



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

Item No. 8.A.
For Meeting of: August 19, 2025

ITEM TITLE: Closed record public hearing and Resolution to consider the Hearing Examiner's recommendation regarding the master planned development and subdivision for Champions Park Phases 2 - 6

SUBMITTED BY: Trevor Martin, Planning Manager
*Eric Crowell, Senior Planner

SUMMARY EXPLANATION:

On February 20, 2025, HLA Engineering & Surveying, on behalf of Prickly Pear Holdings LLC, submitted applications for Champions Park phases 2 through 6 consisting of a master planned development (file no. PD#001-25/DEV#001-25) with a preliminary long plat (PLP#001-25), critical areas review (CAO#001-25), and SEPA environmental review (SEPA#002-25). The proposal spans across several existing parcels located in the vicinity of S 38th Ave and Sorenson Rd, to the south and west of the Sozo Sports Complex.

Phase 1 of the Champions Park development was approved by City Council on March 19, 2024 via Resolution No. R-2024-051, for subdividing 21 acres into 47 single-family lots and 46 common-wall lots. That subdivision, located south of phases 2 through 6, has been recorded with Yakima County and development of the new housing has started.

Champions Park phases 2 through 6 would create a total of 221 lots over approximately 85 acres of land and is summarized as follows:

Phase 2: 27.46 acres with 64 residential lots (60 single-family, 4 common-wall).

Phase 3: 8.65 acres with 42 lots (1 single-family, 25 multifamily units, 36 common-wall, and 1 floodplain lot).

Phase 4: 15.23 acres for an RV park with 71 stalls, a clubhouse, and recreational amenities.

Phase 5: 6.99 acres for commercial development, including a tap house/restaurant, quick service restaurant (QSR), hotel (110 rooms), and greenspace.

Phase 6: 29.6 acres with 112 single-family home lots.

The Hearing Examiner held an open record public hearing on June 26, 2025, and submitted a recommendation of approval on July 10, 2025.

The complete hearing record was distributed to City Council in the agenda packet on August 4, 2025, and can be found online at: <https://www.yakimawa.gov/council/agendas-and-minutes/>

ITEM BUDGETED: N/A

STRATEGIC PRIORITY 24-25: A Resilient Yakima

RECOMMENDATION: Adopt Resolution.

ATTACHMENTS:

[Resolution_PD-001-25_PLP-001-25](#)