



**COMMUNITY DEVELOPMENT DEPARTMENT**  
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## **NOTIFICATION OF THE YAKIMA PLANNING COMMISSION'S RECOMMENDATION TO THE YAKIMA CITY COUNCIL**

**DATE:** March 13, 2025  
**TO:** Parties of Record  
**SUBJECT:** Notice of the Yakima Planning Commission's Recommendation  
**FILE #(S):** TXT#001-25, SEPA#001-25  
**APPLICANT:** City of Yakima Planning Division  
**PROJECT LOCATION:** Citywide

On March 12, 2025, the City of Yakima Planning Commission rendered its written recommendation on **TXT#001-25, SEPA#001-25**. Proposed non-project amendments to Title 14 and 15 of the Yakima Municipal Code.

A copy of the Planning Commission's Findings and Recommendation is enclosed.

The Planning Commission's Recommendation will be considered by the Yakima City Council in a public hearing to be scheduled. The City Clerk will notify you of the date, time, and place of the public hearing.

For further information or assistance, you may contact the City of Yakima Planning Division at (509) 575-6183 or email: [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov)

Eva Rivera  
Planning Technician

Date of Mailing: **March 13, 2025**  
Enclosures: Planning Commission's Recommendation



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**YAKIMA PLANNING COMMISSION  
RECOMMENDATION TO THE YAKIMA CITY COUNCIL  
FOR  
AMENDMENT TO YAKIMA MUNICIPAL CODE  
March 12, 2025**

**WHEREAS**, Pursuant to RCW 36.70A.130(1) the City is required to take legislative action to review and revise its development regulations in accordance with the Growth Management Act; and

**WHEREAS**, These updates to Yakima Municipal Code (YMC) Title 14 and 15 are considered to be a non-project application without a specific use or site plan to be considered; and

**WHEREAS**, Under the provisions of YMC Ch. 1.42 the Yakima Planning Commission is responsible for the review of amendments to the City's Yakima Zoning Ordinance, Subdivision Ordinance, and other land use matters, and for recommending the approval, modification, or denial of each amendment; and

**WHEREAS**, The Yakima Planning Commission held a study session to review the proposed amendments on October 9, 2024; and

**WHEREAS**, All required public notice for these amendments were provided, in accordance with the provisions of YMC Ch. 16.10, on January 17, 2025 and January 23, 2025; and

**WHEREAS**, SEPA Environmental Review for these updates was considered, a Determination of Nonsignificance was issued on January 27, 2025; and

**WHEREAS**, The Yakima Planning Commission held an open record public hearing on February 26, 2025, to hear testimony from the public, consider the amendments, and provide a recommendation to the Yakima City Council;

**Now therefore, the Yakima City Planning Commission presents the following findings and recommendation to the Yakima City Council:**

Based upon a review of the information contained in the application, staff report, exhibits, and other evidence presented at an open record public hearing held on February 26, 2025, the Planning Commission makes the following:

I. **PURPOSE AND DESCRIPTION OF PROPOSED AMENDMENTS:**

The complete track changes text can be found in Exhibit "A" and is incorporated herein by reference. A summary of the amendments is as follows:

I. YMC Chapter 15.02 – Definitions

- a. Removing some unused definitions from the Municipal Code

*Staff Analysis: There are a few definitions within the YMC that are no longer used or that have been consolidated into other definitions and can be removed from the Ordinance.*

II. YMC Chapter 15.04 – Table 4-1

- a. Amending several land use review types within the table.

*Staff Analysis: The Washington State Legislature recently passed SB 5290 (RCW 36.70B.080) which greatly altered the processing times for land use review applications throughout the State. Specifically Type 2 Reviews within the City have their review timelines reduced. In an effort to streamline issuance of permits and prevent bottlenecks of applications within the Planning Division, reexamining the uses within the table and reevaluate whether certain land uses can be moved to a Type 1 is consistent with the States effort to reduce processing timelines and the City Council's objective to streamline processing,*

III. YMC Chapter 15.11 – General Application Requirements

- a. Updating the language specific to Type 1, 2, and 3 reviews;  
b. Updating the notice requirements table;  
c. Updating the requirements for general site plan requirements;  
d. Removing the section for the detailed site plan form and contents;

*Staff Analysis: The requirements for a detailed site plan and a general site plan vary greatly, which has led to some confusion at the staff level and confusion with customers. Clarifying this from the ordinance will allow the Planning Division to work directly with the Engineering and Codes Division to develop a site plan checklist which meets the needs of the entire Community Development Department and better address customer concern. Site plan checklists will be managed by the Planning Division through internal policy action and available to the public at the permit counter prior to land use submittal.*

II. **YAKIMA COMPREHENSIVE PLAN 2040**

The proposed text amendments are consistent with the following goals and policies of the Comprehensive Plan 2040

Goal 2.1: Establish a development pattern consistent with the community's vision.

Policy 2.1.6: Adopt coordinated development regulations that facilitate Yakima's preferred land use pattern (e.g. allowed density, uses, and site provisions)

- Refine the land use code on an ongoing basis to make it user-friendly by employing simple language, easy to read charts, and illustrative graphics.
- Monitor and refine the land use code as needed to facilitate the preferred land use pattern and development character.
- Integrate an appropriate balance of predictability and flexibility when updating development regulations that allow ease of administration and interpretation and offer optional ways of meeting requirements when possible.

Goal 2.4. Downtown. Enhance the character and economic vitality of Yakima's Central Business District.

Policy 2.4.2. Land Uses - Maintain and strengthen downtown as the center for civic, retail, cultural, dining and entertainment activity in Yakima.

E. Emphasize storefronts with active uses (retail, food and drink, and entertainment) along strategic downtown core block frontages.

**III. YAKIMA PLANNING COMMISSION'S CONCLUSIONS**

1. No adverse impacts have been identified;
2. The proposed updates underwent Environmental Review;
3. The proposed amendments are consistent with the Yakima Urban Area Zoning Ordinance, 2040 Comprehensive Plan, and Housing Action Plan.

**MOTION**

Based on the testimony and evidence presented during this afternoon's public hearing, it was moved and seconded that Planning staff draft findings of fact and forward a recommendation of approval to the Yakima City Council. The motion carried 9-1.

**RECOMMENDATION TO CITY COUNCIL**

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed text amendments to the Yakima Municipal Code.

RECOMMENDED this 12th day of March, 2025.

By: \_\_\_\_\_

  
**Mary Place, Chair**  
**Yakima Planning Commission**

## Chapter 15.02

### DEFINITIONS

Sections:

- 15.02.010 Purpose.  
15.02.020 Definitions.

#### 15.02.010 Purpose.

This chapter provides definitions for the terms and phrases used in this title. Where any of these definitions conflict with definitions used in other titles of the city code, the definitions in this chapter shall prevail for the purpose of this title. (Ord. 2016-029 § 1 (Exh. A) (part), 2016: Ord. 2008-46 § 1 (part), 2008: Ord. 2947 § 1 (part), 1986).

#### 15.02.020 Definitions.

For the purpose of this title, certain abbreviations, terms, phrases, words and their derivatives shall be construed as specified herein unless the context requires a different meaning. Where terms are not defined, they shall have the ordinary accepted meaning within the context with which they are used. Where an activity or land use could fall under two definitions, the more specific shall apply. Webster's Ninth New Collegiate Dictionary, with the assistance of the American Planning Association's Planner Dictionary and Black's Law Dictionary, shall be the source for ordinary accepted meaning and for the definition of words not defined below. Specific examples are included as illustrations, but are not intended to restrict a more general definition.

"Bed and breakfast" means a residential structure providing individuals with lodging and meals for not more than thirty days. For home occupations, such uses are limited to having not more than five lodging units or guest rooms.

~~"Desktop publishing" means activity related to the use of computers in order to produce documents for personal use or for other uses.~~

#### General Retail Sales.

1. Twelve thousand square feet or less (not otherwise regulated) means the retail sales of merchandise in a store type setting where the building/structure's gross size is twelve thousand square feet or less.
2. Greater than twelve thousand square feet (not otherwise regulated) means the retail sales of merchandise in a store type setting where the building/structure's gross size is greater than twelve thousand square feet.

Land uses permitted under the above two categories include, but are not limited to:

Addressing, mailing, and stenographic services	Toy and hobby stores
Antique stores	Jewelry, watches, silverware sales and repair
Artist's supplies	Music stores/instrument sales and repair
Bakeries	Secondhand stores, <a href="#">pawnbroker</a>
Book stores	Paint, glass and wallpaper stores
Stationery and office supplies	Pet stores and supplies/grooming
Camera and photographic supplies	Printing, photocopy service
Clothing, shoes, and accessories	Sporting goods and bicycle shops
Computer and electronic stores	Video sales/rental

Collectables (cards, coins, comics, stamps, etc.)	Gift shops
Department stores	Discount store
Drug stores and pharmacies	Variety store
Fabric and sewing supplies, <a href="#">seamstress, tailor</a>	Specialty shops
Florist (indoor sales only)	Small appliances
Specialty food stores	TVs, business machines, etc., sales

“Mission” means a facility typically owned or operated by a public agency or nonprofit corporation, providing a variety of services for the disadvantaged, typically including but not limited to temporary housing for the homeless, dining facilities, health and counseling activities, whether or not of a spiritual nature, with such services being generally provided to the public at large. Mission uses shall be Class (2) uses within the GC general commercial, CBD central business district, and M-1 light industrial zoning districts as set forth in Table 4-1, YMC 15.04.030, and subject to a Type (3) review as set forth in Chapter 15.15 YMC with a development agreement incorporating applicable development standards and mitigations imposed by the hearing examiner. Effective as of and from August 24, 2015, any modification of an existing mission use shall be subject to the modification procedures and provisions of Chapter 15.17 YMC; provided, that any proposed modification that does not meet the criteria in YMC 15.17.040 for administrative review and approval shall be subject to a Type (3) review with a development agreement incorporating applicable development standards and mitigations imposed by the hearing examiner.

“Storage facilities, commercial outdoor” means a storage area designated as support facilities for commercial activities and used for the storage of retail materials which may be stored outdoor and screened by a, at minimum, a 6-foot tall view obscuring fence or wall.

“Storage facilities, residential mini-storage outdoor” means an outdoor area providing storage for residential goods and/or recreational vehicles and screened by, at minimum, a 6-foot tall view obscuring fence or wall.

Travel Agency. See “Professional business.”

**Chapter 14.15**  
**SHORT SUBDIVISION—PROCEDURE**

Sections:

- 14.15.010 Preliminary application for short subdivision—Requirements.
- 14.15.020 Criteria for approval.
- 14.15.030 Preliminary application—Time limitation.
- 14.15.040 Public notice of short plat application.
- 14.15.050 Administrator’s approval/disapproval.
- 14.15.060 Findings and conclusions.
- 14.15.070 Final short plat—Time limitation.
- 14.15.080 Land survey requirements.
- 14.15.090 Final short plat contents.
- 14.15.100 Approval of short subdivision—Recording.
- 14.15.110 Resubdivision restricted.
- 14.15.120 Short plat amendment/alteration.

**14.15.040 Public notice of short plat application.**

Within ten calendar days after the short subdivision application is determined to be complete, notice of the application shall be sent by first class mail to all owners, as shown on the records of the Yakima County assessor, of land located within three hundred feet of either (1) the land proposed to be subdivided, or (2) any land adjacent to the land proposed to be subdivided which is also owned by an owner of the land proposed to be subdivided. The notice of application will follow the notice requirements of Yakima Municipal Code Chapter 16.05 and may be either a postcard format or letter size paper. (Ord. 2011-08 § 1 (part), 2011: Ord. 2010-31 § 1, 2010: Ord. 98-65 § 2 (part), 1998. Formerly 14.15.050).

**14.15.050 Administrator’s approval/disapproval.**

Following the notice of application, the administrator shall approve, disapprove, or return for modification all preliminary short subdivision applications. In reaching the conclusion to approve or disapprove short subdivisions, the administrator shall determine whether the requirements of this title have been satisfied and make a formal written finding of fact as to whether the short subdivision is consistent with the standards of the city of Yakima zoning ordinance and urban area comprehensive plan. (Ord. 2011-08 § 1 (part), 2011: Ord. 98-65 § 2 (part), 1998. Formerly 14.15.040).

**Chapter 15.04**

**PERMITTED LAND USES**

Sections:

- 15.04.010 Purpose.
- 15.04.020 Land use classification system.
- 15.04.030 Table of permitted land uses.
- 15.04.040 Unclassified uses.
- 15.04.060 Accessory uses.
- 15.04.070 Overlays.
- 15.04.080 Drive-through facilities.
- 15.04.090 Yard sales.
- 15.04.100 Caretaker dwellings.
- 15.04.110 Swimming pools.
- 15.04.120 Home occupations.
- 15.04.130 Temporary use permits.
- 15.04.140 Temporary hardship unit permits.
- 15.04.150 Standards for mobile/manufactured home and tiny house communities.
- 15.04.160 Placement of mobile/manufactured homes in residential districts.
- 15.04.170 Placement of manufactured modular nonresidential structures.
- 15.04.190 Social card rooms.
- 15.04.200 State Fair Park—Exposition and Special Events Center.

**15.04.010 Purpose.**

For any particular district, there are some uses that are consistent with the intent and character of the zoning district; some uses that may be consistent if careful site design neutralizes the adverse characteristics of the use or site; and other land uses that, regardless of site design, are not consistent with the intent or character of the district. The purpose of this chapter is to establish the degree to which each land use is permitted in each district and establish the appropriate type of review for each land use in terms of the specific standards and requirements of each district. (Ord. 2016-029 § 1 (Exh. A) (part), 2016: Ord. 2008-46 § 1 (part), 2008: Ord. 2947 § 1 (part), 1986).

**15.04.020 Land use classification system.**

Land uses within each zoning district shall be classified into four principal categories which establish a class of use. The class of use generally corresponds to a type of review that is based on a level of review complexity. However, certain circumstances may alter the type of review due to a higher or lower complexity.

A. Class (1) uses are permitted, provided the district standards are met. The administrative official shall use the procedures in YMC Chapter 15.13 to review Class (1) uses and associated site improvements. Class (1) uses in certain situations may require a Type (2) review, as required by YMC 15.13.020. The procedures in YMC Chapter 15.14 shall be used to review and evaluate Class (1) uses that require a Type (2) review process.

B. Class (2) uses are generally permitted in the district. However, the compatibility between a Class (2) use and the surrounding environment cannot be determined in advance, and occasionally a Class (2) use may be incompatible at a particular location. Therefore, a Type (2) review by the administrative official is required in order to promote compatibility with the intent and character of the district and the policies and development criteria of the Yakima urban area comprehensive plan. The procedures in YMC Chapter 15.14 shall be used to review and evaluate Class (2) uses. In certain circumstances, the administrative official may require that a Class (2) use undergo a Type (3) review, as provided within this title.

C. Class (3) uses are generally not permitted in a particular district, but may be allowed by the hearing examiner after a Type (3) review and public hearing. The hearing examiner may approve, deny, or impose conditions on the proposed land use and site improvements to promote compatibility with the intent and character of the district and the policies and development criteria of the Yakima urban area comprehensive plan. The procedures in YMC



Chapter 15.15 shall be used to review and evaluate Class (3) uses or Class (2) uses that have been forwarded to the hearing examiner for review.

D. Uses Not Permitted. Any use listed in Table 4-1 and not classified as either a Class (1), (2), or (3) use in a particular district shall not be permitted in that district. A request for an unclassified use, under YMC 15.04.040, that is denied by the hearing examiner is considered as a use not permitted.

E. Multiple Uses. When two or more uses are proposed for the same project, the entire project shall be subject to the type of review required by the highest classified use, Class (3) uses being higher than Class (2), and Class (2) uses being higher than Class (1).

F. Administrative Official’s Determination of Table of Permitted Land Uses.

1. The administrative official shall be authorized to determine whether a new or expanded use not otherwise identified in Table 4-1, Permitted Land Uses, is consistent with or similar to those already provided for within the table.

2. In the event that an applicant is aggrieved by a verbal determination of the administrative official, the applicant may submit a request for a written determination to the city of Yakima planning division.

3. If the administrative official cannot conclusively determine that a new or expanded use is consistent with or similar to those identified within Table 4-1, the determination may be referred to the hearing examiner for an interpretation as provided for in YMC Ch. 15.22. (Ord. 2016-029 § 1 (Exh. A) (part), 2016: Ord. 2008-46 § 1 (part), 2008: Ord. 3019 § 12, 1975; Ord. 2947 § 1 (part), 1986).

**15.04.030 Table of permitted land uses.**

Table 4-1 titled “Permitted Land Uses” is incorporated as part of this section. Each permitted land use listed in Table 4-1 is designated a Class (1), (2), or (3) use for a particular zoning district. In addition, some Class (1) uses may require Type (2) review in accordance with YMC 15.04.020. All permitted land uses and associated site improvements are subject to the design standards and review procedures of this title.

**Table 4-1. Permitted Land Uses**

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
<b>AGRICULTURAL (COMMERCIAL)</b>															
Agriculture, Horticulture, General Farming (not feedlots or stockyards) (*)	1									1				1	1
Agricultural Building (*)	1									1				1	1
Agricultural Chemical Sales/Storage										1				1	1
Agricultural Market (*)	1						1	1	1		1	1	1	1	
Agricultural Stand (*)	1													1	1
Agricultural Related Industries (*)	2									1				1	1
Animal Husbandry (See YMC 15.09.070) (*)	1	2												1	1
Concentrated Feeding Operation (*)	3														
Floriculture, Aquaculture	1													1	1
Fruit Bin Sales/Storage	3									2				1	1

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	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Marijuana Production (**)														1	1
Winery and Brewery—Basic (*)										2	3		3	1	2
Resort/Destination w/on-site agricultural production (*)	2	3		3							3	3	3	3	
Resort/Destination (*)	2	3		3							1	1	1	3	
Retail (*)								1	1		1	1	1	1	2
<b>AMUSEMENT AND RECREATION</b>															
Aquatic Center									3		3	3	1	2	
Amusement Park (Permanent) (*)									3		3	3	1	3	
Bowling Alleys						12		12	12		1	1	12	3	
Campground (*)	3										2				
Children's Outdoor Recreation Center* (More than 500 ft. from abutting residential and not containing a go-cart track)											12		12		
Children's Outdoor Recreation Center* (Less than 500 ft. from abutting residential and/or containing a go-cart track)											3		12		
Drive-In Theatres	3										12		12	12	
Exercise Facilities				12	1	1		1	1	2	1	1	1	12	
Horse Racing Tracks, Speedways													3	3	
Game Rooms, Card Rooms, Electronic Game Rooms (*)								3	12	1	12	12	12		
Golf Courses, Clubhouses, Golf Driving Ranges	3	3	3	3									12		
Miniature Golf Courses						3		3	1		1	1	1		
Movie Theatres, Auditoriums, Exhibition Halls								3	1		1	1	1		
Parks (*)	2	2	2	2	12	12	12	12	12		12	12	1	32	32
Roller Skating or Ice Skating Rink									12		12	1	1	2	
Sports Facility (indoor)								12	12		1	12	1	12	
Social Card Rooms (See YMC 15.09.090) (*)								3	3		3	3			
State Fair Park	(See YMC 15.04.200)														
<b>COMMUNITY SERVICES</b>															
Cemetery/Crematorium with Funeral Home	3	3	3	3	3									3	
Funeral Home not associated with Cemetery/Crematorium	3				12	12		12	1		1	1	12	12	
Churches, Synagogues, and Temples (*)	2	2	2	2	12	12	1	12	12		1	1	2	2	
Community Center (*) Meeting Halls, Fraternal Organizations	2	2	2	2	12	12	12	12	12		1	1	2	2	

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	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Community Gardens (*) (if accessory to an approved principal use) (See YMC 15.04.060(G))	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Community Gardens (*) (with planting area of one-quarter acre or less)	1	1	1	1	1	1		1	1	1	1	1		1	
Community Gardens (*) (with planting area of more than one-quarter and up to one-half acre)	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>		<u>12</u>	<u>12</u>	<u>12</u>	1	<u>12</u>		2	
Community Gardens (*) (with planting area of more than one-half acre up to one acre)	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>		<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>		2	
Day Care Facilities (not home occupation): Family In-Home (*)	1	2	2	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	1		1	1			
Day Care Center (*)	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	1	1	<u>12</u>	1	1		1	1	<u>12</u>	1	
Public Facility (*)	3	3	3	3	<u>12</u>	<u>12</u>		<u>12</u>	<u>12</u>	1	1	1	1	1	1
Hospital (*) Outside Institutional Overlay	3	3	3	3	3						3	3		3	
Correctional Facilities	3										3	3	3	3	3
Libraries	3	3	3	2	1	<u>12</u>	1	1	1		1	1	1		
Museums, Art Galleries		3	3	<u>12</u>	1	<u>12</u>	1	1	1	1	1	1	1		
Schools															
Elementary and Middle	3	3	3	3	3	3					1	3			
Senior High School	3	3	3	3	3	3					3	3			
Business Schools (*)	3	3	3	3	3	3		<u>12</u>	<u>12</u>	1	1	1	<u>12</u>	<u>12</u>	
Community College/University—Inside Institutional Overlay	(See YMC Chapter 15.31)														
Community College/University—Outside Institutional Overlay	3	3	3	3	3	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	3	<u>12</u>	<u>13</u>	<u>12</u>	<u>12</u>	
Vocational Schools (*)	3	3	3	3	3	<u>12</u>		<u>12</u>	<u>12</u>	1	1	1	<u>12</u>	<u>13</u>	
Wastewater Sprayfield (*)	3													3	3
Zoo (*)	3							3	3		3		3		
<b>HEALTH AND SOCIAL SERVICE FACILITY</b>															
Group Homes (six or fewer), Adult Family Home (*)	1	1	1	1	1	1					1	1			
Treatment Centers for Drug and Alcohol Rehabilitation					3	3		3	3		3	3	3	3	
Congregate Living Facility up to 10 (*)	3	3	3	3	<u>12</u>	<u>12</u>					1	<u>12</u>	1		
Congregate Living Facility 11+	3	3	3	3	3	3					<u>12</u>		<u>12</u>		
Halfway House (*)				2							3	3			
Group Homes (more than six), Convalescent and Nursing Homes (*)			3	2	<u>12</u>	<u>12</u>					3	3			
Mission (*) (with Type (3) review, and development agreement—see definition)											2	2		2	
<b>MANUFACTURING</b>															

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	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Agricultural Product Support										<u>1</u>	<u>12</u>	<u>12</u>	<u>12</u>	1	1
Aircraft Parts										1			<u>12</u>	1	1
Apparel and Accessories										<u>1</u>	3	<u>12</u>	<u>12</u>	1	1
Bakery Products (wholesale)							<u>12</u>	<u>1</u>	<u>12</u>	<u>1</u>	<u>12</u>	<u>12</u>	<u>12</u>	1	1
Beverage Industry (*)										<u>1</u>	<u>12</u>	<u>12</u>	<u>12</u>	1	1
Canning, Preserving and Packaging Fruits, Vegetables, and Other Foods													<u>12</u>	1	1
Cement and Concrete Plants														3	1
Chemicals (Industrial, Agricultural, Wood, etc.)														3	1
Concrete, Gypsum and Plaster Products										<u>12</u>				1	1
Confectionery and Related Products (wholesale)						<u>12</u>		<u>12</u>	<u>12</u>		1	1	<u>12</u>	1	1
Cutlery, Hand Tools and General Hardware										1			3	1	1
Drugs										1	<u>12</u>		<u>12</u>	1	1
Electrical Transmission and Distribution Equipment										1		<u>12</u>	3	1	1
Electronic Components and Accessories and Product Assembly										1	<u>12</u>	<u>12</u>	3	1	1
Engineering, Medical, Optical, Dental, Scientific Instruments and Product Assembly										1		<u>12</u>	<u>12</u>	1	1
Fabricated Structural Metal Products										<u>12</u>	3	3		1	1
Food Processing											<u>3</u>	<u>12</u>	3	1	1
Furniture										<u>12</u>		3	<u>12</u>	1	1
Glass, Pottery, and Related Products and Assembly											<u>12</u>	<u>12</u>	<u>12</u>	1	1
Grain Mill Products											3			1	1
Heating Apparatus Wood Stoves														1	1
Leather Products												3	1	1	1
Leather Tanning and Finishing														1	1
Machinery and Equipment										1	<u>12</u>			1	1
Marijuana Processing (**)														1	1
Marijuana Research (**)														1	1
Meat, Poultry and Dairy Products														1	1
Paints, Varnishes, Lacquers, Enamels and Allied Products														3	1
Paperboard Containers and Boxes										1	3			1	1
Plastic Products and Assembly										1	<u>32</u>			1	1

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	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Prefabricated Structural Wood Products and Containers										1				1	1
Printing, Publishing and Binding										1	3		2	1	1
Printing Trade (service industries)						<u>12</u>		<u>12</u>	<u>12</u>		1	1	2	1	<u>1</u>
Recycling Processing Center (*)												3		1	<u>1</u>
Rendering Plants, Slaughter Houses															3
Rubber Products										1				<u>12</u>	1
Sign Manufacturing and Product Assembly (*)									<u>12</u>	1	1			1	1
Sawmills and Planing Mills														<u>32</u>	1
Sheet Metal and Welding Shops										<u>1</u>	<u>12</u>			1	1
Stone Products (includes finishing of monuments for retail sale)						<u>12</u>			<u>1</u>	1	<u>12</u>	<u>12</u>	3	1	1
Transportation Equipment, Including Trailers and Campers										<u>1</u>	<u>1</u>		2	1	1
Woodworking: Cabinets, Shelves, etc.									3	1	<u>12</u>	<u>1</u>	2	1	1
<b>MINING/REFINING/OFF-SITE HAZARDOUS WASTE TREATMENT</b>															
Asphalt Paving and Roofing Materials, Rock Crushing	3													3	1
Mining Including Sand and Gravel Pits (*)	3													3	3
Stockpiling of Earthen Materials (*)	<u>32</u>	<u>32</u>	<u>32</u>	<u>32</u>	1	1	1	1	1	1	1	1		1	1
Off-Site Hazardous Waste Treatment and Storage Facilities (*)														3	3
<b>RESIDENTIAL</b>															
Accessory Uses (*)	See YMC 15.04.060														
Detached Single-Family Dwelling (*)	1	1	1	1	3	3	1	3	3		3		3		
Accessory Dwelling Unit (*) (See YMC 15.09.045)	<u>12</u>	<u>12</u>	1	1	1	1	1	1	1		1		1	1	
Existing or New Detached Single-Family Dwelling on Existing Lots of 8,000 Square Feet or Less											1		1	1	
Detached Single-Family Dwelling (zero lot line) (*) (See YMC 15.09.040)	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	3	3	1	3	3		3		3		
Attached Single-Family Dwelling, Common Wall (*)	<u>12</u>	<u>12</u>	1	1	3	3	1	<u>12</u>	<u>12</u>		<u>12</u>		<u>12</u>		
Two-Family Dwelling (Duplex) (*)	<u>13</u>	<u>12</u>	1	1	<u>12</u>	<u>12</u>	1	<u>12</u>	<u>12</u>		1		<u>12</u>		
<del>Two-Family Dwelling (Duplex) (*) on Corner Lots in a New Subdivision</del>	<del>4</del>	<del>4</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>
Converted Dwelling (*)	<u>13</u>	<u>12</u>	1	1	1	1	1	<u>12</u>	<u>12</u>		1	1			
Cottage Housing (*) (See YMC 15.09.035)		<u>12</u>	1	1	1	1		<u>12</u>	<u>12</u>		<u>12</u>		<u>12</u>		
Multifamily Development (*) 0—7 DU/NRA		<u>12</u>	1	1	<u>12</u>	<u>12</u>		<u>12</u>	<u>12</u>		<u>12</u>	<u>12</u>	<u>12</u>		

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8—12 DU/NRA			<u>12</u>	1	<u>12</u>	<u>12</u>		<u>12</u>	<u>12</u>		<u>12</u>	<u>12</u>	<u>12</u>		
13+ DU/NRA			<u>12</u>	1	<u>12</u>	<u>12</u>		<u>12</u>	<u>12</u>		<u>12</u>	<u>12</u>	<u>12</u>		
Mixed-Use Building					1	1		1	1		1	1	1		
Planned Development (*)	See YMC 15.28														
Mobile Home Communities (*)	3			2							<u>32</u>				
Tiny House Communities (*)			2	1	<u>12</u>	<u>12</u>		<u>12</u>	<u>12</u>		<u>12</u>				
Mobile Home (*) or Manufactured Homes (*)	See YMC 15.04.160														
Retirement Homes (*)	<u>12</u>	<u>1</u>	3	1	3						1	1			
Temporary Hardship Units (See YMC 15.04.140)	2	2	2	2	2	2		2	2		2	2		2	
<b>RETAIL TRADE, AND SERVICE</b>															
Adult Business Uses	See YMC 15.09.200														
Animal Clinic/Hospital/Veterinarian (*)	3				<u>12</u>	<u>12</u>		<u>12</u>	1	<u>12</u>	1	1		1	
Auction House for Goods (*)	3					<u>12</u>		<u>12</u>	<u>12</u>		1	1	2	1	1
Auction House for Livestock (*)	3													<u>12</u>	<u>12</u>
Automotive															
Automotive Dealer New and Used Sales						<u>32</u>		<u>32</u>	<u>32</u>		1	3	1	1	
Weekend Automobile and Recreational Vehicle (RV) Sales									1		1		1		
Automotive: Car Wash/Detailing						<u>12</u>		1	1	1	1		1	<u>12</u>	
Parking Lots and Garages					<u>12</u>	1		1	1	1	1	1	1	1	
Maintenance and Repair Shops						2		1	1	2	1	2	<u>3</u>	1	2
Paint and Body Repair Shops						2		2	1		1		<u>3</u>	1	2
Parts and Accessories (tires, batteries, etc.)						2		1	1	1	1	<u>12</u>	1	<u>12</u>	
Towing Services										1	3		<u>3</u>	1	1
Wrecking and Dismantling Yard (*) and Hulk Haulers (*)														3	1
Bail Bonds											1	1	1		
Beauty and Barber Shops					<u>12</u>	1	<u>12</u>	1	1	1	1	1	1	<u>12</u>	
Short Term Rental (*)	<u>32</u>	<u>32</u>	<u>32</u>	<u>32</u>	<u>32</u>			<u>32</u>	<u>32</u>		<u>32</u>	1			
Boats and Marine Accessories						<u>12</u>		<u>12</u>	1		1		1	1	
Butcher Shop						1		1	1		1	2	2	1	
Commercial Services (*)					<u>12</u>	1	<u>12</u>	1	1		1	1	1	<u>12</u>	
Communication Towers (*)	(See YMC Chapter 15.29)														

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	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Convenience Store— <del>Closed 10:00 p.m. to 6:00 a.m.</del>						1	<u>12</u>	1	1	1	1	1	1	<u>12</u>	
<del>Convenience Store—Open 10:00 p.m. to 6:00 a.m.</del>	-	-	-	-	-	2	-	2	2	4	4	2	4	2	-
Pet Day Care/Animal Training (*)	<u>12</u>					1		1	1	<u>12</u>	1		1	<u>12</u>	
Farm and Implements, Tools and Heavy Construction Equipment										1	2		3	1	1
Farm Supplies								<u>12</u>	<u>12</u>	1	1		<u>12</u>	1	
Financial Institutions					1	1		1	1	1	1	1	1		
Fuel Oil and Coal Distributors										1	<u>12</u>			1	1
Furniture, Home Furnishings, Appliances						1		1	1	1	1	1	1		
General Hardware, Garden Equipment, and Supplies						2	1	1	1	1	1	1	1	1	
General Retail Sales <del>12,000 sq. ft. or less</del> (not otherwise regulated) (*)					<u>12</u>	1		1	1	1	1	1	1	3	
<del>General Retail Sales greater than 12,000 sq. ft. (not otherwise regulated) (*)</del>	-	-	-	-	-	2	-	4	4	4	4	4	4	3	-
Heating and Plumbing and Electrical Equipment Stores						<u>12</u>		<u>12</u>	1	1	1	1	1	<u>1</u>	
Heavy Equipment Storage, Maintenance and Repair										1				1	1
Kennels (*)	2													2	2
Laundries, Laundromats and Dry Cleaning Plants						<u>12</u>	<u>12</u>	1	1	1	1	<u>12</u>		1	
Liquor Stores						<u>12</u>		<u>12</u>	1		1	1	1		
Locksmiths and Gunsmiths						1	<u>12</u>	1	1	1	1	<u>12</u>		1	
Lumber Yards								<u>12</u>	1	<u>1</u>	1			1	1
Marijuana Retail (**)						1		1	1		1	1	1		
Massage Therapy/Spa (*)					1	1	1	1	1	1	1	1	1		
Mobile Vendor	See YMC Ch. 5.57														
Motels and Hotels								<u>12</u>	1	1	1	1	1		
Extended Stay Hotel/Motel*								<u>12</u>	1	<u>12</u>	<u>12</u>	3	3		
Night Clubs/Dance Establishments								<u>12</u>	1		1	1	1	1	
Nursery (*)	<u>12</u>					1		1	1	1	1		1	1	
Offices and Clinics				3	1	1		1	1	1	1	1	1	<u>12</u>	
Office Contractor Building and Trade (Plumbing, Heating, Electrical, and Painting)				3	1	1		1	1	1	1	1	1	1	
Outdoor Advertising (Billboards)	See YMC 15.08.130														
<del>Pawn Broker</del>						<u>12</u>		1	1		1	<u>12</u>	1		

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	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Radio/TV Studio	3				<u>12</u>	<u>12</u>		1	1		1	1		<u>12</u>	
Recycling Drop-Off Center (*)						1		<u>12</u>	<u>12</u>		1	1	1	1	
Rental: Auto, Truck, Trailer, Fleet Leasing Services with Storage					3	<u>12</u>			1	<u>12</u>	1	<u>12</u>	<u>12</u>	1	<u>12</u>
Rental: Heavy Equipment (except automotive) with Storage														1	1
Rental: Heavy Equipment (except automotive) without Storage											1	<u>12</u>	3	<u>12</u>	<u>1</u>
Repairs: Small Appliances, TVs, Business Machines, Watches, etc.						1	<u>12</u>	1	1	1	1	<u>12</u>	1	1	
Repairs: Reupholstery and Furniture						1		1	1	1	1	1	1	1	
Repairs: Small Engine and Garden Equipment						<u>12</u>	<u>12</u>	<u>12</u>	1	1	1	<u>12</u>		1	
Restaurant (*)					<u>12</u>	1	<u>1</u>	1	1	1	1	1	1	1	
Seamstress, Tailor						<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	
Service Station (*) Closed Between 10:00 p.m. and 6:00 a.m. (*)						<u>12</u>		1	1	1	1	1	1	1	
Service Station (*) Open Between 10:00 p.m. and 6:00 a.m. (*)					3			<u>12</u>	<u>12</u>	1	1	<u>12</u>	1	<u>12</u>	
Shooting Ranges (indoor)								3	3		3	3		1	
Signs, Printed, Painted or Carved						<u>12</u>			<u>12</u>	1	1	<u>12</u>		1	1
Taverns (*) and Bars						1	<u>12</u>	1	1	1	1	1	1	1	
Technical Equipment Sales (*)					<u>12</u>	1	<u>12</u>	1	1	1	1	1	1	1	
Truck Service Stations and Shops											3		<u>12</u>	1	1
Truck (Large), Manufactured Home and Travel Trailer Sales											1		3	1	
Waste Material Processing and Junk Handling (*)														3	1
<b>TRANSPORTATION</b>															
Bus Terminals										1	1	1	1	1	1
Bus Storage and Maintenance Facilities														1	1
Transportation Brokerage (*) Offices, with Truck Parking									<u>12</u>		<u>12</u>			1	1
Contract Truck Hauling, Rental of Trucks with Drivers											1			1	1
Air, Rail, Truck Terminals (for short-term storage, office, etc.)										1		<u>12</u>		1	1
Railroad Switch Yards, Maintenance and Repair Facilities, etc.														1	1
Taxicab Terminals, Maintenance and Dispatching Centers, etc.									3		3			1	
Airport Landing Field										1					
Airport Operations (*)										1					



	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
<b>UTILITIES</b>															
Power Generating Facilities													3	<del>2</del> 1	1
Utility Services (substations, etc.)	3	3	3	3	3	3		3	3		3			1	1
<b>WHOLESALE TRADE—STORAGE</b>															
Warehouses (*)									3	1	2	2		1	1
Wholesale Trade (*)									2	1	1	2	<del>1</del>	1	1
Storage Facilities, Bulk (*)										1	2			1	1
Storage Facilities, Commercial (*)									3	1	<del>3</del> 2		3	1	1
<u>Storage Facility, Commercial Outdoor*</u>									<del>3</del>	<del>1</del>	<del>3</del>			<del>1</del>	<del>1</del>
Residential Mini-Storage (*) <u>(See YMC § 15.04.085)</u>				3		3				1	<del>3</del> 2		3	1	1
<u>Residential Mini-Storage Outdoor* (See YMC § 15.04.085)</u>				<del>3</del>		<del>3</del>				<del>1</del>	<del>3</del>			<del>1</del>	<del>1</del>
* Refers to a definition in YMC Chapter 15.02. ** See YMC 15.09.220 for general development requirements for marijuana uses. = Not Permitted 1 = Class (1) Permitted Use 2 = Class (2) Requires an Administrative Review by the Administrative Official 3 = Class (3) Requires a Public Hearing by the Hearing Examiner															

(Ord. 2022-011 § 1 (Exh. A), 2022; Ord. 2020-001 § 1 (Exh. A) (part), 2020; Ord. 2019-044 § 1 (Exh. A) (part), 2019; Ord. 2018-047 § 1 (Exh. A) (part), 2018; Ord. 2016-029 § 1 (Exh. A) (part), 2016; Ord. 2016-018 § 1, 2016; Ord. 2016-008 §§ 3, 4, 2016; Ord. 2015-036 § 2, 2015; Ord. 2015-022 § 3 (Exhs. A, B), 2015; Ord. 2014-030 § 2, 2014; Ord. 2012-34 § 1, 2012; Ord. 2011-52 § 3, 2011; Ord. 2011-12 § 2, 2011; Ord. 2010-16 § 2, 2010; Ord. 2008-46 § 1 (part), 2008; Ord. 2005-81 § 2, 2005; Ord. 2002-53 § 3, 2002; Ord. 2001-04 § 6 (Att. B), 2001; Ord. 98-61 § 2, 1998; Ord. 98-59 § 2, 1998; Ord. 95-36 § 2, 1995; Ord. 95-13 §§ 3, 4, 1995; Ord. 93-81 § 16, 1993; Ord. 3016 § 6, 1988; Ord. 3019 § 13, 1987; Ord. 2497 § 1 (part), 1986).

**Chapter 15.11**

**GENERAL APPLICATION REQUIREMENTS**

Sections:

- 15.11.010 Purpose.
- 15.11.020 Application requirements.
- 15.11.030 General site plan form and contents.
- ~~15.11.040 Detailed site plan form and contents.~~
- 15.11.050 Preapplication conference.
- 15.11.060 Filing an application.
- 15.11.070 Processing applications.
- 15.11.080 Notice requirements.
- 15.11.090 Fee schedule and administration.
- 15.11.100 Master applications.

**15.11.010 Purpose.**

The purpose of this chapter is to specify the general procedures to be followed when processing applications. Additional procedures for particular types of development review are contained in specific sections of this title. (Ord. 2016-029 § 1 (Exh. A) (part), 2016: Ord. 2008-46 § 1 (part), 2008: Ord. 2947 § 1 (part), 1986).

**15.11.020 Application requirements.**

All applications shall comply with the following requirements:

- A. Applications shall be in writing on forms provided by the department;
- B. Each submitted land use application shall be completed in its entirety, and contain all narratives, supplemental narratives, site plans, or other required attachments as specified by the pertinent application. For all Planning Applications Type (1), or (2) reviews for developed sites for which there is limited proposed change, the application shall include a general site plan in print or digital form in conformance with YMC 15.11.030; provided, the administrative official at their discretion may require additional information to clarify the application or determine compliance with the provisions of this title. ~~For Type (3) review, the application shall include a detailed site plan in conformance with YMC 15.11.040;~~
- C. All applications, including a Type (1) review, shall be signed by the property owner or his agent authorized in writing to do so;
- D. Applications shall be accompanied by the appropriate fee as established by ordinance;
- E. An application is not complete unless it includes all required information, attachments and fees. No application shall be considered officially filed until accepted as complete by the division; and
- F. All aApplications for Type (2) and (3) reviews shall include a minimum eleven-inch by seventeen-inch reproducible copy of the site plan in print or digital form. In the event of expanded review, additional copies may be required at the applicant's expense. Site plans shall be developed in accordance with YMC 15.11.030 ~~or 15.11.040,~~ as applicable.

**Table 11-1. Notice Requirements**

	Notice of Application	Notice of Hearing Examiner or Yakima Planning Commission Public Hearing	Notice of Recommendation/Decision	City Council Hearing
<b>Type (1) Review</b>	(Not Required)	(Not Required)	Notice of Decision • Applicant	(Not Required)

	Notice of Application	Notice of Hearing Examiner or Yakima Planning Commission Public Hearing	Notice of Recommendation/Decision	City Council Hearing
<b>Type (2) Review</b>	<ul style="list-style-type: none"> <li>• Applicant</li> <li>• Property owners within 300-foot radius</li> <li>• City In-house Distribution List</li> </ul>	(Not Required)	Notice of Decision <ul style="list-style-type: none"> <li>• Parties/agencies who received the Notice of Application</li> <li>• Any additional parties of record</li> </ul>	(Not Required)
<b>Type (3) Review</b>	<ul style="list-style-type: none"> <li>• Applicant</li> <li>• Parties of Record</li> <li>• Property owners within 300-foot radius</li> <li>• City In-house Distribution List</li> <li>• Posting is required prior to issuance of notice</li> </ul>	(at least 20 days prior to hearing) <ul style="list-style-type: none"> <li>• Applicant</li> <li>• Parties/agencies who received the Notice of Application</li> <li>• Any additional parties of record</li> <li>• Local Media</li> <li>• Hearing Examiner or Yakima Planning Commission</li> <li>• Publish legal ad in the newspaper</li> </ul>	Notice of Decision (mail 3 days after it is rendered) <ul style="list-style-type: none"> <li>• Certified mail to applicant</li> <li>• Regular mail to parties and agencies who received the Notice of Application</li> <li>• Any additional parties of record</li> </ul>	(Not Required)
<b>Appeals</b> For SEPA appeal see YMC Ch. 6.88	Notice of Appeal of Administrative Official's Decision and Public Hearing <ul style="list-style-type: none"> <li>• Appellant</li> <li>• The official whose decision is being appealed</li> <li>• Parties/agencies who received the Notice of Application</li> <li>• Posting property and publishing a legal ad is required</li> </ul> Notice of Appeal of Hearing Examiner's Decision <ul style="list-style-type: none"> <li>• Appellant</li> <li>• The official whose decision is being appealed</li> <li>• Parties and agencies who received the Notice of Application</li> </ul>	See Notice of Application	Notice of Hearing Examiner's Decision <ul style="list-style-type: none"> <li>• Certified mail to applicant</li> <li>• Regular mail to parties and agencies who received the Notice of Application</li> <li>• Any additional parties of record</li> </ul>	<ul style="list-style-type: none"> <li>• <del>City Clerk will publish legal ad and send notice to the following:</del></li> <li><del>-Appellant</del></li> <li><del>-Official whose decision is being appealed</del></li> <li><del>-Hearing Examiner</del></li> <li><del>-Parties and agencies who received the Notice of Application</del></li> <li><del>-Any additional parties of record</del></li> <li><del>(Not Applicable)</del></li> </ul>
<b>Cell Tower</b>	See YMC 15.29.040 Table 29-1			
<b>Planned Development</b>	<ul style="list-style-type: none"> <li>• Applicant</li> <li>• Property owners within 300-foot radius</li> <li>• City In-house Distribution List</li> <li>• Posting is required prior to issuance of notice</li> </ul>	(at least 20 days prior to hearing) <ul style="list-style-type: none"> <li>• Applicant</li> <li>• Parties/agencies who received the Notice of Application</li> <li>• Any additional parties of record</li> <li>• Local Media</li> <li>• Hearing Examiner or Yakima Planning Commission</li> <li>• Publish legal ad in the newspaper</li> </ul>	Notice of Recommendation <ul style="list-style-type: none"> <li>• Regular mail to applicant and parties of record</li> </ul> Notice of Decision <ul style="list-style-type: none"> <li>• Applicant receives cover letter with ordinance if approved or Council's findings if denied</li> </ul>	<ul style="list-style-type: none"> <li>• City Clerk will publish legal ad and send notice to the following:</li> <li>- Applicant</li> <li>- Parties/agencies who received the Notice of Application</li> <li>- Any additional parties of record</li> </ul>
<b>Rezone</b>	<ul style="list-style-type: none"> <li>• Applicant</li> <li>• Property owners within 300-foot radius</li> <li>• City In-house Distribution List</li> </ul>	(at least 20 days prior to hearing) <ul style="list-style-type: none"> <li>• Applicant</li> </ul>	Notice of Recommendation <ul style="list-style-type: none"> <li>• Regular mail to applicant and parties of record</li> </ul> Notice of Decision	<ul style="list-style-type: none"> <li>• City Clerk will publish legal ad in the newspaper and send notice to the following:</li> <li>- Applicant</li> </ul>

	Notice of Application	Notice of Hearing Examiner or Yakima Planning Commission Public Hearing	Notice of Recommendation/Decision	City Council Hearing
	• Posting is required prior to issuance of notice	• Parties/agencies who received the Notice of Application • Any additional parties of record • Local Media • Hearing Examiner or Yakima Planning Commission • Publish legal ad in the newspaper	• Applicant receives cover letter with ordinance if approved or Council's findings if denied	- Parties/agencies who received the Notice of Application - Any additional parties of record
<b>Comprehensive Plan Amendment</b>	See YMC Ch. 16.10			
<b>Right-of-Way Vacation</b>	See YMC Ch. 14.21			
<b>SEPA</b>	See YMC Ch. 6.88			
<b>Shoreline</b>	See YMC Ch. 17.13 and WAC 173-27-110			
<b>Subdivisions</b>	See YMC Title 14 and RCW 58.17			

Per YMC 15.01.060, in the case of conflicts between the text, maps and tables of this title, the text shall govern unless otherwise stated. Notice requirements for master applications will vary.

(Ord. 2020-001 § 1 (Exh. A) (part), 2020: Ord. 2019-044 § 1 (Exh. A) (part), 2019: Ord. 2016-029 § 1 (Exh. A) (part), 2016: Ord. 2008-46 § 1 (part), 2008: Ord. 93-81 § 45, 1993: Ord. 3245 § 2, 1990: Ord. 2947 § 1 (part), 1986).

**15.11.030 General site plan form and contents.**

A. General Site Plan Form. All general site plans shall be drawn to scale and be legibly drawn or prepared in a reproducible printed or digital form. Unless otherwise requested or authorized by the administrative official, the paper size for ~~Type (1) all land use review applications~~ shall be ~~eight and one-half inches by eleven inches and, for Type (2) review, eleven inches by seventeen inches.~~ The scale of the drawing shall be a standard engineering scale and shall reasonably utilize the media's size. A list of all site plan content requirements is kept on file within the Planning Division and available with all land use application or upon request.

~~B. General Site Plan Contents. The general site plan shall include - the legal description of the land; north arrow and scale of drawing; name of applicant and project name; actual dimensions and shape of the lot to be built upon; the sizes and location of existing structures on the lot to the nearest foot; the location and dimensions of proposed structures and uses; the size and location of utilities, parking circulation plan, proposed landscaping and sitescreening;-~~

~~\_\_\_\_\_ and the location of ingress and egress.~~

A detailed site plan for development in the floodplain overlay shall also include the following information:

1. Elevation in relation to the one-hundred-year flood level of the lowest floor (including basement) of all structures;
2. Elevation in relation to mean sea level of any structure that has been floodproofed;
3. Certification by a registered professional engineer or architect that established floodproofing standards have been met;
4. Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development; and

~~5. Any other site plan requirements identified in YMC Ch. 15.27 Part Four.~~ The site plan shall also include any other information required by the division or administrative official to clarify the proposal, assess its impacts, or determine compliance with this title. (Ord. 2016-029 § 1 (Exh. A) (part), 2016: Ord. 2008-46 § 1 (part), 2008: Ord. 2947 § 1 (part), 1986. Formerly 15.11.040).

**15.11.040 — Detailed site plan form and contents.**

~~A. Detailed Site Plan Form. All detailed site plans shall be legibly drawn to scale, and be prepared in a reproducible printed or digital form. Unless otherwise requested or authorized by the division, the paper size shall be eleven inches by seventeen inches or larger. The scale of the drawing shall be a standard engineering scale and shall reasonably utilize the media's size. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire site.~~

~~B. Detailed Site Plan Contents. The detailed site plan shall show the following where applicable:~~

- ~~1. The boundaries of the site;~~
- ~~2. Names and dimensions of all existing streets bounding or touching the site;~~
- ~~3. The location, shape, size, height, and types of all existing and proposed structures and the boundary lines of all proposed and existing lots, tracts, and easements;~~
- ~~4. Proposed location and dimensions of "common open space";~~
- ~~5. Existing and proposed utilities, streets, access easements, and dedication of property;~~
- ~~6. Location, dimension, and design of off-street parking facilities, showing points of ingress to and egress from the site;~~
- ~~7. All major physiographic features, such as railroads, drainage canals, and shorelines, on or abutting the site;~~
- ~~8. Existing topographic contours at intervals of not more than five feet, together with proposed grading and drainage plans;~~
- ~~9. Proposed land uses and densities;~~
- ~~10. Pedestrian and vehicular circulation patterns;~~
- ~~11. Existing and proposed landscaping and sitescreening;~~
- ~~12. Existing sewer lines, water mains, and other underground facilities within and adjacent to the development;~~
- ~~13. Proposed sewer or other waste disposal facilities, water mains and other underground utilities;~~
- ~~14. The location of structures on the adjoining lots;~~
- ~~15. A comprehensive sign plan meeting the requirements of YMC 15.08.170(A);~~
- ~~16. Analysis of soil and geological conditions; and~~
- ~~17. Any other information specified by the administrative official, such as:~~
  - ~~a. Proposed ownership pattern;~~
  - ~~b. Operation and maintenance proposals (i.e., homeowner's association, condominium, co-op or other);~~
  - ~~c. Solid waste disposal facilities;~~

- ~~d. — Lighting;~~
- ~~e. — Water supply;~~
- ~~f. — Public transportation;~~
- ~~g. — Community facilities;~~
- ~~h. — General timetable of development;~~
- ~~i. — Floodproofing or other measures to protect against flooding; and~~
- ~~j. — Information on design methods to conserve energy.~~

~~C. — A detailed site plan for development in the floodplain overlay shall also include the following information:~~

- ~~1. — Elevation in relation to the one-hundred-year flood level of the lowest floor (including basement) of all structures;~~
- ~~2. — Elevation in relation to mean sea level of any structure that has been floodproofed;~~
- ~~3. — Certification by a registered professional engineer or architect that established floodproofing standards have been met;~~
- ~~4. — Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development; and~~
- ~~5. — Any other site plan requirements identified in YMC Ch. 15.27 Part Four. (Ord. 2016-029 § 1 (Exh. A) (part), 2016; Ord. 2008-46 § 1 (part), 2008; Ord. 2947 § 1 (part), 1986. Formerly 15.11.050).~~

