



COMMUNITY DEVELOPMENT DEPARTMENT

Bill Preston, P.E., Director

Trevor Martin, AICP, Manager

Planning Division

129 North Second Street, 2nd Floor Yakima, Washington 98901

Phone (509) 575-6183 • Fax (509) 575-6105 • Email: ask.planning@yakimawa.gov

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING

DATE: October 25, 2024
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Bill Preston, Community Development Director
APPLICANT: City of Yakima Planning Division (129 N. 2nd St., Yakima, WA 98901)
FILE NUMBER: TXT#003-24, SEPA#014-24
LOCATION: Citywide
TAX PARCEL NUMBER(S): N/A
DATE OF APPLICATION: July 29, 2024

PROJECT DESCRIPTION The City of Yakima Planning Division is proposing non-project amendments to Title 15 of the Yakima Municipal Code to development processes within the City's Downtown and Type 1 Review Exemptions.

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 may or will be needed for this project: None

Required Studies: N/A

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 COMMENT 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, **January 8, 2025**, beginning at **3:00 p.m.** in the Council Chambers – 129 N 2nd 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 2nd 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:

Bill Preston, 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, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, AICP, Planning Manager, at (509) 575-6042, or e-mail to trevor.martin@yakimawa.gov.



DEPARTAMENTO DE DESARROLLO COMUNITARIO
Bill Preston, P.E., Director

Trevor Martin, AICP, Gerente

Division de Planificación

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

Tel. (509) 575-6183 • Fax (509) 575-6105 • Email: ask.planning@yakimawa.gov

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: 25 de octubre, 2024
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Bill Preston, Director de Desarrollo Comunitario
SOLICITANTE: Ciudad de Yakima División de Planificación (129 N. 2nd St., Yakima, WA 98901)
No. DE ARCHIVO: TXT#003-24, SEPA#0014-24
UBICACIÓN: Cubre toda la ciudad
No. DE PARCELA(S): N/A
FECHA DE APLICACIÓN: 29 de julio, 2024

DESCRIPCIÓN DEL PROYECTO: La División de Planificación de la Ciudad de Yakima está proponiendo enmiendas menores no relacionadas con proyectos a al Título 15 del Código Municipal de Yakima a los procesos de desarrollo dentro del Centro de la Ciudad y las excepciones de revisión de Tipo 1.

AVISO DE REVISIÓN AMBIENTAL: Esto es para notificar a las agencias públicas y privadas con jurisdicción y conocimiento ambiental que la Ciudad de Yakima, División 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 8 de enero, 2025** 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 proporcionará 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:

Bill Preston, 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



ENVIRONMENTAL CHECKLIST RECEIVED

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

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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 Title 15 Amendments

2. Applicant's Name & Phone:

City of Yakima Planning Division, (509) 575-6111

3. Applicant's Address:

129 N. 2nd St., Yakima, WA 98901

4. Contact Person & Phone:

Trevor Martin, AICP, Planning Manager, (509) 575-6042

5. Agency Requesting Checklist: City of Yakima

6. Proposed Timing Or Schedule (Including Phasing, If Applicable):

None at this time

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.

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

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 recommendation, 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 Subdivisions sections: TEXT; to the following Zoning sections: 15.09.025, 15.13.010, 15.13.020, 15.13.025, 15.13.030, 15.13.040, 15.13.050, ; The purpose of these amendments

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

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CITY OF YAKIMA
PLANNING DIV.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

EARTH

1. General description of the site (✓ one):
 flat rolling hilly steep slopes mountainous other: _____
2. What is the steepest slope on the site (approximate percent slope)?
 N/A
3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
 N/A
4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
 N/A
5. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
 N/A
6. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
 N/A
7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
 N/A
8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
 N/A

AIR

1. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
 N/A
2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
 N/A
3. Proposed measures to reduce or control emissions or other impacts to air, if any:
 N/A

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

SURFACE WATER

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N/A

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

GROUND WATER

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

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WATER RUNOFF (INCLUDING STORM WATER)

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1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

2. Could waste materials enter ground or surface waters? If so, generally describe.

N/A

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A

4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A

PLANTS

1. Check (✓) types of vegetation found on the site:

- | | | | | |
|--------------------------------|--------------------------------|--|-------------------------------------|--|
| Deciduous Trees: | Evergreen Trees: | Wet Soil Plants: | Water Plants: | Other: |
| <input type="checkbox"/> Alder | <input type="checkbox"/> Fir | <input type="checkbox"/> Cattail | <input type="checkbox"/> Milfoil | <input type="checkbox"/> Shrubs |
| <input type="checkbox"/> Maple | <input type="checkbox"/> Cedar | <input type="checkbox"/> Buttercup | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Grass |
| <input type="checkbox"/> Aspen | <input type="checkbox"/> Pine | <input type="checkbox"/> Bullrush | <input type="checkbox"/> Water Lily | <input type="checkbox"/> Pasture |
| <input type="checkbox"/> Other | <input type="checkbox"/> Other | <input type="checkbox"/> Skunk Cabbage | <input type="checkbox"/> Other | <input type="checkbox"/> Crop Or Grain |
| | | <input type="checkbox"/> Other | | <input type="checkbox"/> Orchards, vineyards, or other permanent crops |
| | | | | <input type="checkbox"/> Other types of vegetation |

2. What kind and amount of vegetation will be removed or altered?

N/A

3. List threatened or endangered species known to be on or near the site.

N/A

4. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A

5. List all noxious weeds and invasive species known to be on or near the site.

N/A

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

ANIMALS

1. List any birds or other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

N/A

2. List any threatened or endangered species known to be on or near the site.

N/A

3. Is the site part of a migration route? If so, explain.

N/A

4. Proposed measures to preserve or enhance wildlife, if any:

N/A

5. List any invasive animal species known to be on or near the site.

N/A

ENERGY AND NATURAL RESOURCES

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

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PLANNING DIV.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

ENVIRONMENTAL HEALTH

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

N/A

2. Describe any known or possible contamination at the site from present or past uses.

N/A

3. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A

4. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A

5. Describe special emergency services that might be required.

N/A

6. Proposed measures to reduce or control environmental health hazards, if any:

N/A

NOISE

1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?

N/A

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A

3. Proposed measures to reduce or control noise impacts, if any:

N/A

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

LAND AND SHORELINE USE

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

N/A

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A

3. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A

4. Describe any structures on the site.

N/A

5. Will any structures be demolished? If so, what?

N/A

6. What is the current zoning classification of the site?

N/A

7. What is the current comprehensive plan designation of the site?

N/A

8. If applicable, what is the current shoreline master program designation of the site?

N/A

9. Has any part of the site been classified as a critical area by the city or county? If so, specify.

N/A

10. Approximately how many people would reside or work in the completed project?

N/A

11. Approximately how many people would the completed project displace?

N/A

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

LAND AND SHORELINE USE

12. Proposed measures to avoid or reduce displacement impacts, if any.
N/A

13. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
N/A

14. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
N/A

HOUSING

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
N/A

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
N/A

3. Proposed measures to reduce or control housing impacts, if any:
N/A

AESTHETICS

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
N/A

2. What views in the immediate vicinity would be altered or obstructed?
N/A

3. Proposed measures to reduce or control aesthetic impacts, if any:
N/A

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

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LIGHT AND GLARE

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1. What type of light or glare will the proposal produce? What time of day would it mainly occur?
N/A

2. Could light or glare from the finished project be a safety hazard or interfere with views?
N/A

3. What existing off-site sources of light or glare may affect your proposal?
N/A

4. Proposed measures to reduce or control light and glare impacts, if any:
N/A

RECREATION

1. What designated and informal recreational opportunities are in the immediate vicinity?
N/A

2. Would the proposed project displace any existing recreational uses? If so, describe.
N/A

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
N/A

HISTORIC AND CULTURAL PRESERVATION

1. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
N/A

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**HISTORIC AND CULTURAL PRESERVATION**CITY OF YAKIMA
PLANNING DIV.

2. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A

3. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

TRANSPORTATION

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

N/A

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A

3. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

N/A

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

N/A

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant) JUL 29 2024

TRANSPORTATION CITY OF YAKIMA
PLANNING DIVISION

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:
N/A

8. Proposed measures to reduce or control transportation impacts, if any:
N/A

PUBLIC SERVICES

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:
N/A

2. Proposed measures to reduce or control direct impacts on public services, if any.
N/A

UTILITIES

1. Check (✓) utilities currently available at the site:
 electricity natural gas water refuse service telephone
 sanitary sewer septic system other _____

2. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
N/A

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.

05/31/2024

Property Owner or Agent Signature Date Submitted

Trevor Martin Planning Manager, City of Yakima Planning Division

Name of Signee Position and Agency/Organization

**PLEASE COMPLETE SECTION "D" ON THE NEXT PAGES
IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW**

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D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)

CITY OF YAKIMA
PLANNING DIV.

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.

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?

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.

Proposed measures to avoid or reduce such increases are:

None proposed. Any future measures to avoid such increases will be dealt with at the project level.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed changes will not affect plants, animals, fish, or marine life, as they are regulatory in nature.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None proposed. Any future measures to avoid such increases will be dealt with at the project level.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed changes do not involve regulations dealing with energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None proposed. Any future measures to avoid such increases will be dealt with at the project level.

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?

The proposed changes will not change or affect any environmentally sensitive areas or regulations.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None proposed. Any future measures to avoid such increases will be dealt with at the project level.

D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)

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?

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.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None proposed. Any future measures to avoid such increases will be dealt with at the project level.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Increases to traffic as a result of increased residential and/or project density will be examined at the project level.

Proposed measures to reduce or respond to such demand(s) are:

None proposed. Any future measures to avoid such increases will be dealt with at the project level.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed changes will not conflict with any local, state, or federal laws, or requirements for the protection of the environment.

15.09.025 Mixed-use buildings ~~and downtown business district multifamily development.~~

A. Purpose and Intent.

1. To provide a streamlined process for new development or redevelopment projects that include a mixture of high density residential along with complementary retail, commercial, or professional uses at a scale that is compatible with the surrounding neighborhood.

2. ~~These standards shall also apply to new multifamily or commercial development or multifamily or commercial redevelopment in the downtown business district. New or redeveloped multifamily multifamily or commercial uses within this area shall comply with all of the following development and design standards excluding those which are only relevant to the nonresidential portion of a mixed-use building.~~

~~3. a. For the purpose of implementing this section, the "downtown business district" shall be defined as the downtown business district exempt area—See YMC 15.06.040, Figure 6-1.~~

B. Level of Review—Mixed-use building Uses.

1. MA new or redeveloped mixed-use building and downtown business district multifamily development is a Class (1) permitted use, requiring Type (1) review, in applicable zones and is determined to be the appropriate level of review for any combination of Class (1) and Class (2) uses listed in those zones.

2. Any combination of uses which includes a Class (3) permitted use shall undergo Type (2) review.

3. The mixed-use building/development ~~land use~~ shall not allow contain any use which is otherwise not permitted in the zone.

4. A new mixed-use building that does not meet the layout requirement of subsection (D)(1) of this section shall undergo Type (2) review or be reviewed based upon its particular uses as listed in Table 4-1, whichever is higher.

5. —An existing building that does not meet the layout requirement of subsection (D)(2) of this section shall still be subject to the other development standards of that subsection. A new mixed-use building located in the downtown business district shall also comply with YMC 15.09.026.

C. Prohibited Uses. The following uses are prohibited in a mixed-use building/development project:

1. All wholesale trade—Storage uses.

2. All transportation uses.

3. All utilities uses.

4. All automotive sales, maintenance and repair, carwash/detailing, paint and body, parts and accessories, and towing uses.

5. Boats and marine accessories.

6. Farm and implements, tools and heavy construction equipment.
7. Farm supplies.
8. Fuel oil and coal distributors.
9. Lumber yards.
10. Nurseries.
11. All rental uses.
12. Repairs: reupholstery and furniture.
13. Repairs: small engine and garden equipment.
14. Service stations.
15. Truck service stations and shops.

D. Development Standards.

1. ~~Mixed-Use~~-Layout. A mixed-use building should not have any residential dwelling units located on the ground floor, whenever feasible. ~~There shall be a~~ minimum of fifty percent ~~of the total floor area shall be~~ residential dwelling units, and least 60 percent of the ground floor shall be dedicated for community facility or commercial use.
2. Height Bonus. In the B-1, B-2, and SCC zoning districts, the maximum height of the building (YMC 15.05.030, Table 5-1) may be increased to fifty feet if all of the following are met:
 - a. The majority of the additional building height is used to increase the number of dwelling units;
 - b. The additional building height is necessary to accommodate off-street parking requirements.
 - c. Additional onsite landscaping is provided equal to a minimum of fifteen percent of the parking area.

F.E. Design Standards.

1. Entrances. Primary pedestrian entrances to the building shall face the street frontage or face common open space which is oriented toward the street.
2. Transparency.
 - a. There shall be windows on all sides of the building facing streets and pedestrian ways.
 - b. Within the downtown business district, the ground floor of a mixed-use building shall contain transparency for the majority of the wall between **three** and **twelve** feet above ground level, including both doors and windows, as measured along street but excluding alleys. Ground floor transparency shall be visually distinct from the above floors by not repeating the exact dimensions and placement of windows.

15.09.026 Downtown business district development.

A. Purpose and Intent.

1. To establish standards for new development or redevelopment projects within the downtown business district in order to promote efficient land use and a pedestrian-friendly environment.
2. These standards shall apply to the following in the downtown business district:
 - a. New mixed-use buildings, pursuant to YMC 15.09.025.
 - b. New multifamily development.
 - c. New commercial/nonresidential development, except for the following:
 - i. Uses exempt from review per YMC 15.13.025.
 - ii. Uses located in the light industrial zoning district.
3. For the purpose of implementing this section, the "downtown business district" shall be defined as the downtown business district exempt area—See YMC 15.06.040, Figure 6-1.

B. Development Standards.

1. Parking.

- a. Location. Off-street parking shall be located within, behind, below, and/or to the side of the building. Any side of the building that faces a street shall not be fronted by off-street parking. However, for corner lots with more than one street frontage, at least one side of the building that faces the street shall not be fronted by off-street parking. For corner lots that have frontage on Yakima Avenue, that side shall not be fronted by off-street parking.
- a.b. Off-street parking shall be installed in accordance with YMC Chapter 15.06, except that buildings that cannot physically provide on-street residential parking may utilize off-street private parking through a shared parking agreement; or on-street or off-street public parking if the building is located within the residential or long-term parking boundary (YMC Chapter 9.50).
- c. Off-street parking shall be separated from abutting public rights-of-way that includes an existing or required sidewalk by a landscaping buffer a minimum of four feet in width consisting of a combination of trees and shrubs. Fencing may substitute for the required landscaping buffer.
- d. Parking located within a structure, whether attached to or detached from the primary structure, shall be architecturally compatible with the primary structure. Any openings within a parking structure that do not provide pedestrian or vehicular access shall be screened from view with decorative grilles or landscaping.
- e. These standards shall also apply to standalone parking lots and garages not otherwise part of a development or structure.

- f. A drive-up lane intended to arriving/departing guests, valet service, and other related functions located at the front of motels and hotels (including extended stay) is not considered to be parking for the purpose of this section.

C. Design Standards.

- 1. Entrances. Primary pedestrian entrances to the building shall face the street frontage or face common open space which is oriented toward the street.

- 2. Windows Along Streets and Pedestrian Ways.

- a. There shall be windows on all sides of the building facing streets and pedestrian ways, excluding alleys.
- b. All floors of a multifamily building shall contain transparency consistent with the Washington State Energy Code, including both doors and windows.

- 3. Blank Walls.

- a. Defined. "Blank wall" means a wall or portion of a wall that has eight hundred square feet of vertical surface area without any building modulation, transparency, or other architectural feature.
- b. Along streets and pedestrian ways, a minimum of fifty percent of the wall between three feet and twelve feet above grade shall be treated with one or more of the following elements:
 - i. Architectural variation including but not limited to color, material, and/or modulation.
 - ii. Artwork, including murals and signs.
 - iii. Shrubs, trees, trellises, or other landscaping that may be actively maintained.

- 4. Equipment Screening.

- a. Electrical and mechanical equipment placed on the ground surface or rooftop shall be screened from view by materials that are consistent and compatible with the design, color, and materials of the building.
- b. The height of the parapet and other rooftop elements may be increased in order to achieve this and shall comply with the height restrictions of YMC 15.05.030 and 15.10.020(D)(1).

- 5. Multifamily Development Limited Downtown. Multifamily development that does not meet the definition of mixed-use shall comply with the following standards:

- a. New buildings shall have a minimum front setback of ten feet from the property line or have windows that begin at least three feet above the elevation of the highest adjoining sidewalk or finished ground surface adjacent to the setback.

b. Multifamily development in existing or new buildings shall not be permitted in the following locations unless it meets the definition of mixed-use (YMC 15.09.025):

i. On any corner lot along Yakima Avenue.

ii. Within the Old North Yakima Historic District.

15.13.025 ~~Central business district~~—Type (1) review exemptions.

A. Change of use proposals for commercial uses within existing buildings in the CBD Downtown Business District Exempt Parking Area (YMC 15.06.040(C)) shall be exempt from Type (1) review when the proposed new use is a Class (1) use for the zone in under the Retail Trade and Service portion of YMC 15.04.030, Table 4-1. New construction, or expansion of existing buildings, or alteration of parking lots Class (1) uses shall follow the Type (1) review or modification process, as applicable.

B. Change of use proposals within existing buildings in all commercial and industrial zones outside of the Downtown Business District Exempt Parking Area shall be exempt from the Type (1) review when:

1. The proposed use is a Class (1) use for the zone in YMC 15.04.030; and,

2. Parking:

i. The use is located within an existing multiple use center; or,

ii. The parking requirement for the proposed use is equal to or less than the existing use;

a. If the proposed use requires more parking than the existing use and that parking is available on-site, then it meets the intent of this section.

3. Change of use exemptions for Class (1) uses in the commercial and industrial zones shall not apply to the following:

i. New construction or expansion of buildings;

ii. Automotive dealer new and used sales; towing services; farm and implements, tools and heavy construction equipment; Rental and Repairs uses; and other similar uses that utilize outside storage/sales areas that alter existing parking lots.

B. The following residential uses listed as Class (1) uses in Table 4-1 shall be exempt from Type (1) review when a compliant site plan is submitted with the building plans:

1. Detached single-family dwelling

2. Attached single-family dwelling, common wall
3. Two-family dwelling (duplex) and converted dwelling
4. Accessory dwelling unit
5. Multifamily development up to six dwelling units

15.06.050 Computation of required spaces.

The following rules shall apply in the determination of the number of required off-street parking spaces:

- A. Fraction. If the number of off-street parking spaces required in Table 6-1 contains a fraction, such number shall be changed-rounded up to the next higher-whole whole number if one-half or over or down to the next whole number if less than one-half.
- B. Mixed Uses. When different uses occupy a single structure or lot, the total required parking spaces shall be the sum of the requirements of the individual uses.
- C. Shared Uses.
 1. Owners of two or more uses, structures, or parcels of land within three hundred feet of each other may share the same parking or loading areas when the hours of operation do not overlap.
 2. The owners of two or more uses, structures, or parcels within three hundred feet of each other may also share facilities concurrently; however, the total parking requirements shall be the sum of the requirements for each individual use.
 3. Whenever shared parking is allowed under this section, the parking lot shall be signed so as to reasonably notify the public of the availability of use, and spaces shall not be assigned, allocated, or reserved between uses. (Also see YMC [15.06.060](#).)
 4. A parking easement approved by the administrative official shall be filed with the county auditor whenever two or more uses propose to share off-street parking facilities.
- D. Tandem Parking. Parking spaces in tandem, having a single means of ingress and egress, shall not be counted as two off-street parking spaces for the purpose of fulfilling the requirements of this chapter; except that each tandem space for single-family dwellings and duplexes residential uses shall be counted as a required parking space for every linear 20 feet.
- E. Compact Car Parking. For parking areas with twenty or more required parking spaces, up to fifteen percent of the required number of off-street parking spaces may be designed for compact car parking. Compact spaces shall be no less than eight feet by seventeen feet and each space must be labeled individually with a durable pavement marking "Compact."

15.06.140 Nonconforming parking.

A. Any use which, on the effective date of the ordinance codified in this section or any amendments hereto, is nonconforming in terms of required off-street parking facilities may continue in the same manner as if they were conforming; however, the number of existing off-street parking spaces shall not be reduced.

B. When an existing structure with nonconforming parking is expanded and additional parking is required, the additional parking spaces shall be provided in accordance with the provisions of this chapter; however, the number of additional spaces shall be computed only to the extent of the enlargement, regardless of whether or not the number of previously existing spaces satisfies the requirements of this chapter.

C. When the use of an existing lot or structure with nonconforming parking is changed to another use listed in Table 4-1, the nonconformity shall cease and the new use shall provide all the required off-street parking in accordance with the provisions of this chapter. However, this requirement may be waived by the administrative official for existing buildings and/or lots within the B-1, CBD or GC zoning districts, containing insufficient area to provide parking, provided the following factors are taken into consideration:

1. New use has similar parking requirements to the previously approved use;
2. The availability of on-street parking;
3. The availability of nearby off-street parking or other opportunities to conform to the parking standard, such as a shared parking agreement; and
4. Location of the business in proximity to the downtown business district exempt area (YMC 15.06.040(C)).

15.08.030 Development permit required.

No sign governed by this title shall be erected, structurally altered or relocated after the adoption without first receiving a development permit from the building official. All applications for a development permit under this chapter shall be reviewed for consistency with the standards of this chapter and other applicable chapters of the Yakima Municipal Code, according to sign type and other applicable regulations.

1. For ~~New Uses~~new freestanding signs and subdivision identification/signs. All on-premises freestanding signs and subdivision identification/use identification signs meeting the standards of this chapter ~~are considered Class (1) uses requiring Type (1)~~require Modification review under YMC Ch. 15.17 if proposed to be located in a parking space or drive aisle. On-premises signs not meeting the standards shall follow the procedures of YMC 15.08.170, and are otherwise not permitted. Off-premises signs and billboards are permitted as identified in YMC 15.08.130.

2. For Changes or Replacement of an Existing Sign. Structural changes to, or replacement of, an existing sign requires Type (1)-review and approval by the building official. ~~Changes to~~

~~the face or copy of a sign, provided such change does not change the material or appearance of the sign as originally permitted by the city does not require a Type (1) review, or permit.~~

15.08.060 Sign standards.

The provisions of this chapter and the requirements in Table 8-1, "Type and Number of Signs Permitted," Table 8-2, "Maximum Sign Area," and Table 8-3, "Sign Height and Setbacks," are established for all signs in the zoning districts indicated. All permitted signs are subject to the review procedures of this title and the standards of this section. ~~Signs for Class (1), (2) and (3) uses shall be subject to the same procedural and review requirements as the principal use.~~

15.08.140 Multiple-building complexes and multiple-tenant buildings.

A. Purpose. The following provisions shall apply to multiple-building complexes and multiple-tenant buildings in the ~~SCC, LCC, GC, and RD~~commercial and industrial districts. Tenants in such buildings or complexes may also have their own signs in accordance with the provisions of this chapter.

B. Number of Freestanding Signs. Each multiple-building complex shall be allowed one freestanding sign on each street frontage in accordance with Table 8-2. When the street frontage is longer than four hundred feet:

1. One additional freestanding sign shall be permitted for each additional four hundred feet of street frontage or part thereof; or
2. A single, larger freestanding sign can be erected in accordance with Table 8-2.

If option 1, as set forth in subsection (B)(1) of this section, is selected, no freestanding sign shall be placed closer than two hundred feet to any other freestanding sign or exceed the standards in Table 8-2. These provisions shall also apply to each multiple-tenant building, unless it is a part of a multiple-building complex.

The allowable freestanding sign(s) may be used to advertise one or more of the uses in the multiple-building complex or multiple-tenant building.

15.10.020 Administrative adjustment of some development standards authorized.

The purpose of this section is to provide flexibility by allowing certain development standards in YMC Chapters [15.05](#) through [15.08](#) to be administratively adjusted. A particular standard may be reduced or modified, so long as the administrative official determines that the adjustment and/or reduction is consistent with the intent and purpose of the standards, and will accomplish one or more of the following objectives:

- A. Allow buildings to be sited in a manner which maximizes solar access;
- B. Coordinate development with adjacent land uses and the physical features;
- C. Permit flexibility in the design and placement of structures and other site improvements that is the minimum adjustment necessary to accommodate the proposed structure or site improvement; or
- D. Allow development consistent with a specific subarea plan adopted by the appropriate jurisdiction.

Administrative adjustments of development standards shall be processed under Type (2) review for Class (1) and (2) uses, and under Type (3) review for Class (3) uses.

Administrative adjustments of development standards for signs in Chapter 15.08 shall be processed under Type (2) review.

The administrative official shall not have the authority to reduce the site design requirements for minimum lot size, building height, or subdivision requirements set forth in YMC [15.05.030](#) and Table 5-2; except as provided below:

- 1. Maximum building height may be increased to incorporate architectural building elements or mechanical equipment that:
 - a. Does not exceed more than a ten percent increase of the total building height; and
 - b. Does not cover more than fifty percent of the total roof area.

15.17.020 Modification to permitted development and uses regulated.

Minor changes to existing or approved Class (1), (2) or (3) uses or development may qualify for abbreviated review under the provisions in this chapter, if they meet the criteria listed below. Overlay districts shall not increase the level of review for the provisions of this chapter. Modifications not meeting the criteria below must apply directly for review as a Class (1), (2) or (3) use or development.

- A. The modification will not increase residential density that would require an additional level of review;
- B. The modification will not increase the amount of parking by more than ten percent or twenty spaces (whichever is least), except that the amount of parking for controlled atmosphere and cold storage warehouses may be increased by up to twenty spaces. This limit shall be calculated cumulatively for all previous modifications since the last normal review;
- C. Any expansion of use area or structure will not exceed fifty percent of the gross floor area. The expansion of an existing single-family home may exceed the fifty percent limit when all applicable setback and lot coverage standards are met. This limit shall be calculated cumulatively for all previous modifications since the last normal review;

- D. The modification will not increase the height of any structure;
- E. This limit shall be calculated cumulatively for all previous modifications since the last normal review;
- F. The modification will not add a drive-thru facility; and
- G. The modification does not include hazardous materials.

15.17.030 Exemptions.

Modifications to existing single-family homes and duplexes when Class (1) or (2) uses shall be exempt from the review processes of this chapter when in conformance with the standards of Table 5-1. For other exemptions from the review processes, see YMC [15.01.040\(A\)](#).