



City of Yakima

**Amended Binding
Site Plan**

Application Packet

City of Yakima, Planning Division
129 North 2nd Street, 2nd Floor, Yakima, WA 98901
Phone#: (509) 575-6183 Email: ask.planning@yakimawa.gov

Check <https://www.yakimawa.gov/services/planning/land-use-application-forms/>
for the most current version of this application form.

BINDING SITE PLAN

The purpose of Binding Site Plans are to provide a process for the division of land for the purpose of sale, lease, or transfer of commercial or industrial lots as an alternative to the subdivision process. The Binding Site Plan process applies solely for the sale, lease, or transfer of lots. Binding Site Plans are typically used to separate outbuildings in the commercial or industrial office complexes, or shopping centers, and for the creation of individual lots for mobile/manufactured home parks or condominiums.

Talk to a City Planner: Before preparing your application, you may wish to have a City Planner review your proposal. The City offers “Pre-Application” meetings in which you can gain a better understanding of the review process and potential requirements for your project from various City departments before you formally submit your land use application and pay the application fee. More information and instructions for applying for a Pre-Application meeting can be found online: <https://www.yakimawa.gov/services/planning/pre-application/>.

Submit Your Application: A completed application on forms provided by the Planning Division is required along with an application fee and an Amended Binding Site Plan. The proposed plan must be prepared by a licensed surveyor or engineer. An Environmental Review may be required. Once you have submitted an application, a Planner will be assigned to conduct the review.

Development Service Team (DST): Applications pass through the technical review process consisting of representatives from City departments, State agencies, and private utility companies. Should significant concerns arise during the DST meeting, a conference may be scheduled between you and the appropriate agency in order to discuss possible application modifications. After the DST meeting, you may have an opportunity to change aspects of your proposal to address any concerns raised. To do this, submit your modifications to your Planner; a staff report will be prepared based upon the information provided.

Additional Information: During the review process, the Subdivision Administrator may request additional/more detailed information. The decision may be deferred until the requested information is provided.

Notice of Application: A copy of your Amended Binding Site Plan and other pertinent information will be mailed to the applicant/owner and all property owners within 300 feet of the subject property by postcard or paper notice. The applicant must post the property with any required Land Use Action signs prior to the City sending the Notice of Application. This notice provides the public an opportunity to submit written comments on the proposal during a 20-day comment period.

Decision: the Subdivision Administrator will issue a decision for the proposal. Modifications to binding site plans that are determined by the director of Community Development to be minor may be reviewed and approved administratively.

Appeal the Decision?: The Subdivision Administrator’s Amended Binding Site Plan Decision is final unless appealed. Appeals of the Subdivision Administrator’s Decision follow the rules set forth in YMC § 14.50.010; the appeal fee must accompany the appeal application. If you are dissatisfied with the written decision, discuss your views with your Planner. The Subdivision Ordinance allows for appeals of all or part of the written decision.

Final Plat: After approval of the amended binding site plan and when all conditions of the amended binding site plan are met, the final amended binding site plan shall be submitted to the Planning Division along with the Final Long Plat application form and fee.



Supplemental Application For:
AMENDED BINDING SITE PLAN
 CITY OF YAKIMA, CHAPTER 14.35

PART II - APPLICATION INFORMATION

1. PROPERTY OWNERS (attach if long): List all parties and financial institutions having an interest in the property.

2. SURVEYOR AND/OR CONTACT PERSON WITH THEIR CONTACT INFORMATION:

3. NAME OF SUBDIVISION:

4. NUMBER OF LOTS AND THE RANGE OF LOT SIZES:

5. SITE FEATURES:

A. General Description: Flat Gentle Slopes Steepened Slopes

B. Describe any indication of hazards associated with unstable soils in the area, i.e. slides or slipping:

C. Is the property in a 100-Year Floodplain or other critical area as mapped by any local, state, or national maps or as defined by the Washington State Growth Management Act or the Yakima Municipal Code?

6. UTILITY AND SERVICES: (Check all that are available)

Electricity Telephone Natural Gas Sewer Cable TV

Water _____ Irrigation _____

7. OTHER INFORMATION:

A. Distance to Closest Fire Hydrant:

B. Distance to Nearest School (and name of school):

C. Distance to Nearest Park (and name of park):

D. Method of Handling Stormwater Drainage:

E. Type of Potential Uses: (check all that apply)

Mobile/Manufactured Home Park Condominiums (RCW Ch. 64.32 -.35) Commercial Industrial

PART III - REQUIRED ATTACHMENTS

1. PRELIMINARY PLAT REQUIRED (Please use the attached Preliminary Plat Checklist)

2. TRAFFIC CONCURRENCY (may be required)

3. ENVIRONMENTAL CHECKLIST (may be required)

I hereby authorize the submittal of the preliminary plat application to the City of Yakima for review. I understand that conditions of approval such as dedication of right-of-way, easements, restrictions on the type of buildings that may be constructed, and access restrictions from public roads may be imposed as a part of preliminary plat approval and that failure to meet these conditions may result in denial of the final plat.

Property Owner Signature (required)

Date

SITE PLAN CHECKLIST

Please complete this checklist and include it with your site plan. The site plan shall be prepared by a licensed architect, engineer, or registered land surveyor.

<input type="checkbox"/>	The site plan shall be legibly drawn in ink on paper that is at least 18 x 24 inches in size
<input type="checkbox"/>	The site plan shall be drawn at a scale of 1"=100' or larger. The scale shall be noted on the site plan.
<input type="checkbox"/>	Date the site plan was prepared.
<input type="checkbox"/>	North Arrow
<input type="checkbox"/>	All existing and proposed easements and public and/or private roads; all existing structures; elevations shown by contour lines at intervals of five feet or less for ground slopes exceeding three percent; approximate location of all natural features.
<input type="checkbox"/>	<p>The location, description, and proposed phasing of all facilities proposed to serve the development, including:</p> <ol style="list-style-type: none"> 1. Interior and exterior roadway network; 2. Water and sewerage facilities; 3. Stormwater drainage facilities; 4. Sidewalks and streetlights; 5. Fire protection devices with sufficient water storage and flows; 6. Facilities to address compatibility with adjacent dissimilar land uses; 7. Any lot(s) to be created as a part of the original binding site plan.