



**CITY OF YAKIMA - YMC TITLE 15
TXT#003-24, SEPA#014-24**

**Yakima City Council
Closed Record Public Hearing
May 6, 2025**

EXHIBIT

Applicant: City of Yakima
File Numbers: TXT#003-24, SEPA#014-24
Site Address: Citywide
Staff Contact: Trevor Martin, Planning Manager

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COMMUNITY DEVELOPMENT DEPARTMENT
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**YAKIMA PLANNING COMMISSION
RECOMMENDATION TO THE YAKIMA CITY COUNCIL
FOR
AMENDMENT TO YAKIMA MUNICIPAL CODE
February 3, 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, 15 and 16 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 study sessions to review the proposed amendments on July 10, 2024 and September 25, 2024; and

WHEREAS, All required public notice for these amendments were provided, in accordance with the provisions of YMC Ch. 16.10, on October 25, 2024; and

WHEREAS, SEPA Environmental Review for these updates was considered, a Determination of Nonsignificance was issued on December 5, 2024; and

WHEREAS, The Yakima Planning Commission held an open record public hearing on January 8, 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 January 8, 2025, the Planning Commission makes the following:

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:

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1. YMC § 15.09.025 Mixed use buildings and downtown business district multifamily development
 - a. Amending the title of the section,
 - b. Removing certain subsections from chapter
 - c. Adding mixed use building criteria to this chapter
 - d. Adding a small section regarding height bonuses and design standards for mixed use buildings

Staff Analysis: The City of Yakima frequently reviews mixed-use buildings in various zoning districts beyond the Central Business District (CBD). It's crucial to recognize that multi-use buildings are constructed across numerous zoning districts throughout Yakima. Enhancing and streamlining the development and utilization of these buildings yield significant benefits for the entire city. Simplified and unified regulations enable businesses to upgrade and occupy their spaces more quickly, while also expediting the City's review process for buildings with minimal exterior alterations.

2. YMC § 15.09.026 – Downtown business district development
 - a. Adding a new section to chapter 15.09 specifically covering development regulations in the downtown area.

Staff Analysis: the purpose of this section is to provide a separate criterion for development within the downtown (CBD). This would establish a new development chapter and address criteria for parking, entrances, blank walls, equipment screening, multifamily development.

3. YMC § 15.13.025 Central Business district – Type (1) review exemption
 - a. Modifying the title of this section
 - b. Removing a series of regulations from the chapter, and moving it into the downtown specific section.
 - c. Adding a series of Type 1 exemptions

Staff Analysis: This section has been modified and streamlined specifically for the Type 1 Review process. Changes to this chapter would allow property owners and businesses to use existing buildings without being required to go through a Change of Use Type 1 Review. This change to the Municipal Code would expedite permit processing time, specifically when there are minimal changes to the site overall.

4. YMC § 15.06.050 Computation of required spaces
 - a. Modifying and clarifying some language used when calculating the number of required spaces.

Staff Analysis: Modification to this chapter adds clarity to the rounding method in the computation of required parking spaces.

5. YMC § 15.08.030 Development permit required
 - a. Adding additional language to clarify section.
6. YMC § 15.08.060 Sign standards
 - a. Streamlining the processes for signs and generalizing the language to remove ambiguity.

Staff Analysis: The proposed change slightly modifies the criteria for on-site signs and the level of review for placing a sign on a parcel.

7. YMC § 15.10.020 Administrative adjustment of some development standards authorized
 - a. Adding language to clarify how an Administrative Adjustment shall be processed.

Staff Analysis: Changes to this section specify the level of review an Administrative Adjustment shall be process at.

8. YMC § 15.17.030 Exemptions:
 - a. Amending YMC § 15.17.030 remove single family and duplexes from the modification process.

Staff Response: This section exempts single family homes and duplexes from the modification process.

FINDINGS OF FACT

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.

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 unanimously.

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 3rd day of February, 2025.

By: Mary Place
Mary Place, Chair
Yakima Planning Commission

EXHIBIT A

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.

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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.

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

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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.

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- 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.

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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:

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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 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.

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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.

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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) review~~ 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.

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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;

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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).

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Recommendation Regarding Amendments to the YMC Titles 15

TO: City of Yakima Planning Commission
FROM: Trevor Martin, AICP, Planning Manager
SUBJECT: Zoning Ordinance Text Amendments – File TXT#003-24
FOR MEETING OF: January 8, 2024

I. PURPOSE AND DESCRIPTION OF PROPOSED AMENDMENTS:

The City of Yakima Planning Division is proposing non-project amendments to the City of Yakima’s Municipal Code Title 15. The purpose of the proposed amendments are to streamline application requirements in the Type 1 Land Use Review process .

The Planning Commission held two study sessions for these proposed amendments on April 24, 2024 and May 8, 2024.

Proposed Amendment Sections:

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:

1. YMC § 15.09.025 Mixed use buildings and downtown business district multifamily development
 - a. Amending the title of the section,
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 - a. Adding a new section to chapter 15.09 specifically covering development regulations in the downtown area.

Staff Analysis: the purpose of this section is to provide a separate criterion for development within the downtown (CBD). This would establish a new development chapter and address criteria for parking, entrances, blank walls, equipment screening, multifamily development.

3. YMC § 15.13.025 Central Business district – Type (1) review exemption

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- b. Removing a series of regulations from the chapter, and moving it into the downtown specific section.
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Staff Analysis: Modification to this chapter adds clarity to the rounding method in the computation of required parking spaces.

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Staff Response: This section exempts single family homes and duplexes from the modification process.

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. ENVIRONMENTAL REVIEW (SEPA)

This project was processed for review under the State Environmental Policy Act as a procedural action per WAC 197-11-800(19), and a Determination of Nonsignificance was issued on December 5, 2024 (SEPA#014-24).

IV. PUBLIC NOTICE

Notice of Public Hearing
Legal Ad Publication

October 25, 2024
October 25, 2024

No written comments were submitted prior to the drafting of this report. Any comments submitted prior to the hearing will be addressed in a supplemental report made available at the January 8, 2025 hearing.

V. FINDINGS AND CONCLUSIONS

1. The proposed amendments further refine and clarify the appeals process within the Yakima Municipal Code.
2. No adverse impacts have been identified by the approval of these amendments.
3. The proposed text amendments are consistent with and implement the Yakima Comprehensive Plan 2040, as required by RCW 36.70A.130(1)(d).

VI. RECOMMENDATION

The Department of Community Development recommends APPROVAL of these text amendments.

SUGGESTED MOTIONS:

Approval:

Based on the testimony and evidence presented during this afternoon's public hearing, I move that the Planning Commission draft findings of fact and forward a recommendation of **approval** to the Yakima City Council.

Approval with modifications:

Based on the testimony and evidence presented during this afternoon's public hearing, I move that the City of Yakima Planning staff modify the draft language to include the changes noted in the minutes of this afternoon's public hearing, and with these changes move that the Planning Commission draft findings of fact and forward a recommendation of **approval** to the Yakima City Council.

Denial:

Based on the testimony and evidence presented during this afternoon's public hearing, I move that the Planning Commission reject the proposal to include findings of fact documenting the reasons for denial, and order the proposal be forwarded to the Yakima City Council with a recommendation for **denial**.

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. MNew 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.

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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.

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- 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.

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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.

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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

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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 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."

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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

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~~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:

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- 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;

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- 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).

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RECEIVED



LAND USE APPLICATION
CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT
129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901
PHONE: (509) 575-6183 EMAIL: ask.planning@yakimawa.gov

JUL 29 2024
CITY OF YAKIMA
PLANNING DIV

INSTRUCTIONS - PLEASE READ FIRST AND ANSWER ALL QUESTIONS COMPLETELY.

If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are not refundable. This application consists of several parts. PART I - GENERAL INFORMATION, PART II - SUPPLEMENTAL APPLICATION, and PART III - CERTIFICATION are on this page. PART II, III, and IV contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I - GENERAL INFORMATION

1. Applicant's Information: Name: City of Yakima Planning Division, Mailing Address: 129 N. 2nd St., City: Yakima, St: WA, Zip: 98901, Phone: (509), E-Mail: ask.planning@yakimawa.gov
2. Applicant's Interest in Property: Check One: [] Owner [] Agent [] Purchaser [x] Other Local Government
3. Property Owner's Information (If other than Applicant): Name, Mailing Address, City, St, Zip, Phone, E-Mail

4. Subject Property's Assessor's Parcel Number(s): N/A - Non-Project Action

5. Legal Description of Property. (if lengthy, please attach it on a separate document)
N/A - Non-Project Action

6. Property Address: N/A Non-Project Action

7. Property's Existing Zoning:
[x] SR [x] R-1 [x] R-2 [x] R-3 [x] B-1 [x] B-2 [x] HB [x] SCC [x] LCC [x] CBD [x] GC [x] AS [x] RD [x] M-1 [x] M-2

8. Type Of Application: (Check All That Apply)
[x] Environmental Checklist (SEPA Review) [] Administrative Adjustment [] Type (1) Review
[] Type (2) Review [] Type (3) Review [] Binding Site Plan
[] Comprehensive Plan Text or Map Amendment [] Critical Areas Review [] Easement Release
[] Planned Development [] Preliminary Short Plat [] Preliminary Long Plat
[] Amended Long Plat [] Rezone [] Shoreline
[] Transportation Concurrency [x] Other: Text Amendment [] Other:

PART II - SUPPLEMENTAL APPLICATION - SEPA CHECKLIST

Environmental Checklist (see attached forms)

PART III - CERTIFICATION

I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Property Owner's Signature: [Signature], Date: 7/29/2024
Applicant's Signature: [Signature], Date: 7/29/2024

FILE/APPLICATION(S)# TX#00374, SEPA #01474

DATE FEE PAID: RECEIVED BY: AMOUNT PAID: RECEIPT NO:
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ENVIRONMENTAL CHECKLIST RECEIVED

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

JUL 29 2024

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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CITY OF YAKIMA
PLANNING DIV.

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

JUL 29 2024

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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CITY OF YAKIMA

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

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

WATER RUNOFF (INCLUDING STORM WATER)

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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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 oversized 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

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

RECEIVED

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

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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

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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

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

TRANSPORTATION

CITY OF YAKIMA

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)

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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.

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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.

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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.

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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

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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."

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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~~

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~~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:

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- 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;

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- 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\(A\)](#).

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OFFICE OF THE CITY CLERK
129 North Second Street
Yakima, Washington 98901
Phone (509) 575-6037 • Fax (509) 576-6614

CITY OF YAKIMA
NOTICE OF CLOSED RECORD PUBLIC HEARING
Text Amendments to YMC Title 15 Yakima Urban Area Zoning Ordinance

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a public hearing to consider the Yakima Planning Commission's recommendation for proposed text amendments to YMC Title 15 Yakima Urban Area Zoning Ordinance to address development permit standards, land use review process, and clarify downtown business development requirements.

Said closed record public hearing will be held on **Tuesday, May 6, 2025, at 6:00 p.m.**, or soon thereafter, in the Council Chambers at City Hall located at 129 N. 2nd Street, Yakima, WA.

Closed Record Hearing means the public is invited to testify on the existing records but will not be allowed to introduce any new information.

Any interested person wishing to provide testimony on this proposal is welcome to attend the public hearing in person or via Zoom (information on the agenda). The City Council agenda will be posted online at: <https://www.yakimawa.gov/council/agendas-and-minutes/>

Or contact the City Council in the following manner:

- 1) Send a letter via regular mail to "Yakima City Council, 129 N. 2nd Street, Yakima, WA 98901"; or,
- 2) E-mail your comments to citycouncil@yakimawa.gov Include in the e-mail subject line, "Text Amendments – YMC Title 15" Please also include your name and mailing address.

Please contact City Planning for additional information at (509) 575-6183.

Dated and published this 5th day of April, 2025.

Rosalinda Ibarra
City Clerk

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CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

I, Eva Rivera, as an employee of the City of Yakima, Planning Division, have transmitted to: Rosalinda Ibarra, City Clerk, by hand delivery, the following documents:

1. Mailing labels for CITY OF YAKIMA - YMC TITLE 15, TXT#003-24, SEPA#014-24
2. E-mail distribution lists for In-House, Local Media, and SEPA Reviewing Agencies.

Signed this 3rd day of April, 2025.



Eva Rivera
Planning Technician

Received By: Rosalinda Ibarra

Date: 4/3/2025

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Rivera, Eva

From: Rivera, Eva
Sent: Thursday, April 3, 2025 12:23 PM
To: Ibarra, Rosalinda
Subject: Mailing for City Council Hearing - CITY PLANNING - YMC TITLE 15 - TXT#003-24, SEPA# 014-24
Attachments: In-House Distribution E-mail List_ updated 03.07.2025; Local Media List _07/03/2024; SEPA Reviewing Agencies E-mail Distribution List_Updated 03/28/2025

Hello Rosalinda – on the 1st of April City Council set May 6 as the public hearing date for City Planning YMC Title 15.

Please provide the City Council public hearing notice to the attached e-mail distribution lists:

- In-house Distribution
- SEPA Reviewing Agencies
- Local Media List



Eva Rivera
Planning Technician
Phone: 509-575-6261
eva.rivera@yakimawa.gov

This email is a public record of the City of Yakima and is subject to public disclosure unless exempt under the Washington Public Records Act. This email is subject to the State Retention Schedule.

In-House Distribution E-mail List		Revised 03/07/2025
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Chris Redick	Water/Irrigation	Chris.redick@yakimawa.gov
Chris Kohler	GIS	Chris.kohler@yakimawa.gov

Outside Distribution		
Name	Address	Notified?
<i>(Subdivision notices ONLY)</i> Pacific Power Attn: Estimating Department	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>(Projects Adjacent to BNSF Right of Way ONLY)</i> Central Washington Railroad	111 University Parkway, Suite 200 Yakima, WA 98901 (509) 453-9166 Tim Marshall, General Manager, tmarshall@cbr.com Kim Yeager, Real Estate Manager, kyeager@ihdlc.com	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> E-mail
<i>(Shoreline notices ONLY)</i> Department of Ecology	crosepa@ecy.wa.gov	<input type="checkbox"/> E-mail

Additional Parties of Record or Interested Parties Notified		
Name	Address	E-mail

Type of Notice: Ntc of CA Hearing
 File Number(s): TXTH#003.24 + SEPA#014.24
 Date of Mailing: Hearing 05/06/2025

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[Upload Docs to SEPA Register](#)

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SEPA REVIEWING AGENCIES
_UPDATED 01/27/2025

Type of Notice: NOTICE OF DECISION HEARING
File Number: TX#003-24, SEPA#014-24
Date of Mailing: 05/06/2025
Hearing

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: TXT#003-24

CITY OF YAKIMA PLANNING DIVISION

CITYWIDE

I, Eva Rivera, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Yakima Planning Commission's Recommendation to City Council**; a true and correct copy of which is enclosed herewith; that said notice was addressed to all parties of record; that said parties are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the **4th** day of **February, 2025**.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Eva Rivera

Planning Technician

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In-House Distribution E-mail List		Revised 10/14/2024
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Chris Redick	Water/Irrigation	Chris.redick@yakimawa.gov
Chris Kohler	GIS	Chris.kohler@yakimawa.gov

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Name	Address	Notified?
<i>(Subdivision notices ONLY)</i> Pacific Power Attn: Estimating Department	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>(Projects Adjacent to BNSF Right of Way ONLY)</i> Central Washington Railroad	111 University Parkway, Suite 200 Yakima, WA 98901 (509) 453-9166 Tim Marshall, General Manager, tmarshall@cbrr.com Kim Yeager, Real Estate Manager, kyeager@ihdlc.com	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> E-mail
<i>(Shoreline notices ONLY)</i> Department of Ecology	crosepa@ecy.wa.gov	<input type="checkbox"/> E-mail

Additional Parties of Record or Interested Parties Notified		
Name	Address	E-mail

Type of Notice: Notice of APC Recommendation
File Number(s): TXI#003-24
Date of Mailing: 02/04/2025

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CSa

Rivera, Eva

From: Rivera, Eva
Sent: Tuesday, February 4, 2025 2:21 PM
To: Boyle, Shawn; Bradburn, Trace; Chavez, Anabel; Contreras, Pedro; Corona, Silvia; Cruz, Leovardo; DeBusschere, Suzanne; Denman, Glenn; Kallevig, Dana; Kohler, Chris; Layman, Randy; Markham, Aaron; Martin, Trevor; Maxey, Lisa; McPherson, Kirsten; Meloy, Randy; Redick, Chad; Rivera, Eva; Schafer, Scott; Shane, Mike; Story, Gregory; Vera, Jaime; Watkins, Sara; Zabell, John
Subject: NTC OF YPC REC. - CITY PLANNING YMC TITLE 15 - TXT#003-24, SEPA#014-24
Attachments: NTC OF YPC REC._TXT#003-24.pdf

Good afternoon,

Attached is a Notice of the Yakima Planning Commission's Recommendation regarding the above-entitled project. If you have any questions about this proposal, please contact Planning Manager Trevor Martin at trevor.martin@yakimawa.gov.

Thank you!



Eva Rivera
Planning Technician
Phone: 509-575-6261
eva.rivera@yakimawa.gov

This email is a public record of the City of Yakima and is subject to public disclosure unless exempt under the Washington Public Records Act. This email is subject to the State Retention Schedule.

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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

NOTIFICATION OF THE YAKIMA PLANNING COMMISSION'S RECOMMENDATION TO THE YAKIMA CITY COUNCIL

DATE: February 4, 2025
TO: Parties of Record
SUBJECT: Notice of the Yakima Planning Commission's Recommendation
FILE #(S): TXT#003-24, SEPA#014-24
APPLICANT: City of Yakima Planning Division
PROJECT LOCATION: Citywide

On February 3, 2025, the City of Yakima Planning Commission rendered its written recommendation on **TXT#003-24**. Proposed non-project amendments to Title 15 of the Yakima Municipal Code to development processes within the City's Downtown and Type 1 Review Exemptions.

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

Eva Rivera
Planning Technician

Date of Mailing: **February 4, 2025**
Enclosures: Planning Commission's Recommendation

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GS





SIGN-IN SHEET



City of Yakima Planning Commission
City Hall Council Chambers
Wednesday, January 8, 2025
Beginning at 3:00 p.m.
Meeting

PLEASE WRITE LEGIBLY

Indicate agenda item of interest	NAME	MAILING ADDRESS or E-MAIL	ZIP CODE
Lincoln legacy	Daniel Tillery	dtillery@datmail.com	98902
Lincoln legacy	Anna Shay	7704 W. Barge St Yakima, WA shaymless@hotmail.com	98908

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DEPARTMENT OF COMMUNITY DEVELOPMENT

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

CITY OF YAKIMA PLANNING COMMISSION

Yakima City Hall Council Chambers

129 N 2nd Street, Yakima, WA 98901

January 8, 2025

3:00 p.m. - 5:00 p.m.

YPC MEMBERS:

Chair Mary Place, Vice-Chair Anne Knapp, Jeff Baker,
Charles Hitchcock, Leanne Hughes-Mickel, Colleda Monick, Philip Ostriem,
Kevin Rangel, Arthur Salido, Frieda Stephens, and Shelley White
City Council Liaison: Rick Glenn, Janice Deccio

CITY PLANNING STAFF:

Bill Preston (Community Development Director), Lisa Maxey (Admin. Assistant), Trevor
Martin (Planning Manager), Eric Crowell (Senior Planner), Connor Kennedy (Associate
Planner), Eva Rivera (Planning Technician)

AGENDA

- I. Call to Order
- II. Roll Call
- III. Staff Announcements
- IV. Approval of Minutes from November 13 & December 11, 2024 meetings
- V. Public Comment
- VI. Public Hearings -
Applicant: Lincoln Legacy West LLC
File No.: RZ#005-24, SEPA#016-24

Applicant: City Planning YMC Title 15
File No.: TXT#003-24, SEPA#014-24
- VII. YPC Meeting Recap
- VIII. Other Business
- IX. Adjourn

Next Meeting: January 22, 2024

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The meeting will also be recorded and posted on the [Y-PAC website](#).
Visit the [Yakima Planning Commission](#) webpage for more information, including agenda packets and minutes.



Yakima Planning Commission - Agenda & Packet Distribution List

CITY OF YAKIMA - YMC TITLE 15 TXT#003-24, SEPA#014-24

AGENDA PACKET: YPC MEMBERS, STAFF & APPLICANT/REPRESENTATIVE/OWNER

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Janice Deccio (Council Liaison)	janice.deccio@yakimawa.gov
Eva Rivera (Planning)	eva.rivera@yakimawa.gov

AGENDA ONLY: PARTIES OF RECORD/INTERESTED PARTIES

Name	Address	E-mail Address
------	---------	----------------

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: **TXT#003-24, SEPA#0014-24**

CITY OF YAKIMA - YMC TITLE 15

CITYWIDE

I, Eva Rivera, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mail, a **Notice of Determination of Non-Significance (DNS)**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, parties of record, listed SEPA agencies and all property owners of record within a radius of 300 feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division; and that said notices were mailed by me on this 5th day of December, 2024.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Eva Rivera

Planning Technician

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CJC

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Yakima School District
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SEPA REVIEWING AGENCIES
_UPDATED 08/01/2024

Type of Notice: ntc of DNS
File Number: TX#003-24, SEPA#014-24
Date of Mailing: 12/05/2024

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C-2b

Rivera, Eva

From: NoReply@ecy.wa.gov
Sent: Thursday, December 5, 2024 2:52 PM
To: Ask Planning
Subject: Your SEPA Record Has Been Submitted!

The Department of Ecology has received a new SEPA record from Yakima City at Yakima City of with a File Number of: TXT#003-24, SEPA#014-24.
Your record is being reviewed by an administrator.

From: Yakima City
Email: ask.planning@yakimawa.gov
Phone number: (509) 575-6261

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In-House Distribution E-mail List		Revised 10/14/2024
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Chris Redick	Water/Irrigation	Chris.redick@yakimawa.gov
Chris Kohler	GIS	Chris.kohler@yakimawa.gov

Outside Distribution		
Name	Address	Notified?
<i>(Subdivision notices ONLY)</i> Pacific Power Attn: Estimating Department	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>(Projects Adjacent to BNSF Right of Way ONLY)</i> Central Washington Railroad	111 University Parkway, Suite 200 Yakima, WA 98901 (509) 453-9166 Tim Marshall, General Manager, tmarshall@cbrr.com Kim Yeager, Real Estate Manager, kyeager@ihdlc.com	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> E-mail
<i>(Shoreline notices ONLY)</i> Department of Ecology	crosepa@ecy.wa.gov	<input type="checkbox"/> E-mail

Additional Parties of Record or Interested Parties Notified		
Name	Address	E-mail

Type of Notice:

File Number(s):

Date of Mailing:

Notice of DNS
TX#003.24, SEPA#014.24
12/05/2024

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Rivera, Eva

From: Rivera, Eva
Sent: Thursday, December 5, 2024 11:51 AM
To: Ahtanum Irrigation District; Cawley, Marc; Cavanaugh, Jason; Greater Yakima Chamber of Commerce; Jack Wells - Yakima County Water Resources; Kallevig, Dana; Konner; Linos, Irene; Office Rural Farmworker Housing - Marty Miller; Rivera, Eva; United States Postal Service - David James; Vera, Jaime; WA DFW ; WA State Dept Agriculture - Kelly McLain; WA State Dept Archaeology Historic Pres - SEPA; WA State Dept Commerce - Review Team; WA State Dept Ecology - CRO SEPA; WA State Dept Ecology - Former Orchards; WA State Dept Ecology - Lori White; WA State Dept Ecology - SEPA Unit; WA State Dept Energy Facility Site Eval; WA State Dept Fish and Wildlife - Scott Downes; WA State Dept Fish and Wildlife - SEPA; WA State Dept Fish and Wildlife - Team Yakima; WA State Dept Health - Jamie Gardipe; WA State Dept Health - Kelly Cooper; WA State Dept Health - SEPA ; WA State Dept Natural Resources - SEPA Center; WA State Dept Social Health Svcs - Larry Covey; WA State Dept Transportation- South Central Region; WA State Dept Transportation - Paul Gonseth; WA State Parks and Recreation - SEPA; West Valley School District - Joe Connolly; West Valley School District - Peter Finch; WSDOT Aviation ; Yakama Bureau of Indian Affairs - Nichole Pebeahsy; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Mgmt Program - Elizabeth Sanchey; Yakama-Klickitat Fisheries Project - John Marvin; Yakama-Klickitat Fisheries Project - John Marvin; Yakima County Building Dept - Marivel Garcia; Yakima County Commissioners; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning Division - Jason Earles; Yakima County Planning Division - Thomas Carroll; Yakima County Public Services - Lisa Freund; Yakima County Water Resources Div - Troy Havens; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima School District - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Museum; Yakima Valley Trolleys; Yakima Waste Systems; Anne Knapp; Arthur Salido; Charles Hitchcock ; Colleda Monick; Deccio, Janice; Frieda Stephens (sstrlite3995@protonmail.com); Glenn, Rick; Jeff Baker; Kevin Rangel; Leanne Hughes-Mickel; Martin, Trevor; Mary Place; Maxey, Lisa; Philip Ostriem; Shelley White; Watkins, Sara
Subject: NTC OF DNS - CITY PLANNING YMC TITLE 15 - TXT#003-24, SEPA#014-24
Attachments: DNS_TXT#003-24_SEPA#014-24.pdf

Good morning,

Attached is a Notice of Determination of Nonsignificance (DNS) regarding the above-entitled project. If you have any questions about this proposal, please contact Planning Manager Trevor Martin at trevor.martin@yakimawa.gov.

Thank you!

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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

WASHINGTON STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
December 5, 2024

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

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

FILE NUMBERS: TXT#003-24 & SEPA#014-24

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

This DNS is issued after using the DNS process in WAC 197-11-340.
There is no further comment period on the DNS.

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

Date December 5, 2024 Signature 

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: TXT#003-24, SEPA#014-24

CITY OF YAKIMA - YMC TITLE 15

Citywide

I, Eva Rivera, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Application, Environmental Review, and Public Hearing**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the SEPA reviewing agencies; that said parties are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 25th day of October, 2024.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Eva Rivera

Planning Technician

DOC.

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C1d

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Yakima-Tieton Irrigation District
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Yakima, WA 98902
greene.trevor@ysd7.org

SEPA REVIEWING AGENCIES
_UPDATED 08/01/2024

Type of Notice: Ntc of Appr Enviro Rpt, Public Hearing
File Number: TXF#00324, SEPA#01424
Date of Mailing: 10/25/2024

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CIC

Rivera, Eva

From: NoReply@ecy.wa.gov
Sent: Friday, October 25, 2024 12:19 PM
To: Ask Planning
Subject: Your SEPA Record Has Been Submitted!

The Department of Ecology has received a new SEPA record from Yakima City at Yakima City of with a File Number of: TXT#003-24, SEPA#014-24.
Your record is being reviewed by an administrator.

From: Yakima City
Email: ask.planning@yakimawa.gov
Phone number: (509) 575-6261

In-House Distribution E-mail List		Revised 10/14/2024
Name	Division	E-mail Address
Jaime Vera	Air Terminal	Jaime.Vera@yakimawa.gov
Silvia Corona	Clerk's Office	Silvia.Corona@yakimawa.gov
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
Julia Rosales	Code Administration	julia.rosales@yakimawa.gov
John Zabell	Code Administration	John.Zabell@yakimawa.gov
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.DeBusschere@yakimawa.gov
Lisa Maxey	Community Development	Lisa.Maxey@yakimawa.gov
Kirsten McPherson	Engineering	Kirsten.McPherson@yakimawa.gov
Aaron Markham	Fire	Aaron.markham@yakimawa.gov
Jeremy Rodriguez	Fire	Jeremy.Rodriguez@yakimawa.gov
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov
Trevor Martin	Planning	trevor.martin@yakimawa.gov
Eva Rivera	Planning	Eva.rivera@yakimawa.gov
Shawn Boyle	Police	Shawn.boyle@yakimawa.gov
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov
Leovardo Cruz	Refuse	Leovardo.Cruz@yakimawa.gov
Randy Layman	Refuse	Randy.Layman@yakimawa.gov
Gregory Story	Transit	Gregory.Story@yakimawa.gov
Anabel Chavez	Utilities	anabel.chavez@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov
Chris Redick	Water/Irrigation	Chris.redick@yakimawa.gov
Chris Kohler	GIS	Chris.kohler@yakimawa.gov

Outside Distribution		
Name	Address	Notified?
<i>(Subdivision notices ONLY)</i> Pacific Power Attn: Estimating Department	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>(Projects Adjacent to BNSF Right of Way ONLY)</i> Central Washington Railroad	111 University Parkway, Suite 200 Yakima, WA 98901 (509) 453-9166	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Tim Marshall, General Manager, tmarshall@cbrr.com Kim Yeager, Real Estate Manager, kyeager@ihdllc.com	<input type="checkbox"/> E-mail
<i>(Shoreline notices ONLY)</i> Department of Ecology	crosepa@ecy.wa.gov	<input type="checkbox"/> E-mail

Additional Parties of Record or Interested Parties Notified		
Name	Address	E-mail

Type of Notice: Notice of Application, Enviro Rev, Public Hearing
File Number(s): TX#00324, SEPA#01424
Date of Mailing: 10/25/2024

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* CIC

Rivera, Eva

From: Rivera, Eva
Sent: Friday, October 25, 2024 12:00 PM
To: Boyle, Shawn; Bradburn, Trace; Chavez, Anabel; Contreras, Pedro; Corona, Silvia; Cruz, Leovardo; DeBusschere, Suzanne; Denman, Glenn; Kallevig, Dana; Kohler, Chris; Layman, Randy; Markham, Aaron; Martin, Trevor; Maxey, Lisa; McPherson, Kirsten; Meloy, Randy; Redick, Chad; Rivera, Eva; Schafer, Scott; Shane, Mike; Story, Gregory; Vera, Jaime; Watkins, Sara; Zabell, John; Ahtanum Irrigation District; Cawley, Marc; City of Union Gap - Jason Cavanaugh; Greater Yakima Chamber of Commerce; Jack Wells - Yakima County Water Resources; Konner; Linos, Irene; Office Rural Farmworker Housing - Marty Miller; United States Postal Service - David James; WA DFW ; WA State Dept Agriculture - Kelly McLain; WA State Dept Archaeology Historic Pres - SEPA; WA State Dept Commerce - Review Team; WA State Dept Ecology - CRO SEPA; WA State Dept Ecology - Former Orchards; WA State Dept Ecology - Lori White; WA State Dept Ecology - SEPA Unit; WA State Dept Energy Facility Site Eval; WA State Dept Fish and Wildlife - Scott Downes; WA State Dept Fish and Wildlife - SEPA; WA State Dept Fish and Wildlife - Team Yakima; WA State Dept Health - Jamie Gardipe; WA State Dept Health - Kelly Cooper; WA State Dept Health - SEPA ; WA State Dept Natural Resources - SEPA Center; WA State Dept Social Health Svcs - Larry Covey; WA State Dept Transportation- South Central Region; WA State Dept Transportation - Paul Gonseth; WA State Parks and Recreation - SEPA; West Valley School District - Joe Connolly; West Valley School District - Peter Finch; WSDOT Aviation ; Yakama Bureau of Indian Affairs - Nichole Pebeahsy; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Mgmt Program - Elizabeth Sanchez; Yakama-Klickitat Fisheries Project - John Marvin; Yakama-Klickitat Fisheries Project - John Marvin; Yakima County Building Dept - Marivel Garcia; Yakima County Commissioners; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning Division - Jason Earles; Yakima County Planning Division - Thomas Carroll; Yakima County Public Services - Lisa Freund; Yakima County Water Resources Div - Troy Havens; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima School District - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Museum; Yakima Valley Trolleys; Yakima Waste Systems; Anne Knapp; Arthur Salido; Charles Hitchcock ; Colleda Monick; Deccio, Janice; Frieda Stephens (sstrlite3995@protonmail.com); Glenn, Rick; Jeff Baker; Kevin Rangel; Leanne Hughes-Mickel; Mary Place; Maxey, Lisa; Philip Ostriem; Shelley White; Watkins, Sara; El Sol de Yakima; Fannin, John; KAPP TV News; KDNA Radio - Francisco Rios; KEPR TV News; KIMA TV News; KIT News; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KNDU TV News; KUNW-TV Univision; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWPR - Anna King; RCDR - Maria DJ Rodriguez; Tu Decides - Albert Torres; Yakima Herald - Business; Yakima Herald Republic Newspaper; Yakima Valley Business Times; YPAC - Randy Beehler

Subject: NTC OF APP, ENVIRO. REVIEW & PUB. HEARING - CITY PLANNING YMC TITLE 15 - TXT#003-24, SEPA#014-24

Attachments: NTC OF APP, ENVIRO REV, PUB. HEARING_TXT#003-24.pdf

Good morning,

Attached is a Notice of Application, Environmental Review, and Public Hearing regarding the above-entitled project. If you have any questions about this proposal, please contact Planning Manager Trevor Martin at trevor.martin@yakimawa.gov.

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING

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

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AFFIDAVIT OF PUBLICATION

Eva Rivera
City Of Yakima Planning
129 N 2nd Street
Yakima WA 98901

STATE OF WASHINGTON, COUNTIES OF YAKIMA

The undersigned, on oath states that he/she is an authorized representative of Yakima Herald-Republic, Inc., publisher of Yakima Herald-Republic and El Sol de Yakima, of general circulation published daily in Yakima County, State of Washington. Yakima Herald-Republic and El Sol de Yakima have been approved as legal newspapers by orders of the Superior Court of Yakima County.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

10/26/2024

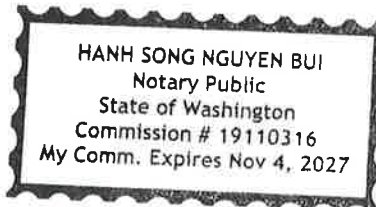
Agent Debbie Collantes Signature Debbie Collantes

Subscribed and sworn to before me on 10/28/24

Hanh Bui Hanh Bui

(Notary Signature) Notary Public in and for the State of Washington, residing at Yakima

Publication Cost: \$218.30
Order No: 87526
Customer No: 23222
PO #:



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Publication Cost: \$218.30
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PO #:

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING

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.

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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

(87526) October 26, 2024

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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.

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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 Proprietarios 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.

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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

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City of Yakima Planning Commission (YPC) Meeting Minutes

September 25, 2024

Call to Order

Chair Place called the meeting to order at 3:02 p.m.

Roll Call

YPC Members Present: Chair Mary Place, Vice-Chair Anne Knapp, Jeff Baker, Leanne Hughes-Mickel, Colleda Monick, Philip Ostriem Kevin Rangel, Arthur Salido, Shelley White

YPC Members Absent: Frieda Stephens, Charles Hitchcock (both excused)

Staff Present: Trevor Martin; Planning Manager, Eric Crowell; Senior Planner, Sara Watkins; City Attorney, Eva Rivera; Planning Technician

City Council Liaison: Rick Glenn, Janice Deccio (absent)

Staff Announcements – Planning Manager Martin announced the following:

- 1) Reminder that the RFPQ for the periodic update and climate resilience is out, applications are due October 7.

Approval of Minutes from August 14, 2024 - It was motioned by Commissioner Baker and seconded by Commissioner Ostriem to approve the meeting minutes of August 14, 2024. The motion carried unanimously.

Action Items:

Item	Assigned	Status
City email address for Commissioners	Trevor Martin	Pending
Update YPC Bylaws	Trevor Martin	In Progress
Commission Roles & Responsibilities	Commissioners Knapp & Hughes-Mickel	Completed

Public Comment – None

The item Public Hearing CPA#004-24, RZ#004-24, SEPA#007-24 – City of Yakima was discussed out of order before its scheduled time on the agenda. – Senior Planner Crowell, began the hearing with a staff report regarding the proposed change to the Future Land Use map designation for three parcels from Low Density Residential to Commercial Mixed-Use and a concurrent rezone from Suburban Residential (SR) to General Commercial (GC). The intent of the rezone is to allow the operation of mental health services clinics adjacent to Camp Hope, however, that project will be reviewed in a separate process. The staff report recommended approval. Sara Watkins, City Attorney, provided further background on the Comprehensive Plan proposal and presented options to the commissioners for approval, denial, or approval of only one parcel. The commissioners entered into discussion and asked questions to Senior Planner Crowell and City Attorney Watkins. Konner Hopkins and Will Hollingbery, representing the Yakima Greenway Foundation, testified in favor of the proposed rezone if limited to the parcel leased by Comprehensive Healthcare, but were opposed to rezoning the entire proposed area, with concerns regarding future commercial development within the Greenway Overlay. Jodi Daly, representing Comprehensive Healthcare, testified in favor of the proposed rezone.

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Motion: To approve the change and future land use map designation of parcel #191329-41410 from Low Density Residential to Commercial Mixed Use and Rezone from Suburban Residential (SR) to General Commercial (GC).

Motioned by: Commissioner Knapp

Seconded by: Commissioner White

The commission entered into discussion.

Chair Place called for a roll call vote. The results were as follows:

- Commissioner White: Yes
- Commissioner Ostriem: Yes
- Commissioner Salido: Yes
- Commissioner Baker: No
- Commissioner Rangel: Yes
- Commissioner Hughes-Mickel: Yes
- Commissioner Monick: Yes
- Commissioner Knapp: Yes
- Chair Place: Yes

The motion passed with an 8-1 vote.

Study Session – TXT#003-24, SEPA#0014-24 – Martin began the session by explaining the proposed text amendments to the new commissioners, noting that these amendments had previously been presented to the commission. The changes involve zoning updates in Title 15.09, with a specific focus on the Downtown Business District and multifamily development. The purpose of these changes is to expedite certain land uses within these areas. During the session, the commissioners asked Martin for further clarification and posed questions regarding the proposed updates.

Other Business –

Bylaws Discussion – Commissioner Hughes-Mickel reviewed the changes, including the addition of new sections to address the committees now under the Planning Commission. She and Commissioner Knapp had collaborated on these updates to the bylaws. Watkins provided input on the revisions, clarifying what could and could not be included. Commissioner Knapp then requested adding a meeting recap to future agendas, suggesting it would be helpful to review key points and actions taken during each meeting. The discussion on these topics continued. Commissioner Baker sought clarification from Watkins regarding the protocol for visiting proposal sites with another commissioner. Watkins responded that any discussions related to proposals should occur during YPC meetings for transparency.

Undiscussed Agenda Items:

Due to time constraints, the discussion on Permitted Land Use was not addressed and will be carried over to a future meeting.

Motion: To adjourn to October 9, 2024.

Motioned by: Commissioner Monick

Seconded by: Commissioner Salido

Decision: The motion passed unanimously

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The meeting adjourned at approximately 4:52 PM.

Mary Place
Chair Place

11-13-2024
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Eva Rivera, Planning Technician.

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City of Yakima Planning Commission (YPC) Meeting Minutes

May 8, 2024

Call to Order

Chair Liddicoat called the meeting to order at 3:00 p.m.

Roll Call

YPC Members Present: Chair Jacob Liddicoat, Lisa Wallace, Leanne Hughes-Mickel, Mary Place, Charles Hitchcock, Colleda Monick, Frieda Stephens
YPC Members Absent: None
Staff Present: Eric Crowell; Senior Planner/Acting Planning Manager, Eva Rivera; Planning Technician
City Council Liason: Rick Glenn, District 5

Staff Announcements – Senior Planner/Acting Planning Manager Crowell announced the following:

- The current assistant planner, Connor Kennedy, has been promoted to associate planner.
- Trevor Martin will be joining as the new Planning Manager next week.
- Planning Commission nominations will be considered by City Council on May 14. The positions expiring in June will be considered at a later date.

April 24, 2024 Meeting Minutes – It was motioned by Commissioner Wallace and seconded by Commissioner Place to approve the meeting minutes of April 24, 2024, as presented. The motion carried unanimously.

2024 Comprehensive Plan Amendment Docketing Crowell introduced the four (4) CPA/RZ applications received for docketing in accordance with YMC 16.10.060(4). Processing will include a review for completeness, public notice, YPC study session(s), YPC public hearing(s), and final consideration by Council. Applications include:

1. CPA#001-24, RZ#001-24, SEPA#004-24: 2001 Simpson Ln & 2002. 2010. 2012, 2014 E Viola Ave. Size: 1.87 Acres
 - a. FLU – change from Low-Density Residential to Industrial (2 parcels)
 - b. Zoning – change from Two-Family Residential (R-2) to Light Industrial (M-1)
2. CPA#002-24, RZ#002-24, SEPA#005-24: 7500 W Nob Hill Blvd. Size: .48 Acres
 - a. FLU – change from Commercial Mixed-Use to Community Mixed-Use (northern half)
 - b. Zoning – change from Large Convenience Center (LCC) to Local Business (B-2)
3. CPA#003-24, RZ#003-24, SEPA#006-24: 8603 & 8604 Ahtanum Rd Size: 5.57 Acres
 - a. FLU – change from Low-Density Residential to Community Mixed-Use
 - b. Zoning – change from Suburban Residential (SR) to Local Business (B-2)
4. CPA#004-24, RZ#004-24, SEPA#007-24: 2300 E Birch St Size: 7.57 Acres
 - a. FLU – change from Low Density Residential to Commercial Mixed-Use
 - b. Zoning – change from Suburban Residential (SR) to General Commercial (GC)

Text Amendments – Title 15/16 Appeal Sections - Crowell continued with the last meeting's suggestion to revise appeals in the subdivision section. Commissioner Place brought up the issue

of court backlogs and how that could lead to lengthy duration for land use appeals to be addressed and costly. The commission discussed the matter. Following the discussion, Commissioner Place made a motion to continue directing appeals from the hearing examiner to the City Council. However, the motion did not receive a second and therefore was not considered. Commissioner Hughes-Mickel requested staff to gather further information from other cities regarding their appeal processes. Crowell informed the commission that he would gather additional information for the upcoming meeting.

Text Amendments – Mixed Use/Downtown Development, Class 1 Uses, and Signs – Crowell reviewed parts of the City of Vancouver Washington's ordinance regarding mixed-use buildings. He also went over minor changes to the signs section.

Public Comment – None

Other Business – Chair Liddicoat raised a question for Crowell concerning planning and building applications. Additionally, he expressed his gratitude to Crowell for his dedicated work as the staff liaison for the Planning Commission.

The commission discussed adding an additional comment item to the agenda.

Adjourn – A motion to adjourn to May 22, 2024, was passed with a unanimous vote. The meeting adjourned at approximately 3:41 p.m.



Chair Liddicoat

5/22/24
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Eva Rivera

City of Yakima Planning Commission (YPC) Meeting Minutes

April 24, 2024

Call to Order

Chair Liddicoat called the meeting to order at 3:01 p.m.

Roll Call

YPC Members Present: Chair Jacob Liddicoat, Lisa Wallace, Leanne Hughes-Mickel, Mary Place, Charles Hitchcock, Colleda Monick
YPC Members Absent: Frieda Stephens (excused)
Staff Present: Eric Crowell; Senior Planner/Acting Planning Manager, Eva Rivera; Planning Technician

Staff Announcements – Senior Planner/Acting Planning Manager Crowell announced the following:

- The open submittal period for Comprehensive Plan Amendments concludes this week. The city has received some applications and is working on one of its own. Applications are due by April 30th.

March 27, 2024 Meeting Minutes – It was motioned by Commissioner Place and seconded by Commissioner Hitchcock to approve the meeting minutes of March 27, 2024, as presented. The motion carried unanimously.

Text Amendments – Title 15/16 Appeal Sections Crowell explained that after some discussion with the legal department regarding the appeal process, it was recommended to remove the City Council from the appeal process. Any appeals would now go directly to the Superior Court with the new changes. Commissioner Monick agreed with the recommendation. He continued with the text changes in the different sections related to appeals. Chair Liddicoat enquired about the number of appeals the city had. Crowell replied that there were not many, perhaps one every few years. Crowell clarified that if an administrative decision is appealed, it would first go to the Hearing Examiner. If the decision is further appealed, it would then go directly to the Superior Court. On the other hand, if a decision made by the Hearing Examiner is appealed, it would go directly to the Superior Court.

Text Amendments – Mixed Use/Downtown Development, Class 1 Uses, and Signs – Crowell continued with the changes discussed at previous meetings. He had separated Mixed-use buildings and Downtown Development as agreed in the previous meeting to make things easier and more understandable. He continued with the layout of the first floor of mixed-used buildings and provided examples of cities similar to Yakima and what their requirements were. He also went over some recent mixed-use projects in existing buildings that staff have reviewed. The commission discussed the proposed changes. Crowell provided an update to the commission regarding the introduction of the new section 15.09.26 Downtown Business District development the commission engaged in a discussion on the matter. He went over the Type 1 review exemptions and added the alteration of parking lots to require a Type 1 or modification process. Crowell had no updates on the sign codes.

Public Comment – Anne Knapp, a Yakima resident, had some comments and suggestions about the proposed text amendments discussed during the meeting.

Other Business – Commissioner Place raised a query directed at Councilwoman Deccio regarding the requirement set by the City Council for 12,000 signatures on the petitions. In

response, Commissioner Place requested an extension of time for the petitioners to gather additional signatures.

Commissioner Monick suggested adding the text amendments being reviewed to be put onscreen and public comment be moved higher up on the agenda.

Chair Liddicoat inquired about the progress regarding the appointment of new planning commissioners. Councilwoman Deccio provided an update, stating that interviews for the positions are scheduled for next week. Additionally, Chair Liddicoat expressed interest in involving a member of the commission in the interview process. Councilwoman Deccio expressed openness to this suggestion, welcoming participation from a commission member in the interviews.

Adjourn – A motion to adjourn to May 8, 2024, was passed with a unanimous vote. The meeting adjourned at approximately 3:59 p.m.



Chair Liddicoat

5/8/24

Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Eva Rivera

City of Yakima Planning Commission (YPC) Meeting Minutes

March 27, 2024

Call to Order

Chair Liddicoat called the meeting to order at 3:01 p.m.

Roll Call

YPC Members Present: Chair Jacob Liddicoat, Leanne Hughes-Mickel, Mary Place, Charles Hitchcock, Frieda Stephens
YPC Members Absent: Lisa Wallace, and Colleda Monick (both excused)
Staff Present: Eric Crowell; Senior Planner/Acting Planning Manager, Eva Rivera; Planning Technician

Staff Announcements – Crowell announced the following:

- On April 2nd the City Council will hold the public hearing for the rezone at 1104 & 1112 S. 48th Ave from B-1 to B-2, and the title 14 text amendments to the subdivision ordinance, for final approval.

March 27, 2024 Meeting Minutes – It was motioned by Commissioner Place and seconded by Commissioner Stephens to approve the meeting minutes of March 27, 2024, as presented. The motion carried unanimously.

Text Amendments – Mixed Use/Downtown Development, Class 1 Uses, and Signs – Crowell reviewed the changes he had made since the last meeting and requested feedback from the commission on how to make the design standards more understandable. The commission agreed to separate the sections by zoning area. He continued with mixed-use layout and asked the commission if the 80 percent standard was too high. The commission then engaged in a discussion regarding the percentage requirement. Crowell went on about the 75 percent standard of transparency for the ground floor including both doors and windows required as of now and included examples from other cities. The commission discussed and Chair Liddicoat suggested looking at the Crowell went on about the 75 percent standard of transparency for the ground floor including both doors and windows required as of now and included examples from other cities. The commission discussed and chair Liddicoat suggested looking at the last 3 mixed-use reviews and look at their ratio to base a decision.


Public Comment – Anne Knapp, a Yakima resident, had some questions and suggestions about the proposed text amendments discussed during the meeting.

Other Business – Commissioner Place questioned if the next meeting on April 10 would be canceled. Crowell responded by explaining that the initial consideration for postponing the meeting was due to concerns about meeting the required quorum he indicated that after gathering more information, it was determined that the next meeting could proceed as planned.

Chair Liddicoat asked if there was a way the commission could propose a text amendment that they could review and suggest candidates to the council. Crowell answered he would look into it to see if that was a possibility.

Commissioner Stephens had a question for Crowell about residential mini-storages in residential zoning. Crowell answered that it could be due to a zoning change after they were permitted.

Adjourn – A motion to adjourn to April 10, 2024, was passed with a unanimous vote. The meeting adjourned at approximately 3:55 p.m.



Chair Liddicoat

4/29/24

Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Eva Rivera

City of Yakima Planning Commission (YPC) Meeting Minutes

March 13, 2024

Call to Order

Chair Liddicoat called the meeting to order at 3:01 p.m.

Roll Call

YPC Members Present: Chair Jacob Liddicoat, Lisa Wallace, Mary Place, Colleda Monick, Charles Hitchcock, Frieda Stephens

YPC Members Absent: Leanne Hughes-Mickel (excused),

Staff Present: Eric Crowell; Senior Planner/Acting Planning Manager, Sara Watkins; City Attorney, Eva Rivera; Planning Technician

Staff Announcements – Crowell announced the following:

- The Yakima City Council approved an ordinance to increase commissioners to 11 and established the Historic Preservation, Tree Board, and Bike Ped as subcommittees under the Yakima Planning Commission at last week’s meeting. The ordinance is effective on April 8, 2024.

City Attorney, Sara Watkins, clarified questions about the ordinance the commissioners had.

February 28, 2024 Meeting Minutes – It was motioned by Commissioner Place and seconded by Commissioner Stephens to approve the meeting minutes of February 28, 2024, as presented. The motion carried unanimously.

Text Amendments – Storage Facilities, Mixed Use/Downtown Development, Class 1 Uses, and Signs – Crowell began the discussion by presenting the definition of residential mini-storage and his research findings on past decisions regarding them. He opened up the discussion to the commission for suggestions and further discussion. After further discussion, Commissioner Monick made a motion to table amending the definition of residential mini-storage and it was seconded by Commissioner Wallace. Chair Liddicoat added to the motion the request for more information from other similar-sized jurisdictions for refining the text changes. The motion carried unanimously. There were no changes for the Mixed-Use section. Crowell continued with the recommendations to the 15.13.025 section for Type 1 Review exemptions to expand to all commercial class 1 uses in the Downtown Business District and Commercial and Industrial zones. Chair Liddicoat suggested staff review Type 1 in existing buildings and be exempt from a Type 1 Review for existing building conditions. Crowell continued to the addition of detached single-family and two-family dwellings to Type 1 exemptions. He went on to the changes from a Type 1 Review to a modification for new signs in a parking space or drive aisle and sign setbacks.

Public Comment – None

Other Business – None

Adjourn – A motion to adjourn to March 27, 2024, was passed with a unanimous vote. The meeting adjourned at approximately 3:51 p.m.


Chair Liddicoat


Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Eva Rivera

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City of Yakima Planning Commission (YPC) Meeting Minutes
January 24, 2024

Call to Order

Chair Liddicoat called the meeting to order at 3:02 p.m.

Roll Call

YPC Members Present: Chair Jacob Liddicoat, Mary Place, Colleda Monick, Charles Hitchcock, Leanne Hughes-Mickel, Frieda Stephens

YPC Members Absent: Lisa Wallace (excused)

Staff Present: Joseph Calhoun, Planning Manager, Eric Crowell, Senior Planner, Eva Rivera, Planning Technician

Staff Announcements – Planning Manager, Calhoun announced the following:

- At the City Council meeting on 01/16/2024, the resolution to initiate the Comp Plan Amendment process for 2024 was adopted. Come February, the Planning Commission will start the process formally and begin accepting applications, which must be submitted by April 30, 2024.
- The public hearing for the text amendment changes regarding the bond in lieu process for final long and final short plats will held next meeting on 02/14/2024.

January 10, 2024 Meeting Minutes – It was motioned by Commissioner Place and seconded by Commissioner Stephens to approve the meeting minutes of January 10, 2024, as presented. The motion carried unanimously.

Public Hearing – Rezone RZ#00-23, SEPA#010-23 – Senior Planner Crowell presented a staff report on RZ#002-23 and SEPA#010-23 – a rezone for two parcels totaling 6 acres, from B-1 to B-2 and recommended approval. Bill Almon, the applicant, agreed with the staff recommendation and hoped that the rezone would allow for more uses of the property. Chair Liddicoat opened the public comment portion of the hearing. Seeing there were no public comments Chair Liddicoat closed the public comment portion of the hearing. The commission discussed the project and agreed that the rezone would open the property up to more use.

Based on the testimony and evidence presented during this afternoon's public hearing Commissioner Monick motioned the Planning Commission draft findings of fact and forward a recommendation of approval to the Yakima City Council. The motion was seconded by Commissioner Place. The motion carried unanimously.


Text Amendments – Mixed Use/Downtown Development and Class 1 Uses - Calhoun continued with the proposed changes to the parking section to create the separation between parking lots and adjacent sidewalks. Commissioner Hughes-Mickel asked for clarification on what the clear view triangle is. Chair Liddicoat asked if there was a clear definition of what fencing is. Calhoun answered there is a definition in site screening standard C but there isn't a specific design standard. The commission discussed other examples of parking requirements.

Public Comment – None

Other Business – During the meeting, Commissioner Hughes-Mickel inquired about the possibility of further work being done by the Commission to address affordable housing. In response, Calhoun stated that the Comprehensive Plan update, which is due to be completed by 2026, would make the city eligible to receive funds from the state starting July 1st of this year. The RFP/RFQ process for hiring a consultant will soon be initiated to ensure the city is fully prepared for that date. Commissioner Place also commented she was concerned about the lack

of green space in some developments. Calhoun answered that can also be addressed with the text update and look into what other jurisdictions have done to address it.

Adjourn – A motion to adjourn to February 14, 2024, was passed with a unanimous vote. The meeting adjourned at approximately 3:31 p.m.



Chair Liddicoat

2/28/24
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: ~~Anallia Nunez~~ Ana Rivera.

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City of Yakima Planning Commission (YPC) Meeting Minutes
City Council Chambers
December 13, 2023

Call to Order

Chair Liddicoat called the meeting to order at 3:02 p.m.

Roll Call

YPC Members Present: Jacob Liddicoat, Lisa Wallace, Leanne Hughes-Mickel, Mary Place, Colleda Monick, Charles Hitchcock,
YPC Members Absent: Frieda Stephens
Staff Present: Joseph Calhoun; Planning Manager, Eva Rivera, Planning Technician

Staff Announcements – Planning Manager Calhoun announced the following:

- Land use fees will increase by 3.5% beginning January 1, 2024
- The latest data available, as of November 2023, 323 new dwellings have been granted permits, and certificates of occupancy have been issued to 354 new dwellings. This marks the first time that the number of certificates of occupancy has exceeded the number of permits issued since recording began.

November 8, 2023, Meeting Minutes –It was motioned by Commissioner Place and seconded by Commissioner Monick to approve the meeting minutes of November 8, 2023, as presented. The motion carried unanimously.

ADU Pre-Approved Plans – Calhoun explained how one of the Housing Implementation Plan strategies was to look at ADU pre-approved plans. An ADU RFQP process was undergone and the only response submitted was from James Guerrero Architects based out of Lakewood, Washington. They met all requirements based on their submittal as assessed by the purchasing department. He answered questions the commissioners had. Chair Liddicoat commented about the lack of local firms' responses to the RFP and the high cost of the ADUs submitted. He believed the RFP might have been the issue for the lack of local response. The commission discussed what could be done to elicit more responses. Calhoun advised the commission they could restructure the RFQ process and try again. Chair Liddicoat suggested including the commission in the restructuring.

Text Amendments – Mixed Use/Downtown Development – Calhoun reviewed the examples of various cities in the packet and requested feedback from the commission on including similar language in the code. The commission discussed adding a landscaping requirement. Chair Liddicoat added he liked the terminology the City of Richland has regarding fencing. Commissioner Hughes-Michel said she liked the idea of parking being on the side or in the back that the City of Kennewick required. Calhoun informed the commission that he would seek landscaping recommendations from the Tree Board. Chair Liddicoat also suggested a definition of what a landscaping buffer is.

Public Comment – None

Other Business – None

Adjourn – A motion to adjourn to January 10, 2024, was passed with a unanimous vote. The meeting adjourned at approximately 3:45 p.m.



Chair Liddicoat

1/9/24

Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Eva Rivera, Planning Technician.

City of Yakima Planning Commission (YPC) Meeting Minutes
City Council Chambers
November 8, 2023

Call to Order

Chair Liddicoat called the meeting to order at 3:00 p.m.

Roll Call

YPC Members Present: Jacob Liddicoat, Lisa Wallace, Leanne Hughes-Mickel, Mary Place, Colleda Monick, Charles Hitchcock, Frieda Stephens
YPC Members Absent: None
Staff Present: Joseph Calhoun; Planning Manager, Eva Rivera, Planning Technician

Staff Announcements – Planning Manager Calhoun announced the following:

- The Department of Commerce Model Code for House Bill 1110 has been released and will be discussed at future meetings.
- One respondent submitted a proposal for the ADU RFP Plans, which will be reviewed with Glenn Denman, the building official.

October 11, 2023, Meeting Minutes –It was motioned by Commissioner Monick and seconded by Commissioner Stephens to approve the meeting minutes of October 11, 2023, as presented. The motion carried unanimously.

Text Amendment – Mixed Use/Downtown Development and Signage – During the meeting, Calhoun shared a PowerPoint presentation showcasing various intersections in downtown. He also addressed questions raised by the commissioners and recommended inviting Bill Preston from the engineering department to the next meeting for further clarifications. The commission also deliberated on the different types of buffers and the necessary landscaping requirements. He continued with the existing track changes made to 15.09.025. Mixed use/downtown business district development.

Public Comment – None

Other Business – None

Adjourn – A motion to adjourn to December 13, 2023, was passed with a unanimous vote. The meeting adjourned at approximately 3:33 p.m.


Chair Liddicoat

12/13/23
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Eva Rivera, Planning Technician.

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City of Yakima Planning Commission (YPC) Meeting Minutes
City Council Chambers
October 11, 2023

Call to Order

Chair Liddicoat called the meeting to order at 3:00 p.m.

Roll Call

YPC Members Present: Jacob Liddicoat, Mary Place, Colleda Monick, Charles Hitchcock, Frieda Stephens

YPC Members Absent: Lisa Wallace, Leanne Hughes-Mickel

Staff Present: Joseph Calhoun; Planning Manager, Eva Rivera, Planning Technician

Staff Announcements – Planning Manager Calhoun announced the following:

- ADU RFP for preapproved plans is out and closes next week.
- The Comp Plan rezone for 1111 N 35th Ave was approved by the Council and is awaiting the ordinance and effective date.

September 13, 2023, Meeting Minutes – It was motioned by Commissioner Place and seconded by Commissioner Hitchcock to approve the meeting minutes of September 13, 2023, as presented. The motion carried unanimously.

Text Amendment – Mixed Use/Downtown Development and Class 1 – Calhoun reviewed the packet containing the track changes made so far. During the update of the mixed-use standards, some clarifications were identified to improve the section's usability. He also explained whether these standards should be applied generally within the Central Business District. Calhoun explained the changes and the commission discussed them.

Public Comment – None

Other Business – Commissioner Monick asked Calhoun about the selection process for the ADU RFPs. Calhoun replied that he would bring the responses to the Commission, depending on how many were received.

Adjourn – A motion to adjourn to October 25, 2023, was passed with a unanimous vote. The meeting adjourned at approximately 3:23 p.m.



Chair Liddicoat

11/8/23
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Eva Rivera, Planning Technician.

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City of Yakima Planning Commission (YPC) Meeting Minutes
City Council Chambers
September 13, 2023

Call to Order

Chair Liddicoat called the meeting to order at 3:00 p.m.

Roll Call

YPC Members Present: Jacob Liddicoat, Lisa Wallace, Leanne Hughes-Mickel, Mary Place, Colleda Monick, Charles Hitchcock, Frieda Stephens

YPC Members Absent:

Staff Present: Joseph Calhoun; Planning Manager, Eva Rivera, Planning Technician

Staff Announcements – Planning Manager Calhoun announced the following:

- The Washington State Archeology and Historic Preservation provided grant money to examine the Naches Overlay for historic standards. The consultant has completed the project, and a final review will be conducted by the Historic Preservation Commission before being forwarded to Council for consideration.
- Grant money is available for the Comprehensive Plan and climate change initiatives from the Department of Commerce.
- ADU preapproved plans have not been finalized changes were made.

August 23, 2023, Meeting Minutes – Commissioner Place abstained from voting because she was absent on that meeting date. It was motioned by Commissioner Wallace and seconded by Commissioner Hughes-Mickel to approve the meeting minutes of August 23, 2023, as presented. The motion carried unanimously.


Text Amendment – Class 1 Uses- Calhoun presented the Commission with proposed modifications to the language of Class 1 exemptions in the Central Business District (CBD) to expand to Downtown Business District Exempt Parking Area. He also informed them about the proposed addition of part B to that section. The Commission discussed the proposed changes.

HAP Status Update- Calhoun shared the latest figures on the number of dwelling units that have been permitted. As of 2018, 40% of the 2040 target has been achieved. Specifically, 251 units have been permitted in the current year alone. Moreover, since August 2021, 555 units have been granted a certificate of occupancy, and a total of 1109 units have been permitted. The commission discussed open/green spaces for multifamily developments.

Public Comment – None

Other Business – None

Adjourn – A motion to adjourn to September 27, 2023, was passed with a unanimous vote. The meeting adjourned at approximately 3:29 p.m.



Chair Liddicoat

9/13/23

Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Eva Rivera, Planning Technician.

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