



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

**NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, AND PUBLIC HEARING**

**DATE:** April 19, 2023  
**TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners  
**FROM:** Joan Davenport, AICP, Community Development Director  
**APPLICANT:** City of Yakima Planning Division (129 N 2<sup>nd</sup> St, Yakima, WA 98901)  
**FILE NUMBER:** TXT#001-23 and SEPA#004-23  
**LOCATION:** City-Wide  
**TAX PARCEL NUMBER(S):** N/A  
**DATE OF APPLICATION:** April 12, 2023

**PROJECT DESCRIPTION** The City of Yakima Planning Division is proposing non-project minor amendments to the following Zoning Ordinance Sections: YMC 15.02.020 Definitions, 15.04.120, Home Occupations; YMC 15.05.030 Creation of new lots-Subdivision requirements; YMC 15.13.025, Central Business District – Type (1) review exemption (new section); YMC 15.09.025, Mixed-Use building and downtown business district multifamily development (new section); YMC 15.29.040, Permits required; YMC 15.29.050, Application submittal/fees; YMC 15.29.060 Development standards; YMC 15.29.070, Design criteria; YMC 15.29.080, Site selection standards; YMC 15.23.120, Application review process; YMC 15.30.060, Land use overlays; YMC 14.15.100, Approval of short subdivision – recording; YMC 14.20.230, Final plat – recording; YMC Ch. 14.50, Appeals; YMC 16.05.020, Contents of notice of application; and YMC 16.05.030, Public comment on the notice of application.

**NOTICE OF ENVIRONMENTAL REVIEW** This is to notify all the public and private agencies with jurisdiction and environmental expertise that the City of Yakima Planning Division has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) for the above stated project. **The City of Yakima is issuing a Preliminary Determination of Non- Significance (DNS) on this project.** WAC 197-11-340 is being used. The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No impacts identified.

**Required Permits:** The following local, state and federal permits/approvals are needed for the proposed project: None.

**Required Studies:** None

**Existing Environmental Documents:** Comprehensive Plan 2040 - Final Supplemental Environmental Impact Statement (June 13, 2017)

**Preliminary determination of the development regulations that will be used for project mitigation and consistency:** Future projects will require compliance with the International Building Code, City of Yakima Urban Area Zoning Ordinance, City of Yakima Comprehensive Plan and City of Yakima Title 12 Development Standards.

**REQUEST FOR WRITTEN COMMENTS AND NOTICE OF PUBLIC HEARING** The public is encouraged to review and comment on the proposed application. Written comments may be submitted prior to or at the public hearing. The public hearing before the City of Yakima Planning Commission has been scheduled for Wednesday **May 10, 2023**, beginning at **3:00 p.m.** in the Council Chambers – 129 N 2<sup>nd</sup> St, Yakima WA, 98901. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 N 2<sup>nd</sup> St., Yakima, WA 98901. **A separate public notice will be provided for the public hearing before the Yakima City Council.** You can mail your comments to:

**Joan Davenport, AICP, Community Development Director  
City of Yakima, Department of Community Development  
129 N. 2nd St; Yakima, WA 98901**

**NOTICE OF RECOMMENDATION** Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice once it is rendered.

The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington, and online at <https://www.yakimawa.gov/services/planning/text-amendments> If you have any question on this proposal, please call Joseph Calhoun, Planning Manager, at (509) 575-6042 or email to: [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov).



## DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

### Division de Planificación

Joseph Calhoun, Gerente

129 Norte Calle 2ª, 2º Piso, Yakima, WA 98901

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### AVISO DE APLICACIÓN, REVISION AMBIENTAL, Y AUDIENCIA PÚBLICA

El Departamento de Desarrollo Comunitario de la Ciudad de Yakima ha recibido una aplicación por parte de un propietario/solicitante y este es un aviso sobre esa solicitud. Información sobre la ubicación de la propiedad en cuestión y la solicitud es la siguiente:

**FECHA OTORGADA:** 19 de abril, 2023  
**PARA:** Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes  
**DE:** Joan Davenport, AICP, Directora de Desarrollo Comunitario  
**SOLICITANTE:** Ciudad de Yakima, Division de Planificación  
**No. DE ARCHIVO:** TXT#001-23 y SEPA#004-23  
**UBICACIÓN:** Cubre toda la ciudad.  
**No. DE PARCELA(S):** N/A  
**FECHA DE APLICACIÓN:** 12 de abril, 2023

**DESCRIPCIÓN DEL PROYECTO:** La División de Planificación de la Ciudad de Yakima propone enmiendas menores no relacionadas con un proyecto a las siguientes secciones de la Ordenanza de Zonificación: YMC 15.02.020 Definiciones; YMC 15.04.120 Ocupaciones del Hogar YMC 15.05.030 Creación de nuevos lotes-Requisitos de subdivisión; YMC 15.13.025 Distrito comercial central: exención de revisión de tipo (1) (sección nueva); YMC 15.09.025, Edificio de uso mixto y desarrollo multifamiliar del distrito comercial del centro (sección nueva); YMC 15.29.040, Permisos requeridos, YMC 15.29.050, Presentación de solicitudes/tarifas; YMC 15.29.060 Estándares de desarrollo; YMC 15.29.070, Criterios de diseño; YMC 15.29.080, Estándares de selección de sitios; YMC 15.23.120, Proceso de revisión de solicitudes; YMC 15.30.060, superposiciones de uso terrenal; YMC 14.15.100, Aprobación de subdivisión corta –registro; YMC 14.20.230, Plano final–registro; YMC Ch. 14.50, Apelaciones; YMC 16.05.020, Contenido del aviso de solicitud; y YMC 16.05.030, comentario público sobre el aviso de solicitud.

**AVISO DE REVISIÓN AMBIENTAL:** Esto es para notificar a las agencias públicas y privadas con jurisdicción y conocimiento ambiental que la Ciudad de Yakima, Division de Planificación, se establece como la agencia principal, de acuerdo con la Ley Estatal de Política Ambiental de Washington (SEPA) para el proyecto mencionado anteriormente. **La Ciudad de Yakima está emitiendo una Determinación Preliminar de No-Significancia (DNS) para este proyecto.** La ley bajo WAC §197-11-340 se está utilizando. Se han identificado las siguientes condiciones que pueden utilizarse para mitigar los impactos ambientales adversos de la propuesta: no se identificaron impactos.

**Permisos Requeridos:** Los siguientes permisos/aprobaciones locales, estatales, y federales pueden o serán necesarios para este proyecto: ninguno

**Estudios Requeridos:** ninguno

**Documentos Ambientales Existentes:** Plan Integral 2040 – Declaración Final de Impacto Ambiental Suplementario (13 de junio, 2017)

**Determinación preliminar de las regulaciones de desarrollo que se utilizarán para la mitigación y la consistencia del proyecto:** Los proyectos futuros requerirán el cumplimiento del Código Internacional de Construcción, La Ordenanza de Zonificación del Área Urbana de la Ciudad de Yakima, el Plan Integral de la Ciudad de Yakima y los Estándares de Desarrollo del Título 12 de la Ciudad de Yakima.

**SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA:** Se anima al público a revisar la solicitud y comentar sobre la propuesta. Los comentarios escritos pueden presentarse antes de o en la audiencia pública. La audiencia pública frente a la Comisión de Planificación de la Ciudad de Yakima ha sido programada para el miércoles **10 de mayo, 2023** comenzando a las **3:00 p.m.** en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. Se le invita a cualquier persona que desee expresar sus opiniones sobre este proyecto a asistir a la audiencia pública o a presentar

comentarios por escrito. **Se proporcionara un aviso público por separado para la audiencia pública ante el Concejo Municipal de Yakima.** Por favor de enviar sus comentarios sobre esta propuesta a:

**Joan Davenport, AICP, Community Development Director  
City of Yakima, Department of Community Development  
129 N. 2nd St., Yakima, WA 98901**

**AVISO DE LA RECOMENDACIÓN:** Después de la audiencia pública, la Comisión de Planificación de Yakima emitirá su recomendación dentro de diez (10) días hábiles. Cuando la recomendación sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso.

El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA y en línea en: <https://www.yakimawa.gov/services/planning/text-amendments/>

Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov)



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**WASHINGTON STATE ENVIRONMENTAL POLICY ACT  
PRELIMINARY DETERMINATION OF NONSIGNIFICANCE  
CITY OF YAKIMA, WASHINGTON  
April 19, 2023**

**PROJECT DESCRIPTION:** The City of Yakima Planning Division is proposing non-project minor amendments to the following Zoning Ordinance Sections: YMC 15.02.020 Definitions, 15.04.120, Home Occupations; YMC 15.05.030 Creation of new lots-Subdivision requirements; YMC 15.13.025, Central Business District – Type (1) review exemption (new section); YMC 15.09.025, Mixed-Use building and downtown business district multifamily development (new section); YMC 15.29.040, Permits required; YMC 15.29.050, Application submittal/fees; YMC 15.29.060 Development standards; YMC 15.29.070, Design criteria; YMC 15.29.080, Site selection standards; YMC 15.23.120, Application review process; YMC 15.30.060, Land use overlays; YMC 14.15.100, Approval of short subdivision – recording; YMC 14.20.230, Final plat – recording; YMC Ch. 14.50, Appeals; YMC 16.05.020, Contents of notice of application; and YMC 16.05.030, Public comment on the notice of application.

**LOCATION:** City Limits  
**PARCEL NUMBERS:** N/A  
**PROPONENT:** City of Yakima Planning Division  
**PROPERTY OWNERS:** N/A  
**LEAD AGENCY:** City of Yakima

**FILE NUMBERS:** TXT#001-23 & SEPA#004-23

**DETERMINATION:** The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 20 days from the date of this preliminary threshold determination. **All comments must be submitted by 5:00 pm on May 9, 2023.**

Responsible Official: Joan Davenport  
Position/Title: SEPA Responsible Official  
Phone: (509) 575-6183  
Address: 129 N. 2nd Street, Yakima, WA 98901

Date April 19, 2023 Signature 





# ENVIRONMENTAL CHECKLIST RECEIVED

STATE ENVIRONMENTAL POLICY ACT (SEPA)  
(AS TAKEN FROM WAC 197-11-960)  
YAKIMA MUNICIPAL CODE CHAPTER 6.88

APR 12 2023  
CITY OF YAKIMA  
PLANNING DIV.

## PURPOSE OF CHECKLIST

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help you describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project", "applicant", and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

### A. BACKGROUND INFORMATION (To be completed by the applicant.)


1. **Name Of Proposed Project (If Applicable):** City of Yakima Urban Area Zoning Ordinance Amendments – YMC Title 15 and Subdivision Amendments YMC Title 14
2. **Applicant's Name & Phone:** City of Yakima Planning Division, (509) 575-6183
3. **Applicant's Address:** 129 North Second Street, Yakima, WA 98901
4. **Contact Person & Phone:** Joseph Calhoun, 509-575-6042
5. **Agency Requesting Checklist:** City of Yakima
6. **Proposed Timing Or Schedule (Including Phasing, If Applicable):** N/A – Non Project Action
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:** None at this time
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:** None known. Per WAC 197-11-315(1)(e), as a non-project proposal, section B of the Environmental Checklist will not be filled out.
9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:** None Pending
10. **List any government approvals or permits that will be needed for your proposal, if known:** SEPA determination, City of Yakima Planning Commission Public Hearing, and City Council Approval.

11. Give a brief, but complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.): The City of Yakima Planning Division is proposing non-project minor amendments to the following Zoning Ordinance Sections: YMC 15.02.020 Definitions, 15.04.120, Home Occupations; YMC 15.05.030 Creation of new lots-Subdivision requirements; YMC 15.13.025, Central Business District – Type (1) review exemption (new section); YMC 15.09.025, Mixed-Use building and downtown business district multifamily development (new section); YMC 15.29.040, Permits required; YMC 15.29.050, Application submittal/fees; YMC 15.29.060 Development standards; YMC 15.29.070, Design criteria; YMC 15.29.080, Site selection standards; YMC 15.23.120, Application review process; YMC 15.30.060, Land use overlays; YMC 14.15.100, Approval of short subdivision – recording; YMC 14.20.230, Final plat – recording; YMC Ch. 14.50, Appeals; YMC 16.05.020, Contents of notice of application; and YMC 16.05.030, Public comment on the notice of application.



12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist: City Limits

**C. SIGNATURE (To be completed by the applicant.)**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

 4/12/2023

Property Owner or Agent Signature Date Submitted

Name of Signee Position and Agency/Organization

<b>D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (IT IS NOT NECESSARY to use this sheet for project actions)</b>	<b>Space Reserved For Agency Comments</b>
<p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities that would likely result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p>	
<p><b>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?</b> The proposed changes will not affect how land uses discharge to water, emissions to the air, storage, or release of toxic or hazardous substances, or the production of noise.</p>	
<p><b>Proposed measures to avoid or reduce such increases are:</b> None proposed. Any future measures to avoid such increases will be dealt with at the project level.</p>	
<p><b>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</b> The proposed changes will not affect plants, animals, fish, or marine life, as they are regulatory in nature.</p>	
<p><b>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</b> None proposed. Any future measures to avoid such increases will be dealt with at the project level.</p>	

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<b>D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (IT IS NOT NECESSARY to use this sheet for project actions)</b>	<b>Space Reserved For Agency Comments</b>
<p><b>3. How would the proposal be likely to deplete energy or natural resources?</b> The proposed changes do not involve regulations dealing with energy or natural resources.</p>	
<p><b>Proposed measures to protect or conserve energy and natural resources are:</b> None Proposed. Any future measures to avoid such increases will be dealt with at the project level.</p>	
<p><b>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</b> The proposed changes will not change or affect any environmental sensitive areas or regulations.</p>	
<p><b>Proposed measures to protect such resources or to avoid or reduce impacts are:</b> None Proposed. Any future measures to avoid such increases will be dealt with at the project level.</p>	
<p><b>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</b> No change to shoreline uses are proposed. Depending on future proposals, the level of review will be dependent on the type of use and zoning district.</p>	
<p><b>Proposed measures to avoid or reduce shoreline and land use impacts are:</b> None Proposed. Any future measures to avoid such increases will be dealt with at the project level.</p>	
<p><b>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</b> Increases to traffic as a result of increased residential and/or project density will be examined at the project level.</p>	
<p><b>Proposed measures to reduce or respond to such demand(s) are:</b> None Proposed. Any future measures to avoid such increases will be dealt with at the project level.</p>	
<p><b>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</b> The proposed changes will not conflict with any local, state, or federal laws, or requirements for the protection of the environment.</p>	

**RECEIVED**

**APR 12 2023**

**CITY OF YAKIMA  
PLANNING DIV.**