Goal: A broad, general statement of the desired long-term future state or outcome, toward which the Plan aims. Goals indicate what ought to exist in a community or what is desired to be achieved in the future.
- Policy: A principle, protocol, or proposal for action that implements a related goal. Decision-oriented statements that guide the legislative or administrative body while evaluating a new project or proposed change in ordinance.
- Regulation: A rule or directive found in City ordinances or the municipal code.
- Program: Ongoing delivery of municipal services to the public, funded with the municipal budget, or public investments guided by a capital improvement strategy.



11. Shoreline ¹

12. Energy ^{1, 3}

Notes:

¹ Required by GMA or other state law. Climate resilience policies under Energy Element are required.

² Required when the state provides funding; though funding is not available, these elements help Yakima seek grants.

³ Optional.

Volume I Comprehensive Plan contains topic-specific elements. Each element summarizes key existing conditions and trends. ~~Each Element includes goals – or broad aims – and policies – principle, protocol, or proposal for action – relevant to addressing a condition or trend. Each element identifies challenges and opportunities, future needs for Yakima, and plans to address these challenges and meet the needs. Plans for future needs drive policy proposals included in the goals – or broad aims – and policies – principle, protocol, or proposal for action.~~ Goals and policies in turn are implemented by specific regulations and programs. The goals, policies, regulations, and programs are designed to encourage outcomes that meet the City's Vision.

Volume II Technical Analysis contains ~~the Capital Facilities Plan. This Plan identifies levels of service and what improvements are needed to support the expected growth accommodated by the Land Use Plan and Element and potential revenue sources. An integrated State Environmental Policy Act (SEPA) Supplemental Environmental Impact Statement (SEIS) is also part of the Technical Appendices and analyzes the environmental effects of growth alternatives and associated mitigation measures. detailed and relevant analysis of the elements that are not included in the Comprehensive Plan. This includes land use and land capacity analysis, housing, detailed housing needs analysis and adequate provisions, transportation Levels of Service (LOS) analysis, capital facilities, parks and recreation, utilities and natural environment analyses.~~





[Additional documents such as Climate Vulnerability Assessment \(VA\) memo will remain as an appendix. This analysis is also integrated in the Plan elements.](#)

An **Existing Conditions Report** was prepared and [information from the report](#) is ~~integrate in this Comprehensive Plan~~ part of the Comprehensive Plan Update record, providing a base of information to support the preparation of the Comprehensive Plan and is incorporated by reference into the SEIS. Likewise, a **Land Capacity Analysis** ~~Provides a method and results of a land capacity analysis for the alternatives. This analysis is summarized in the Plan elements and the SEIS.~~

1.7 Amending the Comprehensive Plan

This Comprehensive Plan will evolve and be reviewed and revised over the next 20 years due to changes desired by the community, trends, and information. GMA limits annual Comprehensive Plan amendments to no more than once per calendar year, except for certain exemptions and emergency actions. The scheduled update to the Plan is due on or before December 31, 2026 (RCW 36.70A.130(5)(c)). Whenever the plan is amended it is important to verify that it is “internally consistent” and that development regulations are consistent with and implement the comprehensive plan. Updates to major development regulations are due on or before ~~June 30, 2017~~[December 31, 2026 \(RCW 36.70A.130\(5\)\(c\)\)](#). Annexation and changes to city limits or the unincorporated growth area may prompt future reviews of the plan. Future amendments will be processed in accordance with Yakima Municipal Code Chapter 16.10.



2 Land Use

2.1 Introduction

The Land Use Element is central to all other elements by providing for the distribution of land use meeting Yakima's needs for housing, employment, recreation, public facilities and other land uses in development patterns that support the City's vision for the future. This element also addresses how land use and supporting infrastructure and facilities are developed and maintained, particularly the image and character of Downtown and Yakima's neighborhoods, the quality of its buildings, streets, and public spaces, and the community's emphasis in honoring of the City's history. The element includes policies that support a mixture of housing options, preservation, and enhancement of neighborhoods, pedestrian-friendly design, community gathering spaces, environmental stewardship, healthy living, and annexation.

The requirement for a Land Use Element in comprehensive plans is one of the key components of the Growth Management Act (GMA). The GMA requires cities to demonstrate the ability to accommodate 20 years of growth through sufficient buildable land that is zoned





appropriately. In addition to managing growth, the Land Use Element also sets goals and policies to shape the design and layout of cities.

2.2 Land Use Today and Tomorrow

Conditions and Trends

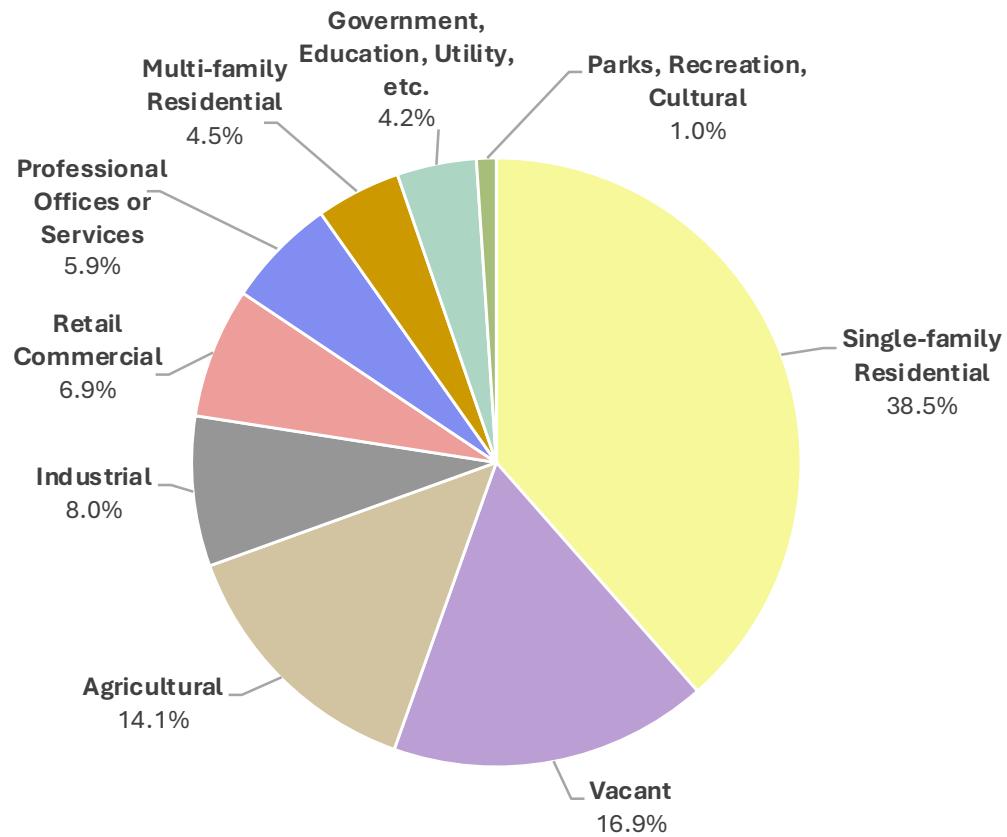
[Yakima's current land use pattern is dominated by single-family residential uses both in the city limits and in the urban growth area \(UGA\). Single-family Residential land uses make up 38.5% of the full UGA.](#)

Land Use Element under ~~Growth Management Act~~

Designate the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. The land use element shall include population densities, building intensities, and estimates of future population growth. Provide for protection of the quality and quantity of groundwater used for public water supplies. Consider utilizing urban planning approaches that promote physical activity. Review drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state. Mitigate the risk to lives and property posed by wildfires by using land use planning tools. (RCW 36.70A.020(1))



Exhibit 2-14 Existing Land Use, Full Urban Growth Area, 2025



Source: City of Yakima, 2025; Yakima County Assessor, 2025; BERK, 2025.

Yakima is an urban city with a rural character

With a population of ~~93,410 (2016 OFM)~~ [100,000 \(2025 OFM\)](#), the City of Yakima is the eleventh largest city in the State of Washington. However, given this status the city still retains its rural character due to a strong agricultural base and a vibrant natural setting



Low density residential is predominant

Single-family Residential accounts for ~~38.537~~ % of the existing land use in the Yakima [urban growth area in 2025](#) and ~~44% of the Future Land Use Map. Since 2010, 585 new single-family homes have been permitted totaling over \$131 million in valuation (Nov 2016). Its corresponding Future Land Use category, Low Density Residential, represents about 53% of the UGA in the Future Land Use Map. Furthermore, single family housing accounts for around 60 percent~~ [61% of structures. However, recent years have seen an increase in units in multi-family structures. This is consistent with recent changes to the GMA which require the City of Yakima to allow for at least four units per lot, and the unincorporated UGA to allow for at least two accessory dwelling units on any lot that allows for detached single family homes.](#) For more information, ~~—~~ see the [Housing Element](#).





Yakima is an increasingly diverse city

~~About 79 percent of Yakima's growth in population between 2010 and 2014 was Hispanic; with overall Hispanic population making up 44 percent of the City in 2014. Within Yakima, overall Hispanic population made up 47 percent of the City consisting of 45,586 people in 2022. This grew from 33,808 in 2010, and 43,041 in 2017.~~ This Comprehensive Plan intends to address the cultural needs of the whole community.

Yakima's Downtown revitalization is ~~in full swing~~ important

Downtown Yakima has suffered from a high retail vacancy rate and competition from other commercial centers with big box retail formats and strip malls inside and outside the city limits. [It was further exacerbated by the COVID pandemic starting in 2020. Past improvement plans such as redevelopment of the Yakima Mall site were stalled during the pandemic.](#)

However, retail demand is estimated to grow ~~by 200,000 square-feet per year~~ in the city as a whole. [Within the past ten years, streetscape improvements combined with private investments including the Yakima Mall's redevelopment, several new and renovated building projects and multiple tasking rooms have helped to improve the character and liveliness of Downtown.](#) The Downtown Association of Yakima maintains the Main Street program for downtown Yakima. Since 2015, the Downtown Association of Yakima has offered the Façade Improvement Grant Program funding 11 different projects. Multiple projects such as streetscape improvements combined with private investments, and new and renovated building projects have helped to improve the character and liveliness of Downtown. The [2013 recent](#) Downtown Plan identifies investments in the “heart of Downtown” and catalyst sites to capture a share of this retail growth. The plan’s key actions intend to spur private investment focused around a multipurpose public plaza that provides a year-round gathering space. Further, Yakima Avenue enhancements prioritize pedestrians and emphasize intersection improvements. Additional greenery is proposed to help humanize the street. [However, there were concerns from the public that the plaza would take away parking near businesses, and might not guarantee reviving the downtown \(Donofrio, 2025\)-](#) In 2018, residents voted against the plaza. The City completed other components of the master plan, such as a parking plan, and Chestnut Avenue improvement. The City is discussing to initiate a new strategic plan in 2026 to identify goals and actions for Yakima’s downtown.





Yakima has development potential in the City, including its mixed use centers

Yakima has several areas that contain large tracts of vacant land including the Cascade Mill Site and Congdon Properties, ~~and North 16th/SR-12~~. Areas near South 64th Avenue and Nob Hill Boulevard intersection, and south of Fruitvale Boulevard near North 16th Avenue have potential for developments with a mix of residential and commercial. Areas near North 40th Avenue and Summitview Avenue intersection, and Soth 40th Avenue and Nob Hill Boulevard already include a mix of residential and commercial developments. These areas offer a significant opportunity for Yakima to create new destination development(s) and create key economic development nodes. ~~Considering new design standards or~~ Incentivizing new development in specific industries will be important for the long-term success of these areas. For the purpose of this Comprehensive Plan, these areas are referred to as mixed use centers for Yakima. There are also several redevelopment opportunities on smaller sites along key corridors such as North 1st Street, East Nob Hill Boulevard, and the West Washington/Ahtanum corridors around the Airport.

Yakima's east-west arterial corridors are critical

Yakima has largely grown westward from Downtown. As a result, the city's east-west corridors have taken on an increasing importance over the years. First, they function as essential transportation connections from residential areas to Downtown, other employment and shopping areas, and to Interstate 82. Second, they provide a wide array of commercial services. A combination of increasing growth, access management challenges due to the patterns of commercial development along the corridor, and rights-of-way width limitations are posing increased traffic challenges. Furthermore, since these corridors are so heavily used, the design of these corridors is very important. ~~The lack of design standards or guidelines are visible in t~~ The quality and character of development that has occurred along these corridors can be improved with additional area specific planning and design guidelines.



Source: Yakima Herald





Yakima's climate is changing impacting communities, land and resources

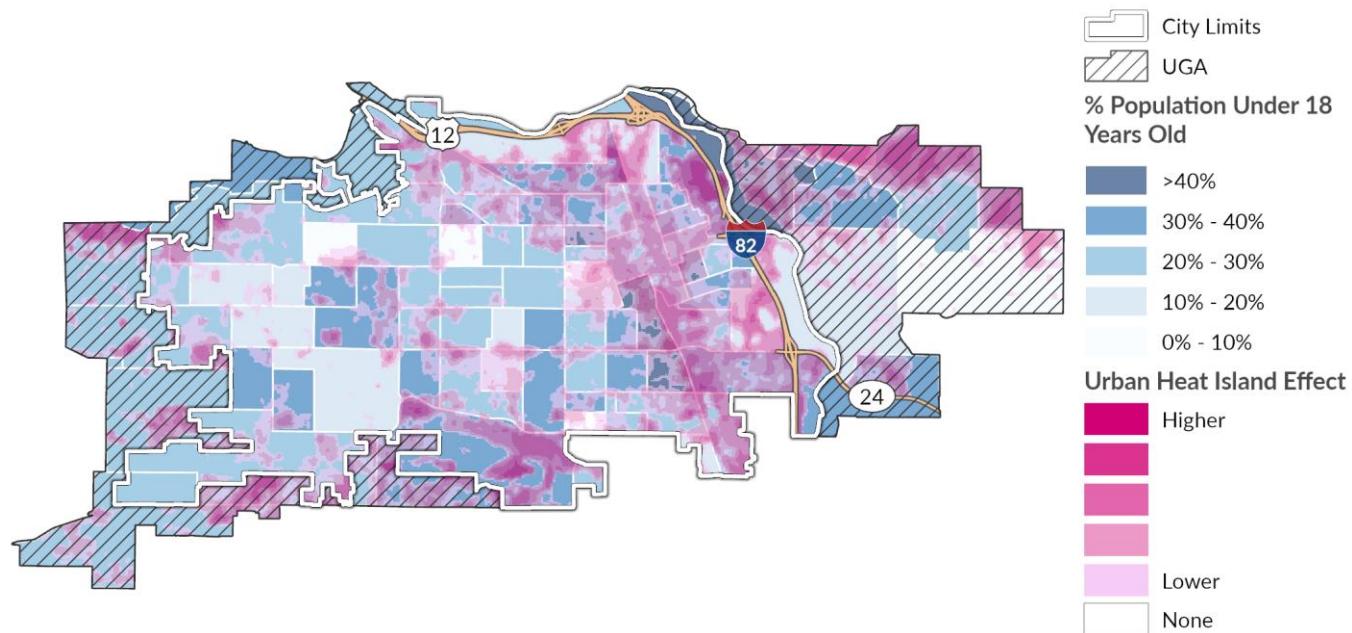
Climate related hazards such as heat, drought, wildfire and smoke, extreme precipitation and flooding are impacting Yakima community, it's land and resources. Areas with concentrations of sensitive populations, especially children and older adults, coincide with Urban Heat Island hotspots. Extreme heat in certain areas, and wildfire and smoke cause health hazards for people with certain health conditions, including children and older adults. Regional wildfires can also significantly damage local and regional infrastructure such as canals, roadways, and power lines. Infrastructure damage can increase costs and reduce resiliency and hurt the ability of emergency personnel to respond to these disasters. -Extreme precipitation and flooding have a significant impact on sensitive populations, including older adults and youth (who are more likely to need assistance evacuating), and low-income residents, who have fewer resources to prepare and recover from flooding events. Floods can also threaten the water infrastructure in the floodplain, leading to flooding beyond floodplains if infrastructure is compromised. See the Climate Vulnerability Assessment Memo in Appendix A. Also see Capital Facilities, Utilities and Natural Environment Elements of the Comprehensive Plan.

Urban Heat Islands

"Urban heat islands" occur when cities replace natural land cover with dense concentrations of pavement, buildings, and other surfaces that absorb and retain heat. Structures such as buildings, roads, and other infrastructure absorb and re-emit the sun's heat more than natural landscapes such as forests and water bodies. Urban areas, where these structures are highly concentrated and greenery is limited, become "islands" of higher temperatures relative to outlying areas.



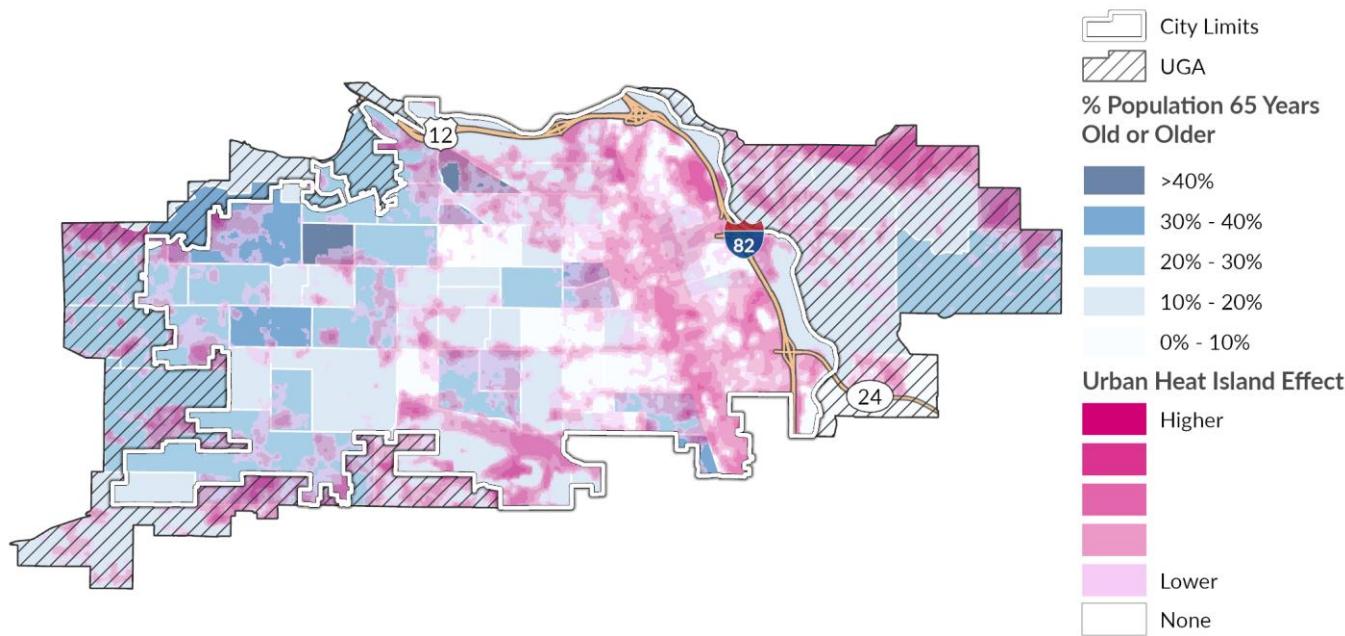
Exhibit 2-2. Urban Heat Islands and Block Group Youth Population, City of Yakima, 2022



Source: U.S. Census Bureau, American Community Survey 5-Yr Estimates 2018-2022; Trust for Public Land, 2023; BERK, 2025.



Exhibit 2-3. Urban Heat Islands and Block Group Senior Population, City of Yakima, 2022



Source: U.S. Census Bureau, American Community Survey 5-Yr Estimates 2018-2022; Trust for Public Land, 2023; BERK, 2025.

2.3 Challenges and Opportunities

Yakima is home to a wide variety of land uses, including low to high density residential, office and medical facilities, restaurants, retail and service establishments, parks and recreation facilities, and large-scale industrial and agricultural operations. With all of these available services, facilities, housing, and employment, residents do not typically need to leave the city to meet their needs ~~Yakima is a city where all residents' needs can be met~~. There is tremendous growth potential in Yakima that spans all sectors: Residential, Commercial, and Industrial. With opportunities for large-scale development on vacant land and infill development throughout the city, the future growth potential for Yakima is high.



Promoting additional types of housing to accommodate evolving population needs is a key component of this plan. As noted previously, the vast majority of residential uses are single family homes. The City needs specific policies to encourage more multi-family and middle housing development while stabilizing and enhancing older neighborhoods.

Modern redevelopment and adaptive re-use in downtown, new local breweries and wineries, and enhanced regional sports facilities have made Yakima a year-round destination for tourists. To keep up with demand, Yakima needs to promote tourism by implementing an enhanced design character and implement its downtown master plan that will attract investment and retain/attract talent.

Below are some key land use challenges and opportunities facing Yakima in the next twenty-plus years:

- Providing a greater mix of land use for housing sizes and types to accommodate Yakima's evolving population.
- Enhancing design character of the City to promote tourism, attract investment and talent.
- Stabilizing and enhancing older neighborhoods.
- Mitigating land use incompatibilities.
- Coordinating land use and transportation efforts to enhance walkability and circulation.
- Planning for underutilized commercial and industrial lands.
- Consideration of annexation requests where appropriate.
- Consider optimal use of urban lands currently used for agricultural purposes.
- Protecting land and the community from climate related hazards.





Yakima Revenue Development Area (Cascade Mill)

The Yakima Revenue Development Area (YRDA) is adjacent to Interstate 82 from the US 12/North 1st 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. The primary development zone is approximately 211 acres which were formerly used as the Boise Cascade Sawmill and Plywood Plant.

The City supports continued development of the YRDA and on September 23, 2008 was awarded LIFT financing through a competitive award process which considered sites state-wide. 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. City efforts include environmental clean-up, street and utility construction, and I-82 freeway access. [In 2021, the City of Yakima removed the Municipal Solid Waste \(MSW\) and wood waste under the street corridor of Bravo Company Boulevard. The City is working with the State Department of Ecology related to options for environmental clean-up.](#)



Future Needs

[Yakima needs a variety of land uses to support housing, employment and recreation needs. Yakima has adequate land for future growth for the next 20 years to accommodate 10,648 new housing units and 4,222 jobs. Some reallocation and readjustment in the land use designation is required to ensure a variety of housing mix in close proximity to employment. Streamlined land use designations are needed for the ease of implementation.](#)

2.3 Our Land Use Plan

[Yakima's Population growth will require additional housing, employment opportunities, and places to obtain goods and services in the city. These growth needs must be balanced with the preservation, enhancement, and restoration of the natural environment and](#)



habitats. This plan presents the community's land use plan for future growth in ten future land use categories across the City as shown in Exhibit 2-2. Land use categories are further defined in Policies 2.2.1 through 2.2.7. Each land use designation is implemented by various zoning designations contained in the City's zoning and development regulations and in other design, development, and environmental regulations. Land use implemented by zoning designations are identified in Exhibit 2-2. Some additional revisions to the development regulations in parallel are necessary to implement the Future Land Use Map (FLUM) and meet future growth needs. These changes include but not limited to varied combinations of increased densities, lot size, coverages, and building heights, as well as expanded housing type options and reduced minimum lot areas.

The land use plan identifies mixed use centers as discussed under Conditions and Trends subsection of this Element. The Land Use Plan identifies these areas with capacity for future growth. The land use plan aims to put urban uses with the City limits with an aim to promote developments on vacant and underused lands including vacant agricultural lands.

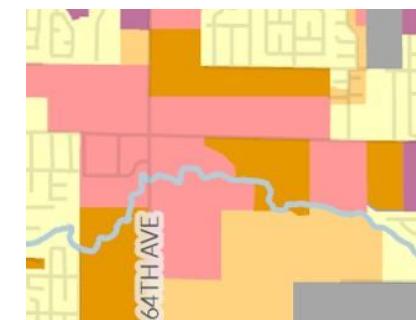
2.22.4 Goals & Policies

GOAL 2.1 ESTABLISH A DEVELOPMENT PATTERN CONSISTENT WITH THE COMMUNITY'S VISION

Policy 2.1.1 Designate the general distribution, location and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities and facilities and other land uses.

Policy 2.2.2 Establish land use designations, and densities and intensities for urban growth as shown under Goal 2.2.

Policy 2.1.3 Review proposed Future Land Use designation changes for consistency with Yakima Municipal Code Ch. 16.10 and the following criteria:





- Does the proposal conform to locational criteria set forth for the desired designation?
- Is the site physically suited for the proposed designation?
- Is the desired zone one of the implementing zones of the land use designation?
- Is the proposal a spot zone or a similar change that ~~is incompatible~~ ~~may create instability~~ with surrounding ~~land use~~? ~~neighborhood~~?

Policy 2.1.4 Manage and maintain the City's Official Zoning Map to ~~ensure continued consistency~~ ~~align~~ with the Future Land Use Map (see Exhibit 2-1) ~~to ensure that Yakima has adequate capacity for housing and jobs over the planning period.~~

Policy 2.1.5 Implement land use designations through a clear regulatory process that ensures transparency, fairness and predictability in the land development process.

Policy 2.1.6 Adopt coordinated development regulations that facilitate Yakima's preferred land use pattern (e.g., allowed density, uses, and site provisions).

- Refine the land use code on an ongoing basis to make it user-friendly by employing simple language, easy to read charts, and illustrative graphics.
- Monitor and refine the land use code as needed to facilitate the preferred land use pattern and development character.
- Integrate an appropriate balance of predictability and flexibility when updating development regulations that allow ease of administration and interpretation and offer optional ways of meeting requirements when possible.

Policy 2.1.7 Allow new development only where adequate public services can be provided.

Spot Zone

Illegal spot zoning is arbitrary and unreasonable zoning action by which a smaller area is singled out of a larger area or district and specially zoned for a use classification totally different from and inconsistent with the classification of the surrounding land, not in accordance with a comprehensive plan.



Policy 2.1.8 Work with other jurisdictions and agencies, educational and other organizations, and the business community to develop and carry out a coordinated, regional approach for meeting the various needs of Yakima County communities, including housing, human services, economic vitality, public safety, utilities, infrastructure, parks and recreation, transportation, and environmental protection.

Policy 2.1.9 Consider annexation requests in accordance with review criteria, including, but not limited to:

- Areas to be annexed are included in the UGA.
- The annexation boundary, where appropriate, should adjust any impractical or irregular boundaries created in the past.
- The annexation boundary should, where appropriate, provide a contiguous and regular boundary with current City limits.
- The annexation proposal should create and/or preserve logical service areas. Annexations generally should not have or create abnormally irregular boundaries that are difficult to serve.
- The annexation boundary should not impede the function of the natural environment and, when possible, should prioritize resilience to natural hazards
- The City should give priority consideration to annexation proposals that are financially self-sufficient or those where the fiscal impact can be improved. The City should develop a variety of service delivery or revenue enhancement options to increase the feasibility of annexation.
- The City will prepare a fiscal analysis of the annexation proposal prior to annexation

Policy 2.1.10¹⁴ Continue to coordinate with Yakima County on future land use, shoreline, critical area, and infrastructure policies, plans, and permit reviews in the Yakima UGA.

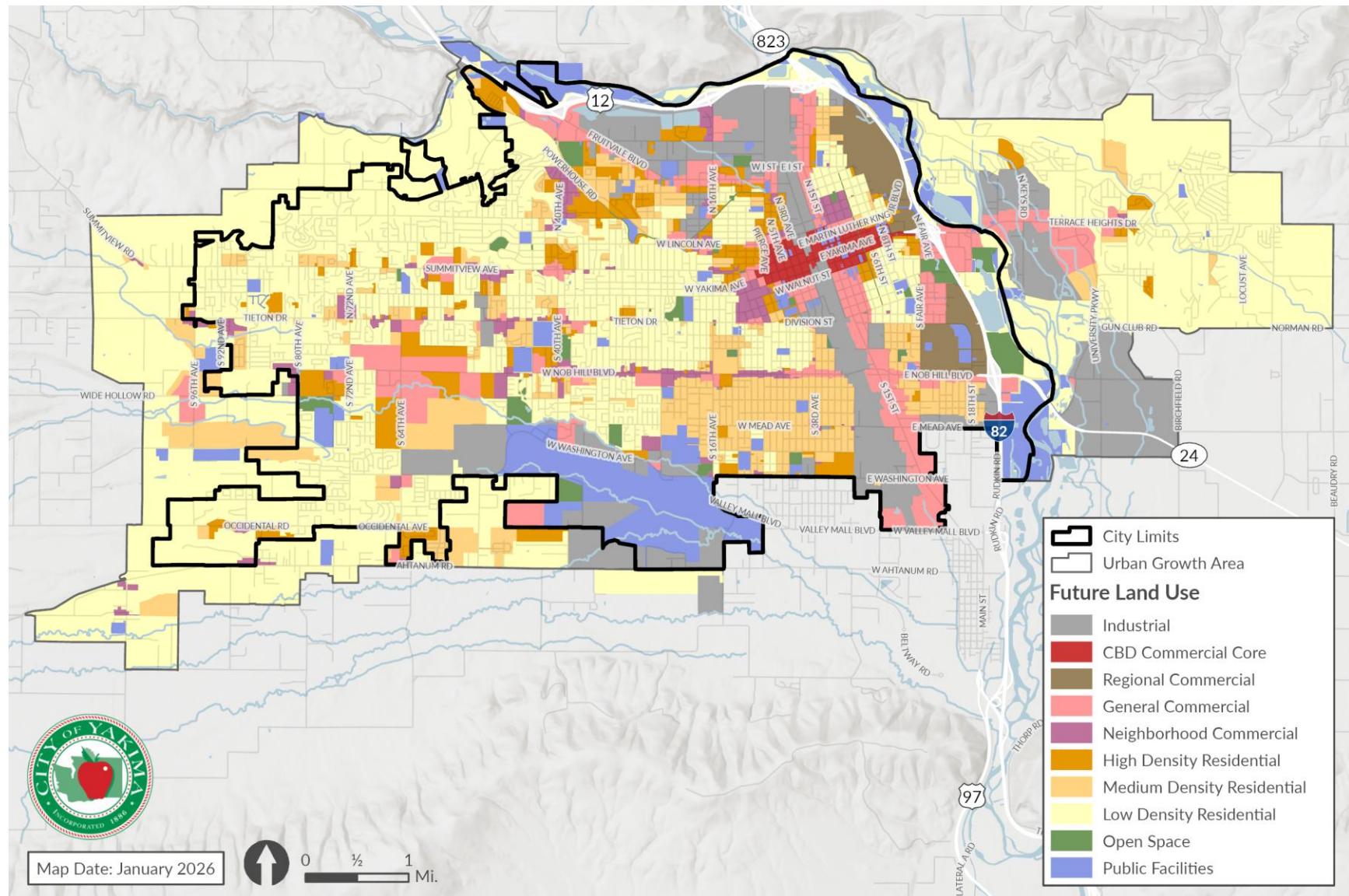


Policy 2.1.12 Work in collaboration with Yakima County and cities through regional forums such as the Yakima Valley Council of Governments and the Yakima Basin Integrated Water Resource Management Plan.

Policy 2.1.13 [Use best available science when designating critical areas for protection and preservation within the City limits or the Yakima UGA.](#)



Exhibit 2-4 Future Land Use Map





**GOAL 2.2. PROVIDE A MIX OF LAND USE DESIGNATIONS CONSISTENT WITH TO
MEET THE COMMUNITY'S NEEDVISION**

Exhibit 2-5 Land Use Designations and implementing zoning districts

Zoning	Low Density	Medium	High Density	Neighborhood	General	CBD	Regional	Industrial	Open Space	Public
	↓ Residential	Density	Residential	Commercial	Commercial	Commercial	Commercial			Facilities
Residential										
SR	X								X	
R-1	X								X	X
R-2		X							X	X
R-3			X						X	X
B-1				X					X	X
B-2				X					X	X
HB				X					X	X
SCC					X				X	X
LCC					X				X	X
GC					X				X	X
CBD						X			X	X
RD							X		X	X
M-1								X	X	X
M-2								X	X	X
AS								X		



Policy 2.2.1

Low Density Residential:

- a) Purpose: This designation provides for low density residential development.
- b) Locational criteria: Within established low density residential communities and in other parts of the City that are inappropriate for more intensive urban development due to topography or other land suitability challenges and/or the desire to create a lower intensity transitional area between the city and the surrounding unincorporated rural pasture, foothills, and agricultural land.
- c) Principal uses & density: Single-family detached dwellings are the predominant dwelling type. Other dwelling types allowed include single-family attached, accessory dwellings (ADUs), duplexes, triplexes, fourplexes, and cottage housing. The permitted density ~~is up to ranges between four to~~ seven net dwelling units per acre ~~for infill development.~~ On larger sites (over two acres), more flexibility in lot sizes and layout are envisioned, provided overall density standards are met. ~~Permitted maximum densities on large sites is up to seven gross dwelling units per acre. Density bonuses allowing up to six gross dwelling units may be allowed subject to conformance with traditional neighborhood design concepts~~
- d) Implementing zoning district: ~~SR~~, R-1.

- **Net Dwelling Units/Acre:** The number of dwelling units allowed per acre less the area for right-of-way, streets, and access easements
- **Gross Dwelling Units/Acre:** The number of dwelling units allowed per acre including the area for right-of-way, streets, and access easements.

Policy 2.2.2

Mixed Medium Density Residential:

- a) Purpose: This designation provides for areas with a mixture of moderate density housing types ~~and densities~~.
- b) Locational criteria: Intended for areas now characterized by, and/or appropriate for, a mixture of housing types between low density residential areas and with a close proximity to commercial services, transit access, and/or parks and other public recreational amenities. This designation is intended to often creates a transition from high density commercial and mixed use areas to low density residential areas.
- c) Principal uses & density: A mixture of single-family, duplex, townhomes, multiplexes, and multifamily dwelling units. The permitted maximum minimum density is greater than 8 net dwelling units per acre and maximum 12 dwelling units per acre, depending on the underlying zoning district and neighborhood context. For developments electing to conform to site and building design standards promoting pedestrian-oriented development, density is primarily limited by allowable building height, integration of required parking, market conditions, and conformance with applicable site and building design provisions. Specifying the maximum number of dwelling units in one building may be appropriate in some areas to ensure compatibility and to limit building massing and density.
- d) Implementing zoning districts: R-2 & R-3



Policy 2.2.3

High Density Residential:

- a) Purpose: This designation provides for areas with high density residential use.
- b) Locational criteria: Intended for areas characterized by and/or appropriate for high density housing such as multiplexes and apartments, within a close proximity to commercial services, transit



access, and/or parks and other public recreational amenities. ~~This designation often creates a transition from commercial and mixed-use areas to medium density residential areas.~~

c) Principal uses & density: A mixture of multiplex and multifamily dwelling units. The permitted ~~maximum~~ minimum density is generally 13 net dwelling units per acre or more, depending on the underlying zoning district and neighborhood context. For developments electing to conform to site and building design standards promoting pedestrian-oriented development, density is primarily limited by allowable building height, integration of required parking, market conditions, and conformance with applicable site and building design provisions. Specifying the maximum number of dwelling units in one building may be appropriate in some areas to ensure compatibility and to limit building massing and density.

d) Implementing zoning districts: R-3

Policy 2.2.43

~~Community Mixed Use: Neighborhood Commercial:~~

- a) Purpose: This designation is intended to allow for a mixture of neighborhood scaled retail, commercial service, office, and various high density residential uses.
- b) Locational criteria: Existing and planned future neighborhood center areas, sites along key arterials and collector streets, and transitional areas between residential uses and downtown or other mixed-use centers or commercial areas.
- c) Principal uses & density: A mixture of retail, commercial service, office, and high density residential uses depending on the area's context. Commercial ~~E~~corridors and neighborhood centers can accommodate a greater mixture of retail and commercial ~~service~~ uses while some transitional areas near the edge of residential neighborhoods are more appropriate for a mix of office and residential uses. The permitted ~~maximum~~ minimum residential density is ~~up to or above~~ 13 net dwelling





units per acre, depending on the underlying zoning district and neighborhood context. For developments electing to conform to site and building design standards promoting pedestrian-oriented development, density is primarily limited by allowable building height, integration of required parking, market conditions, and conformance with applicable site and building design provisions. Specifying the maximum number of dwelling units in one building may be appropriate in some areas to ensure a neighborhood-friendly scale of development.

- d) Implementing zoning districts: ~~-B1, B2, , SCC, GC, and HB, & R3~~

Policy 2.2.5⁴

General Commercial Commercial Mixed Use:

- a) Purpose: This designation is intended to allow for a variety of retail, commercial, office, and high density residential uses.
- b) Locational criteria: Existing and planned future mixed use center areas, and areas along key arterials and collector streets.
- c) Principal uses & density: A mix of retail, commercial service, office, and high density residential uses depending on the area's context. The permitted minimum residential density is 13 net dwelling units per acre, which can accommodate mixed use or multi-family developments. For developments electing to conform to site and building design standards promoting pedestrian-oriented development, density is primarily limited by allowable building height, integration of required parking, market conditions, and conformance with applicable site and building design provisions. Specifying the maximum number of dwelling units in one building may be appropriate in some areas to ensure a neighborhood-friendly scale of development.
- d) Implementing zoning districts: ~~SCC, LCC, GC, and AS~~



Policy 2.2.65

CBD Commercial Core:

- a) Purpose: This designation is intended to reinforce Yakima's downtown as the center of commercial, civic, and cultural activities within the city. Downtown is expected to accommodate new development while reinforcing and enhancing its historic pedestrian-friendly character and scale.
- b) Locational criteria: Intended for Yakima's existing Central Business District and allowing for growth only when there is a demonstrated need for additional permitted uses in areas physically capable of accommodating the mix of uses.
- c) Principal uses & density: A broad mix of commercial, retail, professional office, civic and cultural, and multifamily residential uses. Active uses are required on the ground floor along Yakima Avenue and key side streets. Multi-story buildings and a mixture of uses are encouraged. New residential uses must feature transit-supportive densities (at least 15 gross dwelling units/acre).
- d) Implementing zoning districts: CBD

Policy 2.2.76

Regional Commercial:

- a) Purpose: This designation is intended to promote a medium to large scale mix of retail, service and business, and tourism/recreational establishments and complementary multi-family. Coordinated infrastructure development and site and building design standards are critical elements to emphasize quality development that enhances the character, identity, and economic vitality of Yakima.
- b) Locational criteria: On high visibility sites near Interstate 82 and US Route 12.
- c) Principal uses & density: A wide range of retail, service and business, tourism, and recreational establishments. Multifamily and townhouses are allowed as a secondary use to complement and support other





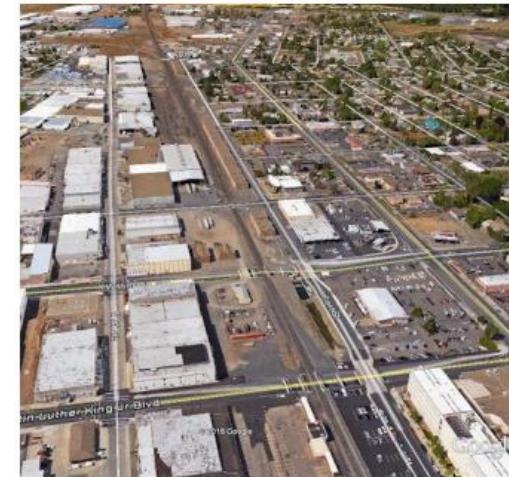
commercial and recreational uses and promote a healthy pedestrian friendly environment. New residential uses feature densities supportive to transit use (at least 15 gross dwelling units/acre).

d) Implementing zoning districts: RD

Policy 2.2.8⁷

Industrial:

- a) Purpose: This designation provides for manufacturing, agricultural processing/storage, and closely related uses.
- b) Locational criteria: Existing industrial designated areas with active industrial uses or areas featuring adequate public utilities and land physically suited to industrial activities that are buffered from residential or other potentially incompatible uses. New industrial development should be located in areas that take advantage of access to I-82, Highway 12, SR-24, and existing rail and airport facilities. Additional areas may be designated, provided they are surrounded by and characterized by industrial uses.
- c) Principal uses & density: Industrial, agricultural, research and development, repair, construction business, warehouse, and distribution terminals that minimize external impacts to adjacent districts, and accessory uses.
- d) Implementing zoning districts: M1, M2, AS



Policy 2.2.9⁸

Open Space:

- a) Purpose: This designation provides for various parks, natural areas and open spaces.
- b) Locational criteria: Existing park and recreational facilities, environmentally sensitive areas that may be publicly or privately operated. Additional areas may be designated depending on parks need and ownership criteria.



c) Principal uses & density: Industrial, agricultural, research and development, repair, construction business, warehouse, and distribution terminals that minimize external impacts to adjacent districts, and accessory uses. Residential uses are not allowed in this land use designation.

Policy 2.2.109 **Public Facilities:**

- a) Purpose: This designation provides for land to serve various public purposes under public ownership.
- b) Locational criteria: Existing public facilities and additional facilities as needed by the public agencies to provide various community and public services.
- c) Principal uses & density: Public service facilities, schools, police and fire stations, waste water treatment facilities etc. Residential uses are not allowed in this land use designation.

**GOAL 2.3.****RESIDENTIAL USES PRESERVE AND ENHANCE THE QUALITY, CHARACTER, RESILIENCY, COMMUNITY WELL-BEING, AND FUNCTION OF YAKIMA'S RESIDENTIAL NEIGHBORHOODS.****Policy 2.3.1.**

Provide for a wide variety of housing types within the city to meet the full range of housing needs for Yakima's evolving population.

Accessory dwelling units (ADU). Allow for attached and detached ADU's in all residential districts provided ~~size, design, and other regulatory~~ provisions are included to promote compatibility with surrounding uses.

Additional considerations may include

Reduce the minimum lot size for lots qualifying for an ADU.

- ~~Allow free-standing ADU's provided lots retain usable open space and units minimize privacy impacts to adjacent properties.~~
- ~~Provide an owner occupancy requirement (owner must live in primary home or ADU)~~

a) Standard single family. Continue to allow for attached or detached single family dwellings in residential districts.

Small lot single family. Allow for small lot single family development (lots smaller than ~~65,000 square feet~~) to meet different housing needs. ~~in special circumstances, including:~~

~~b) Within a master planned development on sites over two acres in size in applicable zones, provided the development incorporates traditional neighborhood design concepts and conformity with district density requirements.~~

~~e) On infill sites in R-2 and R-3 district provided they comply with traditional neighborhood design concepts. Consider reducing the lot size minimum for small lot single family in the R-2 district to 5,000 sf and 4,000 sf in the R-3 district.~~

Cottage Housing

Typically a cluster of 4-12 small detached housing units that surround a common open space. Cottages are typically no larger than 1,200 sf size range and popular with singles, couples, empty nesters, and small families that desire a sense of community and don't want to maintain a large yard. They function as a niche housing type that would be popular among a smaller percentage of the population.





~~d)c~~ Cottage housing. Allow the development of cottage housing (a cluster of small homes around a common open space) in residential zones, provided special design provisions are included to ensure a pedestrian-oriented design, inclusion of common open space, and strict cottage size limitations.

~~e)d~~ Duplexes. Continue to allow duplexes in appropriate residential zones, provided density standards are met. Consider incorporating design standards that emphasize a pedestrian-oriented design and the inclusion of usable open space.

~~f)e~~ Townhouses. Encourage the development of townhouses in the R-2 and R-3 zones and commercial/~~mixed-use~~ zones as an efficient form of housing. Design standards should emphasize pedestrian-oriented design, façade articulation, and usable open space.



~~g)f~~ Senior and assisted housing. Encourage these housing types in the R-2 and R-3 zones and zones and commercial/~~mixed-use~~ zones. Design standards should emphasize pedestrian-oriented design, façade articulation, and usable open space.



~~h)g~~ Walk up apartments and stacked flats. Encourage these housing types in the R-2 and R-3 zones and commercial/~~mixed-use~~ zones. Design standards should emphasize pedestrian-oriented design, façade articulation, and usable open space.





i)h) Live-work units. Promote opportunities to combine live and work spaces in commercial and mixed-use zones.

Policy 2.3.2 Preserve and enhance established residential neighborhoods. Specifically:

- a) Ensure that new development is ~~compatible~~ consistent with the in and scale, style, ~~density~~, and aesthetic quality to an established neighborhood.
- b) Protect the character of ~~single family~~ various residential neighborhoods by ~~focusing~~ placing low density homes away from the major centers, and ~~allowing~~ higher intensity residential land uses close to commercial and community services and transit.
- c) Prioritize the upkeep and improvement of streets, sidewalks, landscaping, parks, utilities, and community facilities in established neighborhoods.
- d) Maintain neighborhood upkeep through ~~strict~~ City code compliance.
- e) Carefully review proposed land use designation changes to more intensive residential designations, ~~mixed-use~~ commercial, or industrial. Specifically:
 - Proposals should conform to locational criteria set forth for the desired designation in the applicable policies under Goal 2.2.
 - ~~The~~ ~~is the~~ proposed site ~~should be~~ physically suited for the proposed designation.
 - ~~Is the~~ ~~The desired zone should be one of the implementing zones of the land use designation (per applicable policies under Goal 2.2).~~
 - ~~Avoid spot zones or similar changes that may create instability with the surrounding neighborhood.~~
 - ~~Discouraging the conversion of single-family detached structures to multi-family structures except where they conform to density, design, and parking standards for the applicable zoning district.~~





g)f) Allow home occupations that would not generate excessive traffic, create parking problems, or degrade the livability ~~or appearance of~~ the neighborhood.

Also see the goals and policies of the Historic Preservation element.

Policy 2.3.3

Create walkable residential neighborhoods with safe streets and good connections to schools, parks, transit, and commercial services.

- a) Construct sidewalks along all new residential streets.
- b) Provide streetscape standards that create safe and walkable streets within residential developments.
- c) Promote small block sizes to ensure good connectivity and reduced walking distances between residences and schools, parks, and services. *Specifically:*

c)

~~Low-density residential: Blocks between 400–800 feet long are appropriate.~~

~~Mixed residential: Blocks between 300–660 feet long are appropriate.~~

~~Provide for through public through block connections for large residential blocks.~~

~~Commercial and mixed-use designations: Configure development to provide pedestrian connections at 300 to 660 feet intervals. Configure development to provide vehicular connections at 600 to 1,320 feet intervals. Allow flexibility for private internal streets to meet connectivity objectives.~~

~~Provide for usable publicly accessible parkland within walking distance (1/2 mile) of all new residences.~~

Policy 2.3.4

Consider new design standards for small lot single family development to gracefully integrate these uses into existing neighborhoods in ways that maintain general neighborhood scale.





- A covered entry facing the street.
- Minimize the impacts of garages and driveways on the streetscape.
- ~~Provide usable open space on all single family lots.~~
- ~~Consider a maximum floor area ratio to better ensure that homes are proportional to lot sizes.~~
- Minimum amount of façade transparency to promote more “eyes on the street” for safety and to create a welcoming streetscape.

Policy 2.3.5.

Consider new design standards for new multifamily development to promote neighborhood compatibility, enhance the livability of new housing, and enhance the character of residential and mixed-use areas.

Key concepts to emphasize in the design standards:

- Emphasize pedestrian oriented building frontages.
- Emphasize façade articulation consistent with neighborhood scale.
- Integrate high quality durable building materials and human scaled detailing.
- ~~Provide usable open spaces for residents to congregate~~
- Provide compatible site edges and sensitive service area design.
- Provide for vehicular access and storage while minimizing visual and safety impacts of vehicles.
- Integrate landscaping elements to soften building elevations, enhance neighborhood compatibility, and improve the setting for residents.

Policy 2.3.6.

Allow some compatible nonresidential uses in residential zones, such as appropriately scaled schools, churches, parks and other public/community facilities, home occupations, day care centers, and other uses that provide places for people to gather. Maintain standards in the zoning code for





locating and designing these uses in a manner that respects the character and scale of the neighborhood.

Policy 2.3.7. Explore the development of zoning incentives to help meet housing diversity and affordability goals.

Examples could include residential density bonuses, variations in allowed housing type, or flexibility in regulations, if a proposal meets community goals for affordable, senior, size-limited or other types of innovative housing. If not permitted outright or through discretionary review processes, consider providing for these incentives through pilot programs or other innovative measures.

GOAL 2.4. DOWNTOWN: ENHANCE THE CHARACTER, RESILIENCY, COMMUNITY WELL-BEING, AND ECONOMIC VITALITY OF YAKIMA'S DOWNTOWN CENTRAL BUSINESS DISTRICT.

Policy 2.4.1 Reestablish the historic core of downtown as the heart of the City. Key concepts for the historic core:

- a) Community Gathering Space Yakima Plaza: Establish a central gathering space for community activities. Specifically:
 - Design to accommodate numerous year-round activities and provide for an 18-hour active, vibrant, and distinctive space.
 - Ensure year round usability and longevity of structures throughout the historic core through street and building design standards that protect residents from extreme heat and flooding.
 - Strengthen and build upon existing assets, including the Capitol Theater, the Federal Building, the existing Millennium Plaza art installment, and Yakima Avenue storefronts.
 - Provide a focus for new ground floor retail and upper floor housing or offices on surrounding infill sites.



b) **Chestnut Main Street:** Emphasize [Yakima's Main Street Program such as exploring](#) Chestnut Avenue between Front and Fourth Streets as a destination for retail shopping and entertainment. Streetscape elements [could](#) include:

- Reduce travel lane widths to widen sidewalks and reduce pedestrian crossing distances.
- Provide curbside parking adjacent to retail.
- Eliminate turn lane pockets and prohibit/eliminate driveways.
- Bury power lines and emphasize/plant canopy street trees.
- Provide pedestrian scale lighting, benches, shade structures, and public art.
- Incorporate landscaped curb extensions and specially paved crosswalks at intersections.
- Feature specially paved sidewalks similar in material to the plaza and market paving.

c) **Parking:** Implement a phased parking strategy, including:

- ~~Temporary retail parking lot – [the parking displaced by the plaza should be replaced by acquiring parcels south of the alley between First and Second Streets east of Chestnut Avenue](#) [Continue access to parking in downtown Yakima in the City operated parking lots according to the parking plan that promotes downtown redevelopment.](#)~~
- Retail parking structure – as demand grows, construct a municipal parking structure between First and Second Streets east of Chestnut Avenue. Reserve ground level block frontages for active uses and construct a separate mixed-use building along the Second Street block frontage.
- Supplemental parking – to supplement retail customer parking, partner with the Yakima Mall to lease space for retail, special event, and





downtown employee parking. Consider access and design improvements to facilitate better utilization of the Yakima Mall parking garage.

d) Public Market: Construct a regional retail anchor at the western edge of Front Street between Chestnut and Yakima Avenue. Encourage a mixture of uses downtown, including restaurants and taverns, retail, office, civic, cultural, lodging, and residential uses to support day and evening activities for all ages.

Policy 2.4.2.

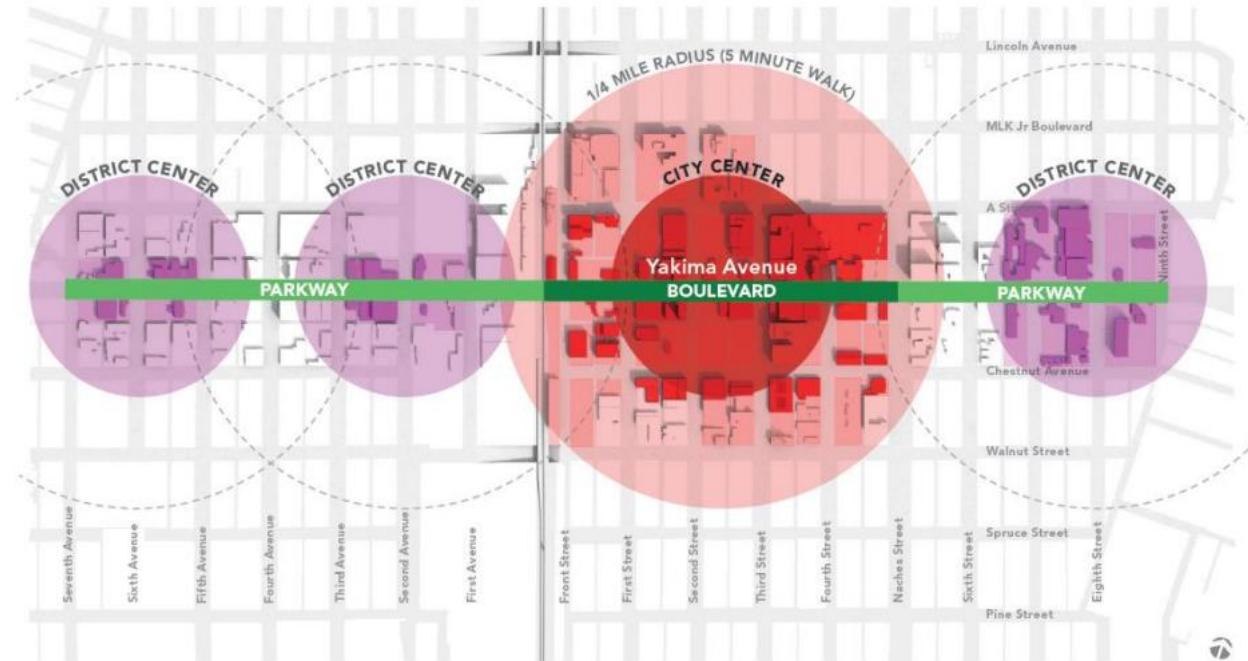
Land Uses—Maintain and strengthen downtown uses as the center for civic, retail, cultural, dining and entertainment activity in Yakima.

- a) Emphasize storefronts with active uses (retail, food and drink, and entertainment) along strategic downtown core block frontages.
- b) Promote new mixed-use development on vacant or underutilized parcels. Upper floor apartments, condominiums, and office uses are encouraged.
- c) Prohibit new auto-oriented uses and other uses that are space intensive and facilitate minimal pedestrian activity.
- d) Retain and strengthen government uses.
- e) Promote adaptive reuse of Yakima Mall, emphasizing active ground floor uses, government, museum or art gallery uses, and residential and office uses on upper floors.
- f) Deemphasize long term surface parking.
- g) Within the District Center Mixed-Use area (see Exhibit 2-3):
 - Promote retail development at key intersections.
 - Allow more flexibility in the range of allowed uses.





Exhibit 2-65--Fundamental Downtown Master Plan concept-- Fundamental Downtown Master Plan concept



Policy 2.4.3. Community Design –craftDevelop and apply community design standards for downtown. Key concepts:

- a) Reinforce the historic storefront pattern on Yakima Avenue and key side streets. This includes storefronts built to the sidewalk edge and containing generous transparent window area, entries facing the street, and weather protection elements (particularly on west facing facades).
- b) Accommodate a variety of pedestrian-friendly building frontages on side streets.
- c) Minimize untreated blank walls facing the street.



- d) Promote the continued preservation and restoration/rehabilitation of historic and contributing buildings.
- e) Promote façade massing and articulation that complements historical context.
- f) Integrate high quality durable building materials and human scaled detailing.
- g) Provide compatible site edges and sensitive rooftop and service area design.
- h) Locate and design off-street parking to minimize impacts to the retail and pedestrian environment.
- i) Integrate “shade infrastructure” into downtown areas. This includes increasing tree canopy, vegetation, and installing shade structures such as awnings.

Policy 2.4.4.

Streetscape & Circulation – reestablish all downtown roadway corridors as complete streets where the needs of all travel modes (motor vehicles, bicycles, and pedestrians) are provided for in a balanced manner. Key concepts to consider:

- a) Boulevard – Enhance Yakima Avenue between Front and Naches Streets to prioritize pedestrian access. Key elements include a wide landscaped median, reduced travel lanes (from four to two), integration of left turn lanes at intersections, protected bicycle lanes, additional curbside landscaping, enhanced intersections, **and provisions for a future trolley.**
- b) Parkway - Enhance other segments of Yakima Avenue as a landscaped parkway. The concept is similar to the Boulevard, except the center turn lanes remain (no landscaped median) and additional planting strips are provided on each side of the travel lanes.





c) Downtown Street Standards – Update the street design standards for all downtown streets emphasizing the complete streets approach. The standards should include general requirements and design elements addressing roadway sidewalk design as suggested in the 2013 Downtown Master Plan.

GOAL 2.5.

~~ARTERIAL CORRIDORS AND OTHER MIXED-USE CENTERS ENHANCE THE CHARACTER, RESILIENCE, COMMUNITY WELL-BEING, FUNCTION, COMPATIBILITY OF USES, AND ECONOMIC VITALITY OF YAKIMA'S ARTERIAL CORRIDORS AND MIXED-USE CENTERS.~~

Policy 2.5.1.

Allow for a mixture of compatible land uses along corridors and within mixed-use designated areas. This includes the integration of multi-family residential and office uses with retail and service commercial uses. Provide zoning and design standards to maintain compatibility between different uses and zones.

- a) Avoid placing land uses that create excessive noise, unless the noise level can be mitigated, in locations that are close to residences or other noise-sensitive land uses.
- b) See Policy 2.3.5 regarding the establishment of design standards for multifamily development.
- c) Update zoning and design provisions to promote compatibility between different uses and zones. Examples include building setbacks, building massing, landscaping buffers, fencing, service element location, and design provisions, and vehicular parking and access provisions. Landscape buffers are particularly important elements that can effectively mitigate impacts of commercial uses on adjacent residential uses. Commercial development adjacent to Low Density Residential designated areas warrant the greatest compatibility design protections.





- d) Improve standards for public and private development to reduce noise and keep light pollution out of residential neighborhoods.
- e) Improve standards for public and private development to reduce urban heat island effect.

Policy 2.5.2.

Craft and adopt design standards for Yakima's most visible corridors and centers, with the highest priority being First Street, [Regional General](#) Commercial designated areas, Summit view Avenue, Nob Hill Boulevard, [North 16th Avenue](#) and select Commercial Mixed-Use centers. [Consider](#) [Key](#) design elements:

- a) Provide for pedestrian-friendly block frontages (i.e., entries visible from street, pedestrian access, minimize blank walls, landscaping elements).
- b) Promote façade massing and articulation that adds visual interest and reduces perceived scale of large buildings.
- c) Integrate high quality durable building materials and human scaled detailing.
- d) Emphasize landscaping elements as a major character defining feature of the City.
- e) Provide good internal pedestrian and vehicular circulation.
- f) Minimize impacts of service elements, mechanical equipment, and utilities on the pedestrian environment.
- g) Design compatible site edges or buffers, particularly when adjacent to residential zones.
- h) Develop special standards and guidelines for large site development that incorporate open space and landscaping as a unifying element, provide a connected system of pathways, integrate safe internal vehicular circulation, demonstrate sensitivity to the surrounding context, and take advantage of special on-site and nearby features.





- i) Integrate opportunities for flexibility in the design standards by allowing multiple ways of achieving standards and allowing strategic design departures provided the project meets the design intent.

Also see Policy 2.3.5 regarding design standards specific to multifamily development.



Policy 2.5.3. Utilize strict access management standards to enhance safety and maintain the arterial traffic functions of the corridor (see the Transportation Element for more details).

Policy 2.5.4. Prioritize streetscape improvements for the most visible corridors and centers. Possible improvements include lighting, landscaping, sidewalk, underground utilities, bicycle, and pedestrian furniture. Emphasize landscaping elements as one of the character defining features of the City.

Policy 2.5.5. Commercial Mixed-Use area centered on W. Nob Hill Boulevard & S. 64th Avenue – Promote coordinated master planned development that integrates a **mixture** of uses, and the following land use & design principles:

- a) Includes an identifiable neighborhood center feature (i.e., main street or central plaza space).
- b) Integrates a well-connected grid of streets, lanes, and internal walkways and trails. Prioritize the development of trails that provide a framework for development to orient around and provide functional connections between uses and amenities.
- c) Accommodates a variety of housing types within walking distance of neighborhood center retail and amenities.
- d) Provides attractive arterial block frontages with a strong emphasis on pedestrian access, landscaping elements, and building facades featuring transparent window areas, articulation treatments that add visual interest and reduce the perceived scale of large buildings, high quality durable building materials, and an integration of human scale design details.
- e) Integrate a phasing plan that makes optimal use of initial phases.
- f) Carefully consider the location of parking lots to minimize impacts on the streetscape environment.

Coordinated development concept example

Includes a focal point, a connected circulation system, careful siting of parking areas, and a mix of uses.





- g) Integrate a range of on-site open spaces to serve residential uses and make the center attractive to neighborhood residents and visitors.
- h) ~~Promote the use of sustainable design techniques to enhance the environmental quality of the area. Low impact development techniques shall be emphasized to the extent feasible and incorporated into street, trail, and lot design/layout. Opportunities for natural system restoration should also be considered.~~
- i) ~~Edge treatment and compatibility. Treatments along the edges need to consider current and possible future conditions on adjacent sites. Rather than simply walling off edges, master plans should include design treatments that allow for better integration of the various developments and phases.~~

Policy 2.5.6. Cascade Mill redevelopment – Promote coordinated development that integrates a mixture of uses, and the following land use & design principles:

- a) Includes an identifiable tourism oriented feature(s) (i.e., greenway trail access, brewery/winery district, year-round recreation).
- b) Promote and incentivize large-scale industrial park, business park, light manufacturing or other economic development that integrates with planned retail and recreation uses.
- c) Encourage the integration of retail that serves the Northeast Yakima Neighborhood and regional market. Complementary office uses are encouraged to be mixed with retail uses both vertically (on upper floors above retail) or horizontally (in separate buildings to the side or rear of retail).
- d) Encourage a range of housing types (including townhouses, apartments, and senior housing), adjacent to the Cascade Mill site, in locations complementary to future retail activities, trails, and existing Northeast Yakima Neighborhood uses.



- e) Configure retail and tourism uses to create a pedestrian-oriented focal point. This could include a “main street” concept with storefronts and a pedestrian-friendly street, a central plaza or commons surrounded by storefronts, or other concept that integrates public gathering space with retail/tourism uses in a memorable and character-defining built environment.
- f) Integrates a well-connected grid of streets, lanes, and internal walkways and trails. Continue to plan for and construct the East-West Corridor, freeway access improvements, and the north-south oriented Cascade Mill Parkway. Prioritize the development of trails that provide a framework for development to orient around and provide attractive connections between uses and amenities.
- g) Provides attractive arterial block frontages with a strong emphasis on pedestrian access, landscaping elements, and building facades featuring transparent window areas, articulation treatments that add visual interest and reduce the perceived scale of large buildings, high quality durable building materials, and an integration of human scale design details.
- h) Integrate a phasing plan that makes optimal use of initial phases.
- i) Carefully consider the location of parking lots and views from I-82 (to mitigate visual impacts of parking lots, blank walls, and service areas and enhance the character and identity of Yakima).

**GOAL 2.6.****COMMUNITY DESIGN. PROMOTE COMPATIBLE HIGH QUALITY DEVELOPMENT THAT ENHANCES THE CHARACTER, RESILIENCY, COMMUNITY WELL-BEING AND IDENTITY OF YAKIMA.****Policy 2.6.1.**

Adopt and administer user-friendly design standards and guidelines that support commercial and multifamily development in high visibility areas or as a density bonus incentive. Evaluate effectiveness of adopted standards and guidelines over time and make adjustments as necessary to achieve community design goals and policies. Emphasize the concepts referenced in Policies 2.3.1 through 2.3.7.

Policy 2.6.2.

Site and design public facilities to support and strengthen Yakima's community character, resiliency, community well-being and identity.

- a) Recognize that the design of public rights-of-way play a role in determining community character. Wherever feasible, promote complete streets and incorporate streetscape improvements, such as way-finding signs, lighting, public art, enhanced landscaping and street furniture to enhance community character.
- b) Recognize, maintain, and enhance community entry and gateway sites to enhance Yakima's character and setting.
- c) Design public facilities to serve as a model of architectural and site design for private development in the city through use of quality building materials, human scale detailing, and landscape materials.
- d) Work with WSDOT and Yakima County to consider alternative design plan(s) for the future East-West Corridor I-82 bridge with an iconic design that enhances the entryway into Yakima.
- e) Locate and design public facilities to be resilient to certain hazards such as wildfires, poor air quality, extreme heat, and extreme precipitation, in order to protect community well-being and public health.





~~e)f)~~ Locate and design public spaces that reflect and enhance Yakima's sense of place, ~~character~~, and function as welcoming formal and informal gathering spaces.

GOAL 2.7 REINFORCE AND ENHANCE YAKIMA'S ENVIRONMENTAL STEWARDSHIP THROUGH RESOURCE PROTECTION & SUSTAINABLE DESIGN.

Policy 2.7.1 Maintain and strengthen regulations to protect sensitive natural areas, critical areas and shorelines. Pursue strategies/actions to restore degraded natural areas and increase their resilience to current and future hazards.

Policy 2.7.2 Update development regulations to emphasize and prioritize sustainable design in new developments, including forms of Low Impact Development (e.g., bio-swales, rain-gardens, drought tolerant landscaping).

Policy 2.7.3 Encourage retrofits to existing development and infrastructure to reduce environmental impact and decrease the risks to infrastructure from to natural disasters. Explore providing incentives to residents and businesses that improve building energy performance and/or incorporate onsite renewable energy as well as incentives for retrofits that improve indoor air quality of occupants, stormwater management, and passive cooling capacity of buildings.

Policy 2.7.4 Develop policies and prescriptive designs to encourage property owners to landscape unimproved right-of-way with functional Low Impact Development features (e.g., bio-swale or rain-garden) or for use as private food gardens.

Policy 2.7.5 Emphasize sustainable design/practice in public improvements and in the design/use of public facilities and events. Key elements:

- a) Update public works standards, as necessary, to emphasize best practice sustainable design/practice.
- b) Incorporate consideration of physical health and well-being into the location and design of public facilities.



Policy 2.7.6 Offer density bonus incentives for sustainable design features, including the integration of:

- a) Pedestrian-oriented development.
- b) Low-impact development techniques.
- c) Well-connected street grid with good pedestrian connectivity between residential uses, schools, parks, transit access, and commercial services.
- d) Heat pumps and energy efficient utility improvements

Policy 2.7.7 Establish resource protection and sustainability goals, monitor development to track success in meeting those goals, and refine the implementation strategy as needed to help meet goals

GOAL 2.8. ~~COMMUNITY GATHERING SPACE.~~ PRESERVE AND DEVELOP INVITING AND DISTINCTIVE [COMMUNITY](#) GATHERING SPACES, WITH THE GREATEST EMPHASIS IN DOWNTOWN, MIXED-USE AREAS, AND NEIGHBORHOODS.

See Policy 2.4.1. A above regarding downtown [community](#) gathering space.

See the Parks & Recreation Element for related goals and policies.

Policy 2.8.1. Adopt development regulations that provide for the integration of usable public open space in residential, commercial, and mixed-use developments.

Policy 2.8.2. Pursue strategic public/private partnerships with large developments to leverage ~~high-quality~~ public space integrated with new development.

Policy 2.8.3. Continue to encourage public participation in the design of public spaces throughout the City.

Coordinated development concept example

Please see the **Natural Environment Element** for additional guidance on the natural environment, including

**GOAL 2.9.****INDUSTRIAL AND MANUFACTURING AREAS. MAINTAIN AND PROMOTE ACTIVE USE OF INDUSTRIAL & MANUFACTURING AREAS LANDS TO PROMOTE ECONOMIC GROWTH.**

Policy 2.9.1

Develop industrial and manufacturing lands that minimize impacts on surrounding land uses, especially residential land uses and natural areas. Utilize landscape buffers (evergreen trees and shrubs) along with open space or other design controls to mitigate noise, glare, and other impacts associated with the uses to ensure that their location will not adversely affect the surrounding areasresidential areas.



Policy 2.9.2

Encourage infill and promote efficient utilization of vacant land within areas that are designated for industrial uses.

Policy 2.9.3

Encourage development of compact, small-scale high-quality industrial parks through Industrial Planned Development (Industrial PD).

Policy 2.9.4

~~Consider high quality industrial park or Industrial PD for light industrial uses to be located adjacent to residential neighborhoods, with adequate buffers.~~



Policy 2.9.45

Encourage multiple business manufacturing development, providing a more stable economic base through diversity, as opposed to a single large manufacturing business.

Policy 2.9.56

Limit non-industrial uses to those that are complementary to industrial activities in terms of access and circulation, public safety, hours of operation, and other land use activities.

Policy 2.9.67

Protect industrial and manufacturing lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.

GOAL 2.10**HEALTHY COMMUNITIES. PROMOTE LAND USE AND COMMUNITY DESIGN THAT ENCOURAGES HEALTHY LIVING AND GOOD CONNECTIVITY BETWEEN COMPATIBLE USES.**

Policy 2.10.1 Adopt development standards that facilitate a complementary mix of uses within mixed-use centers that encourage walking and bicycling between uses.

Policy 2.10.2 Adopt design provisions that provide for safe and attractive non-motorized connectivity between uses and amenities, with the frequency of connections commensurate with the envisioned intensity of land uses (e.g., housing, employment, community services, and amenities).

Policy 2.10.3 Adopt development standards that encourage the integration of recreational space with multifamily, mixed-use, and planned residential developments.

Policy 2.10.4 Integrate heat, drought, wildfire, and flood resistant public recreational amenities such as shade infrastructure or native plants accessible to all Yakima residents, workers, and visitors, with highest priority on locations, facilities, and activities that ~~best serve the underserved communities~~ (also see the Parks & Recreation Element for more details)

Policy 2.10.5 Increase access to health foods by encouraging the location of fresh food markets and community food gardens ~~in close proximity to multifamily zones, mixed-use developments, and transit facilities, and prioritizing underserved communities~~ through zoning regulations

Policy 2.10.6 Promote the use of sustainable design techniques to enhance environmental quality. Low impact development techniques which reduce urban flood potential and capture stormwater runoff shall be emphasized to the extent feasible and incorporated into street, trail, and lot design/layout. Opportunities for natural system restoration should also be considered.





Policy 2.10.7 **Edge treatment and compatibility.** Treatments along the edges of developments need to consider current and possible future conditions on adjacent sites. Rather than simply walling off edges, ~~master~~ development plans should include design treatments that allow for better integration of uses.

GOAL 2.11 ~~INSTITUTIONS~~—MAXIMIZE THE PUBLIC SERVICE AND ECONOMIC BENEFITS OF INSTITUTIONS, WHILE MINIMIZING THE ADVERSE IMPACTS ASSOCIATED WITH THEIR DEVELOPMENT GROWTH AND EXPANSION

Policy 2.11.1 New institutions should be placed where they are compatible with surrounding land uses, and existing institutions should be developed to be compatible with adjoining land uses.

Policy 2.11.2 Institutions within established commercial and industrial areas will be regulated under the codes affecting those land uses and zones.

Policy 2.11.3 Institutions proposed for location in or adjacent to residential areas will be reviewed under the “Institutional Overlay” zoning requirements, ~~when adopted~~.

Policy 2.11.4 Access to institutions shall be from the nearest arterial and should not increase traffic on local residential streets.

Policy 2.11.5 An impact analysis of how improvement to institutions will affect traffic, parking and other qualities in surrounding areas will be prepared as part of an Institutional Overlay request.

Policy 2.11.6 Institutions that are identified as essential public facilities should meet the policy requirements under the section “Siting Essential Public Facilities” in this Comprehensive Plan.

Policy 2.11.7 All new development or expansion of hospital and higher educational facilities can be developed through ~~establishing 10 districts~~ the “Institutional Overlay” zoning requirements.



Policy 2.11.8 The ~~establishment of an~~ Institutional Overlay (IO) district on the Zoning Map will provide specific development standards that allow for appropriate growth and development for new institutions, or for the expansion of existing institutions within their existing or proposed development boundaries.

Policy 2.11.9 Establish boundaries for institutions to reasonably protect established residential neighborhoods from further encroachment by institutions and allow the institutions to plan for future growth.

Policy 2.11.10 Require development and expansion of institutions to be ~~reasonably~~ compatible with the adjacent residential neighborhoods, and to ~~reasonably~~ minimize the parking and traffic impacts on the adjacent residential neighborhoods.

~~Policy 2.11.11 Encourage institutions to develop master plans for their future development to ensure that future growth is planned and coordinated specific to the needs of the adjacent residential neighborhoods. Master plans may allow institutions to develop more intensively to reduce the amount of property necessary for their future growth.~~

Policy 2.11.121 Identify areas resilient to climate hazards where community serving facilities or emergency shelters can be placed in the event of an emergency. Siting should prioritize accessibility in underserved areas of the city to improve support to vulnerable community members.

Public Schools

GOAL 2.12. **WORK WITH SCHOOL DISTRICTS AND PRIVATE SCHOOL OFFICIALS TO PROPERLY LOCATE SCHOOL FACILITIES AS NECESSARY TO MAINTAIN HIGH QUALITY EDUCATION AND OTHER PUBLIC SERVICE DELIVERY FOR YAKIMA RESIDENTS.**



SEE THE CAPITAL FACILITIES ELEMENT FOR RELATED GOALS AND POLICIES.

Policy 2.12.1 Encourage the location of new elementary and middle schools within the residential neighborhoods the schools will serve.

Policy 2.12.2 Public schools shall be accessible by sidewalks and bikeways. Provide for through-block connections, where necessary to reduce walking distance to schools.

Policy 2.12.3 Locate schools on relatively flat land that is in the center or on the borders of the neighborhoods being served. Elementary schools should be located on collector streets, middle and high schools should be located on arterial roads.

Policy 2.12.4 Co-locate and design schools and recreational facilities to function as an important community resource during off-school hours.

Policy 2.12.5 Locate and design public school facilities schools and associated recreational facilities in alignment with the critical facilities requirements of the City of Yakima Critical Areas Ordinance (YMC 15.27) to function as resilience hubs for non-conventional emergency facilities in the event of emergencies or natural disasters especially in areas with fewer public emergency resources.

Policy 2.12.6 Support school infrastructure upgrades and maintenance including routine heating, ventilation, and air conditioning system (HVAC) assessments and improvements. Consider other infrastructure upgrades, such as use of reflective building materials, passive cooling retrofits, and renewable energy systems.

Siting Essential Public Facilities

Essential public facilities include those that are often difficult to place because no one wants them in or near their community. These include airports, State education facilities, State or



regional transportation facilities, correctional facilities, solid waste handling facilities and in-patient facilities including hospitals, substance abuse facilities, mental health facilities and group homes. The Growth Management Act requires the Comprehensive Plan to include a process for identifying and siting essential public facilities. The GMA also states that no local comprehensive plan for any neighborhood may forbid the placement of essential public facilities within that neighborhood. It is important to recognize that the location of these facilities may have negative impacts on surrounding land use areas and different essential public facilities may have different needs in terms of their physical location.

GOAL 2.13 PROVIDE ADEQUATE LOCATIONS FOR SITING ESSENTIAL PUBLIC FACILITIES.

- Policy 2.13.1 All essential public facilities shall be located and developed to be compatible with adjoining land uses to the greatest possible extent.
- Policy 2.13.2 Essential public facilities shall be located in areas where they are best able to serve the individuals they are intended to serve.
- Policy 2.13.3 All essential public facilities providing County-wide or State-wide services shall be identified according to the requirements under the Yakima County-wide Planning Policies Section C.3.1through C.3.2 (see Appendix F).
- Policy 2.13.4 A review process for siting or the expansion of essential public facilities shall be established according to the requirements under the Yakima County-wide Planning Policies Section C.3.3 through Section C.3.6 (see Appendix F).
- Policy 2.13.5 The criteria for determining the location of essential public facilities should be coordinated and consistent with other planning goal requirements, such as -reducing sprawl, promoting economic development, protecting the environment, [improving emergency response](#), [decreasing vulnerabilities to natural hazards](#), and supporting affordable housing.

**GOAL 2.14. SUPPORT GROWTH OF THE YAKIMA AIR TERMINAL SUBJECT TO MITIGATION OF IMPACTS ON THE SURROUNDING COMMUNITY.**

Policy 2.14.1 The City will support efforts to update the airport master plan to ensure the airport's long-term vitality as an economic asset to the community.

Policy 2.14.2 The Airport Overlay Ordinance will be amended as necessary to ensure the Yakima Air Terminal Master Plan's success and to protect surrounding uses from airport impacts.

Policy 2.14.3 The purpose of the airport overlay is to identify compatible land uses surrounding the Yakima Air Terminal and ensure minimized adverse impacts on the community and the airport.

Policy 2.14.4 The Ordinance should prohibit buildings, structures, or other objects from being constructed or altered such that those buildings, structures, or other objects do not penetrate the imaginary surface airspace.

Policy 2.14.5 The master plan must include land acquisitions and easements to ensure exclusion of non-noise-sensitive uses.

Policy 2.14.6 The following uses will serve as examples of uses considered compatible with Yakima Air Terminal operations:

Aviation Industries	Airport Related Uses	Open Spaces	Other Uses
▪ Air Freight Terminal	▪ Trucking Terminals	▪ Golf Courses	▪ Storage Facilities
▪ Air Cargo Forwarders	▪ Taxi/Bus Terminals	▪ Picnic Areas	▪ Warehouses
▪ Aircraft/Parts Manufacturer	▪ Parking Facilities and Auto Storage	▪ Forests	▪ Wholesale Distribution Center
▪ Aircraft Repair Shops	▪ Car Rental Agencies	▪ Arboretum	▪ Shopping Centers
▪ Aerial Survey Companies	▪ Gas Stations	▪ Farming	▪ Banking Services
▪ Aviation Schools	▪ Restaurants	▪ Mining and Excavation	▪ Office Buildings
▪ Aviation Research and Testing	▪ Night Clubs	▪ Cemeteries	▪ Factories
			▪ Large Store Retail Sales



Policy 2.14.7 The following uses will serve as examples of uses considered incompatible with Yakima Air Terminal operations:

Residential	Institutional	Sanitary	Wildlife	Other Uses
▪ Residential Development > 1 DU/Acre	▪ School ▪ Church ▪ Hospital ▪ Outpatient Surgery Centers ▪ Nursing Home ▪ Day Care Facilities	▪ Landfill ▪ Sewage Pond ▪ Transfer Station ▪ Sludge Disposal	▪ Water Reservoir ▪ Feed Lot ▪ Slaughter House ▪ Waterfowl Production ▪ Wildlife Refuge/Sanctuary ▪ Fish Pond ▪ Lake/Pond ▪ Wetland Pond Sanctuary	▪ Convention Centers ▪ Sports Stadiums ▪ Other Large Assembly ▪ Facilities that attract high concentrations of people
▪ Mobile/Manufactured Home Parks				
▪ Multi-Family				

GOAL 2.15 MANAGE USE AND DEVELOPMENT IN AREAS THAT ARE AT RISK FOR EXTREME WEATHER OR OTHER NATURAL HAZARDS TO PROTECT PUBLIC HEALTH AND SAFETY.

Policy 2.15.1 Maintain GIS systems that map existing and projected risks for flooding, wildfires, and worsening extreme heat

Policy 2.15.2 Promote denser development in highly environmentally suitable areas to minimize human health and safety impacts of projected natural processes and hazards.

Policy 2.15.3 Communicate directly with developers and the public on these hazards and the associated land use and development decisions moving forward

2.32.5 Implementation

The primary implementation tool for the Land Use Element is the zoning code and map, and other supporting development regulations. ~~A key activity to accomplish prior to the next~~



~~periodic update every eight years is the establishment of design standards. The Comprehensive Plan process has identified necessary code updates for implementation. See Appendix B (Code review memo). The City will develop and maintain a five year implementation plan after the adoption of the Comprehensive Plan.~~