

City of Yakima Planning Division

April 5, 2022

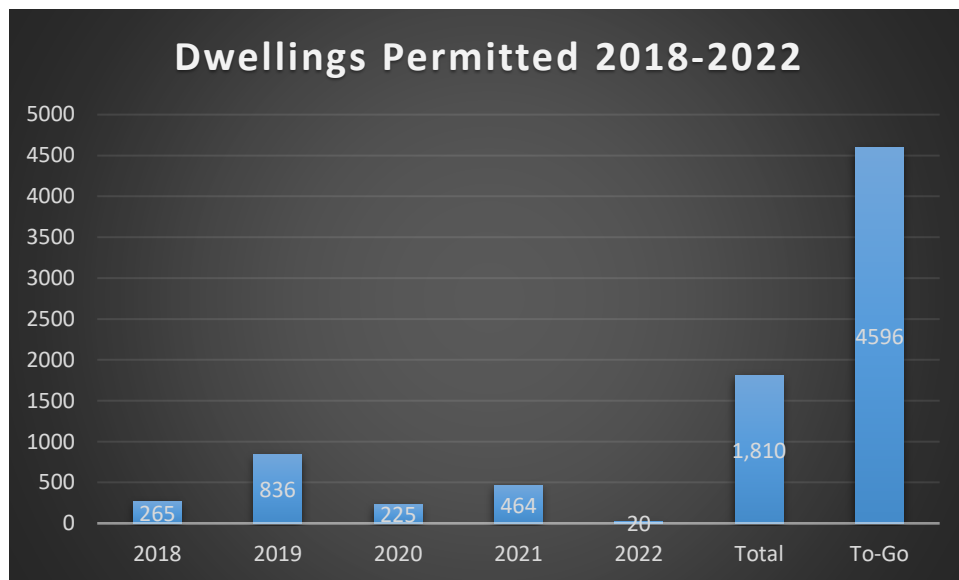
Quarterly Housing Action Plan Update

1. Background

In July 2017, the City adopted its 2040 Comprehensive Plan. Based up on population projections developed by Yakima County, the plan anticipates **17,167 additional people** by the year 2040. Using Yakima's average household size of 2.68 people, this equates to about **295 dwelling units per year** and a total of **6,406** dwellings during the planning period.

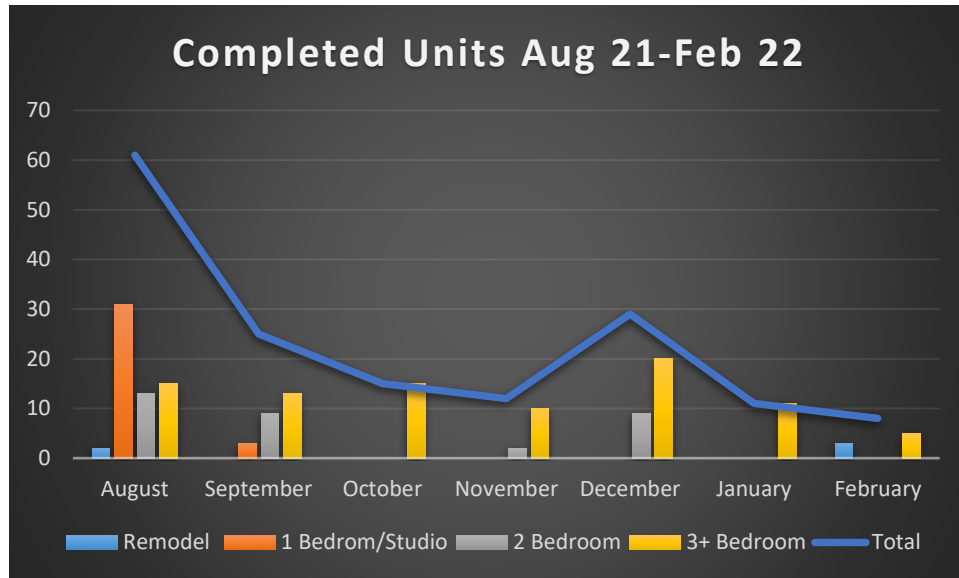
2. Permits Issued

A total of 1,810 dwellings have been permitted since 2018 (Data available through February 2022). This accounts for **28%** of our 2040 goal.



3. Completed Development

The Codes division began tracking completed permits number of bedrooms to be reported in our permit tracking system in August 2021. In addition, a new report is being generated monthly that tracks completed permits which have received a Certificate of Occupancy. The data includes remodels that add additional bedrooms, studio and 1-bedroom units, 2-bedroom units, and 3+-bedroom units. In total, 161 units were completed between August 2021 and February 2022.



4. Current housing projects in review / Recently approved projects

The following projects are currently being reviewed by the Planning Division or have been recently approved

- **Anahi Investments LLC**
 - 5 duplex units (10 units total) at 1506 E Beech St
 - Decision Issued – Appeal period ended 3/18
- **Rainier Court Phase 2 Final Plat**
 - 25 Single-Family Home Lots at 406 N 92nd Ave
 - Final review processing by Planning and Engineering
- **Anderson Park Phase 4 Preliminary Plat**
 - 30 Single-Family Home Lots in the vicinity of Occidental and 53rd. Newly annexed area of the City.
 - Notice of Application and Environmental Review 3/25
- **Fortify Holdings LLC Mixed Use Building**
 - Conversion of Howard Johnson Hotel (9 N 9th St) to 128 Studio Apartments with ground-floor commercial
 - Decision issued 3/16/22, Appeal Period ends 3/30/22
- **Plat of Spring Creek Heights**
 - 19 lot preliminary plat in the R-1 zone – 7509 Occidental Road
 - Notice of Application and Environmental Review 3/25
- **Powerhouse Road Mobile Home Court Expansion**
 - 117-unit expansion at 4601 Powerhouse Rd
 - Preparing notice of application
- **Yakima Housing Authority**
 - 54 housing units in the vicinity of 1100 Fruitvale Blvd
 - Preparing final decision

5. Planning Commission

The Planning Commission held a public hearing on 3/23/22 concerning updates to the Subdivision and Zoning Ordinance. The YPC recommended approval and the Council will hold a public hearing on 5/3/22 to consider the recommendation and Ordinance. The proposed amendments include the following:

1. YMC § 15.02.020 – Definitions
 - a. New definition for “Cottage Housing”
 - b. Modified definition for “Development, multifamily”
 - c. Modified definition for “Pet day care”
 - d. New definitions for “Tiny house” and “Tiny house with wheels”
 - e. New definition for “Tiny house communities”
2. YMC § 15.04.030, Table 4-1 – Permitted Land Uses
 - a. Several changes to zones where different housing types can locate and modification to levels of review
 - b. Addition of Cottage House and Tiny House Communities land uses
3. YMC § 15.04.060 – Accessory Uses
 - a. Modification to (F) Cargo Containers to allow them in additional commercial zones as an accessory use, and including additional standards and process requirements.
4. YMC § 15.04.150 – Standards for mobile/manufactured home parks
 - a. Name change of section to “Standards for mobile/manufactured home and tiny house communities.
 - b. Section modified to allow tiny homes and tiny homes on wheels.
 - c. Clarified standards and open space requirements.
5. YMC § 15.05.020 – Site design requirements and standards
 - a. Modification to (E) Setbacks for Residential Accessory Structures to allow structures not needing a building permit to be allowed closer to property lines.
 - b. Modification to (K) Swimming Pools incorporating the definition of ‘Swimming Pools’ within the Washington State Residential Code and allowing for prescribed security measures.
6. YMC § 15.05.030 – Creation of new lots – Subdivision requirements
 - a. Cleanup of outdated language, relying on YMC 15.04.030, Table 4-1 for level of review and density allowances.
 - b. Table 5-1. Design Requirements and Standards. Addition of a new note for the table allowing a 5-foot side yard setback for single-family homes, duplexes, and common wall structures in the R-3 zoning district.
 - c. Table 5-2. Subdivision Requirements. Change to Common Wall Dwelling minimum lot width to 35-feet for all zones where permitted.
7. YMC § 15.05.055 – New development improvement standards.
 - a. Removal of (2015 Edition) identifier for the International Fire Code.
8. YMC § 15.05.060 Administrative adjustment of certain basic development standards allowed.
 - a. Removal of entire section
9. YMC § 15.06.040 – Off-street parking standards
 - a. Addition of Subsidized Low-Income Housing Parking

- b. Addition of Tiny House, Tiny House with Wheels, Manufactured Home, and Mobile Home
 - c. Reduction of parking space requirement for Multifamily development in the CBD
- 10. YMC Ch. 15.09.035 – Cottage Housing (New Section)
 - a. New section to allow Cottage Housing Development
 - b. Includes standards for siting, parking, open space, common areas/buildings, etc.
- 11. YMC § 15.09.045 – Accessory dwelling units
 - a. Removal of minimum lot size requirements
 - b. Modifying water and sewer hookup requirement to within 200-feet of the line
 - c. Allowing an ADU on a lot with well and/or septic with Health District certification
- 12. YMC § 15.10.020 Administrative adjustment of some development standards authorized
 - a. Removal of 'B' Allow zero lot line development or common wall construction in conformance with the provisions
 - b. Clarify that Adj applications are processed under the Type (2) process
 - c. Allow maximum building height to be increased through the Adj process if certain standards are met.
- 13. YMC Ch. 14.35 – Binding Site Plans
 - a. Adding mobile homes, tiny houses and tiny houses with wheels as allowed uses that can be subdivided using the BSP process
 - b. Allowing a BSP in all zoning districts

6. Permits Page

Permit statistics are tracked monthly. For more information and to view previous years, click the link below:

<https://ci-yakima-wa.smartgovcommunity.com/Public/DocumentsView>