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YAKIMA



ECONOMIC CHARACTERISTICS AND INDICES OF GROWTH

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Industrial Committee

Yakima Chamber of Commerce
Yakima, Washington

ECONOMIC CHARACTERISTICS

(a) General Description

Yakima is situated in central Washington, 149 miles southeast of Seattle, 220 miles southwest of Spokane, 193 miles northeast of Portland, 165 miles from Grand Coulee Dam and 100 miles from McNary Dam (now under construction). It is approximately 80 miles north of the Oregon-Washington boundary (Columbia River) and 200 miles south of the Canadian border. County seat of Yakima County. The confluence of the Yakima and Naches Rivers is at the northern city limits.

Area of city 6.39 square miles	Elevation: 1065 ft.
(1940 - 4.71 square miles)	Dense Fog: Average number
Mean Annual Temperature: 51.5° F.	of days--13
Normal Annual Rainfall: 7.28 inches	Lat. 46° 30" North
Sunshine: Average 57% of possible	Long. 120° 30" West
(From up to 40 years' averages - U. S. Weather Bureau)	

The City of Yakima was incorporated on January 27, 1886. It adopted a Commission form of government September 18, 1911. It was voted a second-class city October 21, 1921 and a first-class city June 8, 1931.

(b) Population

Within city limits:

1910	1920	1930	1940	1950
14,082	18,539	22,101	27,221	38,500

Metropolitan area of city (10 mile radius):

1940	1950
40,039	50,000

Yakima County:

1910	1920	1930	1940	1950
41,709	63,710	77,402	99,019	125,000

(c) Industry

The Yakima Valley is primarily an agricultural area, but with substantial industries, most of which are related, directly or indirectly, to agricultural production. In Yakima and immediate vicinity there are 110 manufacturing concerns covering 50 separate industries with concentration on the following:

Processing, canning, freezing, etc., of fruits and vegetables.
Manufacture of rough lumber, box shook, finished lumber and mill work.

Manufacture of farm machinery - tractors, loaders, hop pickers, trailers, discs, etc.
 Processing of meat, poultry, dairy products and animal by-products.
 Manufacture of growers and packers supplies.
 Cement products.

The manufacturing firms listed above (exclusive of processors) employ some 1700 persons with an annual industrial payroll of over \$5,000,000 (1948). These same establishments have a sales volume in excess of \$16,700,000 (1948), the plants ranging in size up to 600 employees.

(d) Agriculture

A controlled (but always abundant) water supply, a very favorable growing season (average 193 frost free days), and a wide diversification of crops are responsible for the valuable production of the Yakima Valley (comprised of Kittitas, Yakima and Benton counties). The greater proportion of marketing and sales of agricultural commodities in the area are made through firms operating in the city of Yakima.

Of the 3,072 counties in the United States, Yakima County ranks:

- 1st in the production of apples, pears and hops.
- 5th in total agricultural income.
- 5th in the production of cherries.
- 6th in the production of all fruits and nuts.
- 8th in production of peaches
- 9th in production of plums and prunes.

There are 565,380 irrigable acres in the Yakima Valley including the Roza Division of the Yakima Project. Embracing 72,000 acres, about 40,000 acres of the Roza are now in production.

The value of the 1948 Yakima Valley agricultural production was as follows (comprising Yakima, Kittitas and Benton counties):

Fruits (apples, pears, peaches, cherries, etc.)	\$44,650,000
Vegetables (includes hops, hay, grain & sugar beets)	39,373,000
Dairying and Dairy Products	7,200,000
Livestock, Meats and By-Products	21,000,000
Poultry, Eggs, Turkeys	4,500,000
Wool	700,000
	<u>\$117,423,000</u>

(e) Wholesale Trade

In the City of Yakima there are 121 firms engaged in wholesale trade with annual sales and receipts for the year 1948 in the amount of \$80,983,000 (U.S. Census). (1940 - \$22,454,000).

These firms, employing 2,040 persons, serve an area embracing all of central Washington, from the Columbia River on the south and points in eastern Oregon, the Columbia Basin country and extending north to the Canadian border.

Yakima's strong position in the wholesale field, attributable to its geographically advantageous position, is growing even stronger. Since 1940 the increase in population of Yakima valley towns has ranged from 46% to 72%. The wholesale area of Yakima embraces an urban population of 158,140. The total population (urban and rural) of the area is 325,140.

(f) Retail Trade

In the City of Yakima a total of 545 retail establishments (not including service trades) showed sales and receipts for 1948 in the amount of \$78,481,000 (U.S. Census), (1940 - \$22,766,000) and employed 3,789 persons.

In Yakima County (including Yakima) 1,338 retail firms employed 5,746 persons and total sales were \$130,761,000 in 1948 (U.S. Census).

The retail trade area of the City of Yakima has a population of approximately 200,000 persons. Accounting for Yakima's strong retail position is the fact that the nearest larger retail center is Seattle, 149 miles away and the closest retail center of over 10,000 population is 85 miles from Yakima.

(g) Service Establishments

216 service establishments in the City of Yakima employ 551 persons and showed sales and receipts in the amount of \$4,007,000 for the year 1948 (U.S. Census).

In Yakima County (including Yakima) 440 firms had total sales or receipts in the amount of \$6,165,000 and employed 772 persons.

(h) Financial Institutions

There are three banks with trust departments. Deposits as of December 31, 1949, were \$61,582,878 (1940 - \$17,847,224).

Bank debits were as follows:

1940	1945	1949
\$154,860,099	\$429,258,848	\$505,855,631

There are three Savings and Loan Associations with total savings accounts as of December 31, 1949, in the amount of \$15,837,495 (1940 - \$3,859,332).

(1) Trend of indicators suggesting growth:

Number of telephones in service, Yakima exchange:

1910 - 2297	1940 - 10,068
1920 - 4892	1945 - 12,616
1930 - 8398	1949 - 20,742

Newspaper Circulation:	<u>1940</u>	<u>1945</u>	<u>1950</u>
Yakima Daily Republic	7,758	13,878	16,717
Yakima Morning Herald	8,450	11,024	13,725
Yakima Sunday Herald	15,120	20,705	26,421

Radio Stations:

Three stations affiliated with four major networks.

KIMA (CBS) 1460 Kc. - Maximum power, 1,000 watts
KIT (ABC & NBC) 1280 Kc. - Maximum power, 5,000 watts
KYAK (MUTUAL) 1400 Kc. - Maximum power, 250 watts

Postal Receipts, Yakima post office:

1910 - \$ 55,923	1940 - \$247,845
1920 - 120,150	1945 - 398,637
1930 - 192,625	1949 - 529,437

Value of Building Permits, City of Yakima

1920 - \$1,542,680	1945 - \$1,574,215
1930 - 1,648,185	1947 - 5,167,859
1940 - 1,499,202	1949 - 5,885,224

Construction Statistics - 1940 to 1949 - City of Yakima

Year	Total \$ Volume Bldg. Permits	New Constr.	No. of Homes	Value of Homes	Alt., Add. & Repairs
1940	\$1,499,202	\$1,278,205	148	\$557,350	\$220,997
1941	1,201,922	993,150	69	289,200	208,772
1942	314,728	199,130	14	68,000	115,598
1943	201,829	72,625	8	34,000	129,204
1944	955,259	756,804	35	199,500	198,455
1945	1,574,215	1,179,650	92	342,550	392,555
1946	4,362,563	3,912,390	460	2,381,325	450,173
1947	5,167,859	4,137,065	409	2,274,300	810,784
1948	5,519,146	4,074,235	288	1,991,938	1,444,911
1949	5,885,224	4,814,576	270	2,117,931	1,070,648

Motor Vehicle Registrations (Passenger cars and trucks) Yakima County:

$\frac{1947}{37,040}$

$\frac{1947}{44,133}$

$\frac{1949}{51,250}$

Assessed Valuation - City of Yakima

$\frac{1910}{\$6,577,340}$

$\frac{1920}{\$11,093,199}$

$\frac{1930}{\$14,062,217}$

$\frac{1940 *}{\$12,873,798}$

$\frac{1950}{\$23,862,839}$

* A revaluation downward took place during the '30's.

(Note)

Property Tax Rate.

Assessed valuation reflects up to 50% of real value only. The State of Washington by constitutional amendment places a 40 mill limit on the real property tax and voter approval is required for additional special levies. 1950 levies for the City of Yakima ranged from 42.5 to 46 mills, depending on school district.

Transportation Facilities

(a) Air Service

Northwest Airlines, transcontinental and overseas operator, schedules five westbound and five eastbound flights in and out of Yakima daily.

Inland Airways, an intrastate operator, schedules two westbound and two eastbound flights through Yakima daily.

Municipal Airport

The Yakima Municipal Airport operated by the City of Yakima has three paved runways--one 5,000 feet in length, one 4,300 feet and one 4,200 feet. The airport is equipped with an air control tower, radio communications, radio beam night landing and other scientific equipment commensurate with modern airport operation plus U. S. Department of Commerce Weather Bureau Station. A new \$300,000 administration building was dedicated in May of 1950. In addition to the two airlines a number of base operators offer flight instruction, aircraft and engine repair, crop dusting and spraying, hanger space and charter service.

(b) Highway Service

The Northwest Greyhound Lines maintains 16 schedules out of Yakima daily. Yakima Intervalley Bus Lines and the Valley Transit Company operate frequent schedules to nearby communities. Seven scheduled motor freight lines have terminal facilities in Yakima and in addition a large number of truck operators offer non-scheduled common carrier and contract service.

(c) Rail Service

Yakima is served by the main line of the Northern Pacific Railway which operates two westbound and two eastbound trips daily. The Union Pacific Railroad serves Yakima with a branch line, one passenger train in and out daily connecting with its main line service at a point in Eastern Oregon.