

ORDINANCE NO. 2026-011

AN ORDINANCE amending Yakima Municipal Code Title 15 to incorporate text amendments associated with drive-through and parking standards, and middle housing requirements.

WHEREAS, the Planning Commission of the City of Yakima has considered amendments to modify YMC Title 15 adding subsections to Chapter 15.02, modify existing parking standards, modify drive-through standards, and add middle housing to Table 4-1; and

WHEREAS, notice of all amendments to these Titles to fulfill the requirements of RCW 36.70A.130 was sent to the Washington State Department of Commerce; and

WHEREAS, the Planning Commission held a study session for the amendments on November 12, 2025; and

WHEREAS, the Planning Commission, having conducted such study sessions, found, determined, and recommended that the City Council approve such amendments as indicated in the motions attached to the City Council findings dated February 11, 2026; and

WHEREAS, the City Council held a public hearing on April 7, 2026, pursuant to notice to consider such amendments as recommended by the Planning Commission; and

WHEREAS, City staff rearranged YMC 15.02.020 to create new chapter sections for definitions based on each letter of the alphabet so future changes could be done on a more efficient, including cost efficient, basis; and

WHEREAS, the City Council of the City of Yakima, having considered the record herein, the testimony provided at the public hearing, and the recommendations from the Planning Commission, hereby finds and determines that approval of these amendments to modify Title 15 are in the best interests of residents of the City of Yakima and will promote the general health, safety and welfare; now, therefore

BE IT ORDAINED BY THE CITY OF YAKIMA:

Section 1. Amendments to Replace and Supersede. The amendments to YMC Titles 15, as contained in Exhibit "A" attached hereto and fully incorporated herein, shall replace and supersede previous versions of the referenced Yakima Municipal Code sections.

Section 2. Adoption of City Council Findings. The City Council hereby adopts Exhibit "B" City Council as its findings in support thereof pursuant to YMC §15.23.020 and §16.10.095, and are incorporated herein by this reference as if fully set forth herein.

Section 3. Severability/Validity. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

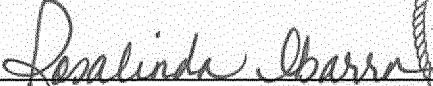
Section 4. Ratification. Any act consistent with the authority, prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 5. Authorization to File. The City Clerk is authorized and directed to file a certified copy of this ordinance with the Yakima County Auditor.

Section 6. Effective Date. This ordinance shall be in full force and effect 30 days after its passage, approval, and publication as provided by law and by the City Charter.

PASSED BY THE CITY COUNCIL, signed and approved this 7th day of April 2026.

ATTEST:



Rosalinda Ibarra, CMC City Clerk

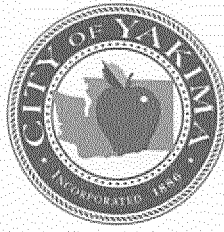




Matt Brown, Mayor

Publication Date: April 11, 2026

Effective Date: May 11, 2026



**BUSINESS OF THE CITY COUNCIL
YAKIMA, WASHINGTON
AGENDA STATEMENT**

Item No. 8.A.
For Meeting of: April 7, 2026

ITEM TITLE: Closed record public hearing and Ordinance for proposed amendments to Yakima Municipal Code Title 15 Urban Area Zoning Ordinance

SUBMITTED BY: *Trevor Martin, Planning Manager

SUMMARY EXPLANATION:

The Yakima Planning Commission held a series of study sessions to review the proposed amendments on November 12, 2025. The Planning Commission made motions at the study session to make revisions to Title 15 of the Yakima Municipal Code and forward the changes on the changes on to the City Council. The complete record was distributed to City Council in the agenda packet on March 17, 2026, and can be found online at: <https://www.yakimawa.gov/council/agendas-and-minutes/>.

ITEM BUDGETED:

STRATEGIC PRIORITY 24-25:

RECOMMENDATION: Pass Ordinance.

ATTACHMENTS:

DRAFT_ORD_NO_2026_YMC_Title_15_text_amendments.docx
Title 15 Redlines TXT#003-15.pdf